

Oldham

Local

Plan

**'Options Report'
Appendix 9 of the Sustainability
Appraisal Report - Royton
South**

Site Allocations Development Plan Document

December 2013



Oldham
Council

Site Reference:	182		
Site Location:	Park Lane / Bleasdale Street, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	1.04		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in 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		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.	++	++	++
Is the site within a AQMA?		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
Effects of the site – its significance in terms of scale, permanence and timing. Mitigation measures required.		Site lies within the settlement boundary of Royton. 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>Maintaining and developing the site for employment may have a positive impact in the short to medium term, to provide jobs for the local construction industry, and in the long term to provide jobs for the communities in the borough.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site (whether it is for employment, residential or mixed use) 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 due to the nature of the surrounding area, the site's sustainable location and ability to contribute to borough's housing and economy.</p>

Site Reference:	199		
Site Location:	Works, Holden Fold Lane, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.38		
Existing Land Use	Saved UDP Housing allocation that is in partial use for employment		
Options	Employment (E); Retain as residential (no change) (R); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	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, 2, 3 & 5	SO1, 2, 3 & 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. Mitigation measures required.		Site is a saved UDP housing allocation that is an existing employment site albeit in poor condition and located within a residential area. Developing the site for an alternative use (such as housing) would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. If developed for residential it has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to			

	<p>contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough. It may also have a positive impact on the local environmental quality and amenity issues given that the site is located within a predominantly residential area.</p> <p>Allocating the site specifically for employment may lead to a continuation of local environmental / amenity issues and, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs and SEAs.</p> <p>De-allocating the site from housing would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough's economy. The site could be developed for other alternative uses (including housing) where this is in line with Policy 14. This would not, however, allow the delivery of the site as part of co-ordinated approach in line with the planning strategy set out in the Joint DPD.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site (whether it is for employment, residential or any other uses) score equally.</p> <p>On balance, based on information to date officers believe that, if developed and were the site to become available (in line with the provision sets out in the Joint DPD) it may be most suited to a mix of uses, due to the neighbouring uses and the potential for the site contribute to the borough's housing growth and economy.</p>

Site Reference:	270		
Site Location:	Corner of Edge Lane Street/High Barn Street, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	1.00		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in urban area	++	++	++
Flood Zone		Flood Zone 1. Small parts of site are in Flood Zones 2 and 3 on EA maps.	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	+
	SSSI	No	+	+	+
Is the site within 150 metres of a...	SB I	No	+	+	+
	LNR	No	+	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--
	Registered Park and Garden	No	--	--	--
	Green Flag Park	No	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Secondary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a	++	++	++

Criteria		Notes	SA Score		
			E	R	O
		Community Use.			
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	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
Effects of the site – its significance in terms of scale, permanence and timing.		Site lies within the settlement boundary of Royton. 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			

<p>Mitigation measures required.</p>	<p>housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Maintaining the site for employment use may have a positive impact in the short to medium term, to provide jobs for the local construction industry, and in the long term to provide jobs for the communities in 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>Not developing the site could have a negative impact on local environmental quality in the short to medium term given the current poor condition of the vacant site.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site (whether it is for employment, residential or mixed use) 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, due to the nature of the surrounding area and the site's sustainable location and ability to contribute to borough's economic growth or housing.</p>

Site Reference:	549		
Site Location:	Land off Mellor Street and land fronting Rochdale Road (Site of C&A motors and stadium works), Royton (remainder of Sandy Mill Phase 1 Housing Allocation).		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.61		
Existing Land Use	Remainder of saved UDP Housing allocation that is use for employment		
Options	Employment (E); Retain as residential (no change) (R); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score		
			E	R	O
		Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.			
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?		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 some trees and shrubs.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	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, 2, 3 & 5	SO1, 2, 3 & 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.		Site lies within the settlement boundary Royton. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in			

<p>Mitigation measures required.</p>	<p>the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for commercial or employment may have a positive impact in the short to medium term, to provide jobs for the local construction industry, and in the long term to provide jobs for the communities in the borough. However, depending on the type and scale of such uses, there may be a negative impact on the amenity of nearby residential properties.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>Not developing the site could have a negative impact on local environmental quality in the short to medium term given the current poor condition of the vacant mill building, resulting in the continuation of a derelict site.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site (whether it is for employment, residential or any other appropriate use) 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 a mix of uses, due to the nature of the surrounding area, the site's sustainable location and ability to contribute to the borough's housing and economy. However the stadium works and car sales are currently in active use on site.</p>

Site Reference:	601		
Site Location:	Land off Booth Hill Lane, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.42		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in 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		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Local Shopping Parade and a Post Office.	++	++	++
Is the site within a AQMA?		Yes	?	?	?
Is the site within the borough's GI		Yes, a small part of the site is identified within the Open Space	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
network?		Study as Natural and Semi-Natural open space.			
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	Yes	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that a small part of the site be developed for housing showing that there may be interest in developing part of the site.			

Effects of the site – its significance in terms of scale, permanence and timing.	Site lies within the settlement boundary Royton. 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
Mitigation measures required.	

	<p>residents to the borough.</p> <p>Maintaining and developing the site for employment may have a positive impact in the short to medium term, to provide jobs for the local construction industry, and in the long term to provide jobs for the communities in the borough. However, depending on the type and scale of such uses, may have a negative impact on the amenity of nearby residential properties.</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>Developing the site for any use could result in the loss of open space. Therefore mitigation measures may either involve not allocating 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>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 (whether it is for employment, residential or mixed use) 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, due to the nature of the surrounding area, the site's sustainable location and ability to contribute to borough's housing and economy.</p>

Site Reference:	659		
Site Location:	Blackshaw Lane, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.59		
Existing Land Use	Saved UDP Housing allocation that is open space		
Options	Employment (E); Retain as residential (no change) (R); Protection – from future development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
network?		and Semi-Natural open space.				
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, mature trees at the edge of the site	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining 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 Call for Sites exercise suggesting that the site should be protected.				

Effects of the site – its significance in terms of scale, permanence and timing.	The site is greenfield land that lies within the settlement boundary of Royton. The site is overgrown grassland between a primary school and residential estate. 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
Mitigation measures required.	

	<p>the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>The adopted Joint DPD seeks to maximise opportunities for developable land across the borough by re-using previously developed land and converting existing buildings in sustainable and accessible locations. Developing the site for any use could result in the loss of open space and mitigation measures may include not allocating the site for development or offsetting the loss of green infrastructure through measures such as contributions towards enhancing the green infrastructure network elsewhere. However, the site in question although greenfield is overgrown and is within a sustainable and accessible location.</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 (whether it is for employment, residential or de-allocate so it can be developed for another appropriate use) score more positively than to protect the site, which has more neutral and positive scores.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential development, due to the nature of the surrounding area, the site's sustainable location and ability to contribute to the borough's housing.</p>

Site Reference:	726		
Site Location:	Land at New Coin Street, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.40		
Existing Land Use	Saved UDP Business and Industry allocation consisting of vacant land next to Delta Mill		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – to protect the vacant land from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
		Retail Centre and a Community Use.				
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?		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 some small trees on the site.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		Representations were made through the 2008 Call for Sites exercise suggesting that the site be developed. One of the representations suggested that this should be for housing. This shows that there may be interest in developing the site.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is currently previously developed, vacant land allocated for Business and Industry which has potential for further development. Maintaining the site for 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.</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>Releasing the allocation allowing the site to come forward for other uses, such as mixed-use or community 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>If no development was to take place this could have a negative effect through the presence of a vacant previously developed site in the area. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p>
<p>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 or to develop it for residential or any other use scores more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that currently, if the site were to be developed, it would be most suited as an employment site due to the presence of the large occupied mill next to the site. If this mill were to become unoccupied, this site along with the mill, could be suitable for redevelopment of another use, such as residential or community use.</p>

Site Reference:	727		
Site Location:	Land at High Barn Street/Edge Lane Street, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.64		
Existing Land Use	Saved UDP Business and Industry allocation consisting of vacant land opposite Vernon Works		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – to protect the vacant land from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Previously developed land in urban area.	++	++	++	++
Flood Zone		Flood Zone 1. EA maps show a very small part of the site in Flood Zones 2 and 3 along the south border.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	No	+	+	--/+	+
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Edge of Town Centre	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		Related Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.				
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?		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 quite mature trees around the edge of the site and the area has grassed over.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		A representation was made through the 2012 Call for Sites exercise suggesting that the site should be developed for housing. This shows that there may be interest in developing the site.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a saved UDP Business and Industry allocation in the Shaw Road BEA. The site is currently previously developed, vacant land which has potential for further development. Maintaining the site for 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. In the long term it would have the positive effect of helping to consolidate the BEA as a successful and thriving employment area.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Shaw Road BEA as a vacant site within the BEA could water down the otherwise cumulative effect that a number of businesses co-located could achieve.</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>Releasing the allocation allowing the site to come forward for other uses, such as mixed-use or community 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>If no development was to take place this could have a negative effect through the presence of a vacant previously developed site in the area. This could have negative economic, social and environmental impacts, in one of the borough's key employment areas and could also have negative impacts on the adjacent housing. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail,</p>	<p>The options to retain the site for employment use or to develop it for residential or community uses score more positively than the option of protecting the site from development.</p>

leisure or tourism, education, community uses)	On balance, based on information to date officers believe that, if developed, the site may be most suited to remain as an employment site. This is as a result of the economic benefits that active employment sites bring to the area. If the adjacent vacant site (site 732) was developed for housing, the site may be more suited to residential development. Any employment use would need to be sensitive to nearby housing.
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Site Reference:	728		
Site Location:	British Gas, Higginshaw Lane, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	10.06		
Existing Land Use	Saved UDP Business and Industry allocation largely consisting of vacant land		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – to protect the vacant land from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		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. However part of the site is designated in the Joint Waste DPD as a Waste Area. In Waste Areas it has been accepted that the area is broadly suitable for waste development and could accommodate one or more waste management facilities, if needed in the future.	?	?	?	?
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 with around half the site having high	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		accessibility.				
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area as it is within Higginshaw BEA, a Local Shopping Parade and a Post Office.	++	++	N/A	++
Is the site within a AQMA?		Yes	?	?	+	?
Is the site within the borough's GI network?		Yes, the site is identified as a Natural and Semi-Natural 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?		Yes, there is a Public Right of Way to the west side of the site. Recreational Route (dismantled railway) runs through the edge of the site along with a Green Corridor and Link and Open Space (green corridor).	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there are lots of overgrown scrub providing natural habitats.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is scrub, mature trees and bushes.	?	?	++	?
	Topographical constraints?	Yes, there is a medium slope to the bottom of the site and uneven levels.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No, but for information Listed Building ref. no. 388 Board School is nearby, but not adjacent to as such. May possibly be visible from the site and vice versa.	--	--	--	--
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, 4 & 5	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise requesting the northern half				

Criteria	Notes	SA Score			
		E	R	P	O
	of the site remains allocated for business and industry. This shows that there may be interest in developing the site.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a large saved UDP Business and Industry allocation in the Higginshaw BEA (BEA 7). The site predominantly includes large areas of previously developed, vacant grassed land and a few small old gas work buildings that may still be in active employment. 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 in the BEA.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Higginshaw BEA as a vacant site within the BEA could water down the otherwise cumulative effect that a number of businesses co-located could achieve.</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>Releasing the allocation allowing the site to come forward for other uses, such as mixed-use or community 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>It may not be considered suitable to develop the existing vacant plot within the site for other non-employment uses given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p> <p>Development of any type should consider the open space and landscape and biodiversity</p>
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	<p>features on site.</p> <p>If no development was to take place this could have a negative effect through the presence of a vacant previously developed site within the area. This could have negative economic, social and environmental impact, 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 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>
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options to retain the 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 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 neighbouring uses being predominantly industrial.</p>

Site Reference:	729		
Site Location:	Land At Meek Street, Meek Street, Royton,		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	4.05		
Existing Land Use	Saved UDP Business and Industry allocation – part developed for employment and part vacant		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the vacant land from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
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. However part of the site is designated in the Joint Waste DPD as a Waste Area. In Waste Areas it has been accepted that the area is broadly suitable for waste development and could accommodate one or more waste management facilities, if needed in the future.	?	?	?	?
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	+	+	+	+

Criteria		Notes	SA Score			
			E	R	P	O
Public Transport Accessibility		Very high accessibility with part of the site having high accessibility.	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area as the site is within Higginshaw BEA and a Primary School.	++	?	N/A	?
Is the site within a AQMA?		Yes	?	?	+	?
Is the site within the borough's GI network?		Yes, the River Beal runs through 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?		Yes, there is a Public Right of Way adjacent to the north side of the site.	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 some scrub and mature trees.	?	?	++	?
	Topographical constraints?	Unknown, it is difficult to assess the levels due to the storage of crushed brick.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a saved UDP Business and Industry allocation in the Higginshaw BEA. The site includes active employment uses, parts used for storage and one vacant, cleared plot 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 plot within this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site and within the BEA.</p> <p>If the site became wholly vacant and was 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>Releasing the allocation allowing the remainder of the site to come forward for other uses, such as 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 and contribute to the creation of sustainable communities.</p> <p>However, it may not be considered suitable to develop the existing vacant plot within the site for other non-employment uses given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p> <p>Development of any type should consider the River Beal which runs through the site.</p> <p>If the site became vacant and no re-development was to take place this could have a negative effect through the loss of jobs in the short term and the presence of a large vacant previously developed site within the area. This could have negative economic, social and environmental impacts, particularly through the loss of jobs in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land</p>
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Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options to retain the 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. The site scores more positively for the development of employment and other uses such as community uses rather than residential development due to the accessibility of 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 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.</p>
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Site Reference:	730		
Site Location:	Royton Moss, Moss Lane, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	7.08		
Existing Land Use	Saved UDP Business and Industry allocation – part developed for employment and vacant land		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the vacant land from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Previously developed land in urban area	++	++	++	++
Flood Zone		Mostly Flood Zone 1 but extensive part of site falls within Flood Zone 2 and smaller parts within Flood Zones 3a and 3b.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	Yes	?	?	--/+	?
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No. However part of the site is designated in the Joint Waste DPD as a Waste Area. In Waste Areas it has been accepted that the area is broadly suitable for waste development and could accommodate one or more waste management facilities, if needed in the future.	?	?	?	?
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		High Accessibility though a small part of the site has no accessibility.	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area as the site is within Higginshaw BEA, a Primary School, a Local Shopping Parade and a Post Office.	++	++	N/A	++
Is the site within a AQMA?		Yes	?	?	+	?
Is the site within the borough's GI network?		Yes, the River Beal runs through 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?		Yes, there is a footpath running through the site from Moss Lane to Meek Street.	N/A	N/A	++	N/A
Is the site on OPOL?		No, but the site is adjacent to OPOL 9.	++	++	--	++
Are there any...	Ecological features?	No	++	++	--	++
	Landscape features (including TPO's)?	Yes, there is a bit of scrub and grass.	?	?	++	?
	Topographical constraints?	Yes, there is some sloping from Moss Lane towards the railway.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4	ALL	SO1, 4 & 5	ALL

Criteria	Notes	SA Score			
		E	R	P	O
		& 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 a saved UDP Business and Industry allocation in the Higginshaw BEA. The site includes active employment uses, parts used for storage, parts under construction and 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 and within the BEA.</p> <p>If the site became wholly vacant and was developed for residential use 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>Releasing the allocation allowing the remainder of the site to come forward for other uses, such as 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 and contribute to the creation of sustainable communities.</p> <p>However, it may not be considered suitable to develop the existing vacant plot within the site for other non-employment uses given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p> <p>Development of any type should consider the River Beal which runs through the site.</p> <p>If the site became vacant and no re-development was to take place this could have a negative effect through the loss of jobs in the short term and the presence of a large vacant previously</p>
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	<p>developed site within the area. This could have negative economic, social and environmental impacts, particularly through the loss of jobs in one of the borough's key employment areas. 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>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 or to develop it for residential or 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 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. The site seems to be mostly in use (though a large area is being used for storage).</p>

Site Reference:	731		
Site Location:	Land at Clarence Street, Royton, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.93		
Existing Land Use	Saved UDP Business and Industry allocation consisting of a strip of open land		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – to protect the open land from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Greenfield in 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. However part of the site is designated in the Joint Waste DPD as a Waste Area. In Waste Areas it has been accepted that the area is broadly suitable for waste development and could accommodate one or more waste management facilities, if needed in the future.	?	?	?	?
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	+	+	+	+

Criteria		Notes	SA Score			
			E	R	P	O
Public Transport Accessibility		High Accessibility	++	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area as the site is within Higginshaw BEA, a Primary School, a Local Shopping Parade and a Post Office.	++	++	++	++
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 Public Right of Way adjacent to the North West side of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there is a watercourse through the land and nests in the trees.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is scrub land, mature trees and vegetation.	?	?	++	?
	Topographical constraints?	Yes, there is a very steep banking from Howarth Bros down to Clarence Street.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that a small part				

Criteria	Notes	SA Score			
		E	R	P	O
	of the site should be developed for housing. This shows that there may be interest in developing part of the site.				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a saved UDP Business and Industry allocation in the Higginshaw BEA. The site acts as a buffer strip between the existing industry up on Moss Lane and the residential on Clarence Street. There is a watercourse running through the site and it has topography issues.</p> <p>Maintaining the site for future employment use could have a positive effect in the short, medium and long term, providing a site within Higginshaw BEA for jobs for residents in the local area and beyond. However this will be dependent on how developable the site is with regards to the potential constraints of the site.</p> <p>If the site is viable for development and was developed for another use, such as housing or community uses, 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 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>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 slightly more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that the site may not be suitable for development given the constraints the site appears to have (the topography, the watercourse and the shape). If the site is developable it may be most suited 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.</p>				

Site Reference:	868		
Site Location:	Bullcote Lane, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	2		
Existing Land Use	Open land		
Options	Employment (E); Residential (R); Protection – as LRFD for the lifetime of the Joint DPD (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Greenfield in urban area	+	+	+	+
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	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, however the site is adjacent to a Waste Area.	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, is within 480m of an Employment Area, a Primary School, a Secondary School, a Local Shopping Parade and a Post Office.	++	++	N/A	++
Is the site within a AQMA?		No	?	?	+	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		No.	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a footpath runs alongside the western boundary of Bullcote Park, past residential properties to Hebron Street and the industrial properties beyond. A Public Right of Way is adjacent to the west side of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No, but the site is adjacent to OPOL 9.	++	++	--	++
Is the site on LRFD?		Yes.	X	X	++	X
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have some level of ecological constraint.	?	?	--	?
	Landscape features (including TPO's)?	Yes, open land.	?	?	++	?
	Topographical constraints?	No, the site slopes gently towards industrial properties however wouldn't constrain development.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site should be developed for housing. This shows that there may be interest in developing the site.				
Effects of the site – its significance in		Developing the site for any use would involve the permanent loss of safeguarded land and				

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>potentially biodiversity in the long term within the borough. Developing the site within this plan period would mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD. After the plan period it may be the case that the land needs to be released to meet future development needs.</p> <p>The Ecology Screening has identified the site as having high potential for supporting important habitats such as badgers and possibly great crested newts.</p> <p>Mitigation measures would involve not allocating the site for development (and protecting the land as land reserved until 2026/7).</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site (as 'LRFD') scores the same amount of 'significantly positive' as the options to develop the site. Protecting the site scores fewer 'positives' than the option to develop, however it scores more 'positives/ neutrals' and 'neutrals' and has fewer uncertainties and has no potentially negative scores. All the options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that the site may be suitable for development. However as the site is greenfield and there is no need to release the land within the plan period it is considered that the site is best protected as safeguarded land and re-assessed at the end of the plan period (2026/27). It may be suitable to remove this site from the overall Higginshaw BEA boundary as this would give the site more flexibility in the future (see site 1479).</p>

Site Reference:	872		
Site Location:	Oldham Edge		
Ward	RS	District Partnership	East Oldham
Site Area: (ha)	53.49		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield with part of the site on the edge of Oldham Town Centre	+	+
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	--/+	+
	SSSI	No	--/+	+
Is the site within 150 metres of a...	SB I	No	--/+	+
	LNR	No	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Edge of Town Centre	N/A	N/A
Is the site within a regeneration area?		Yes, the southern half of site falls within the general former HMR area.	++	++
Public Transport Accessibility		High Accessibility. A large site that overall has mixed accessibility (from non to very high) on the whole it is probably high though.	N/A	++
Is the site accessible to key services?		The site is a large site with access to a range of services at various points. Yes, the site falls within 480m of an Employment Area, a Health Related Facility, a Primary School, a Secondary School, a Major Retail Centre, a Local Shopping	N/A	++

Criteria		Notes	SA Score	
			P	O
		Parade, a Post Office and a Community Use.		
Is the site within a AQMA?		Yes	+	?
Is the site within the borough's GI network?		Yes, the site is identified within the Open Space Study as including Natural and Semi-Natural open space and Outdoor Sports Facilities. There are also Green Corridors and Links.	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, the site visit shows that there are a number of footpaths running through the site (formal and desire lines).	++	N/A
Is the site on OPOL?		Yes, OPOL 8, Oldham Edge.	++	X
Are there any...	Ecological features?	Yes, the ecological features include various habitats such as woodland, heathland, grassland and wetland. Woodpecker heard and information board states that the site provides a rich source of wildlife, including foxes, hedgehogs, kestrels and owls.	++	?
	Landscape features (including TPO's)?	Yes, there is woodland, grassland, wetland and a river stops at boundary of site.	++	?
	Topographical constraints?	Yes, there are steep slopes down to Higginshaw Road and industrial units, undulating land sloping down from a level plateau where there are recreational facilities to Salmonfields. Difference in levels significant in places.	N/A	N/A
Landscape Character Area		Beal Defined Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, there is a Listed Building adjacent to the south of the site ref. no. 137 Henshaw's Bluecoat School.	--	+
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	?	?
Links to Local Plan Objectives			SO1, 4 & 5	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site		

Criteria	Notes	SA Score	
		P	O
	should be protected for recreation and sports.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Amending the boundary and developing part of the site for any use would involve the permanent loss of green infrastructure/ open space and biodiversity in the long term within the borough. It may also lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; a visually prominent site; the separation of built up areas; opportunities for informal recreation; provision for wildlife habitats; and the contribution to diversity of plant and animal species.</p> <p>It would also result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings.</p> <p>However, developing part of the site for any use may help to meet the social and economic objectives outlined within the Joint DPD and help deliver the vision and spatial strategy.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site. This option scores fewer 'positives', however it scores more 'positives/ neutrals' and 'neutrals' and has fewer uncertainties compared to the option to develop part of the site and has no potentially negative scores.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the site providing strategic open space close to the town centre.</p>		

Site Reference:	873		
Site Location:	Bullcote Lane, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	12.17		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that the part of the site that has been developed is excluded from the OPOL and included within Higginshaw BEA (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield in urban area	+	+
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zones 2, 3a and 3b.	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	--/+	+
	SSSI	No	--/+	+
Is the site within 150 metres of a...	SB I	Yes	--/+	?
	LNR	No	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		High Accessibility	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, three primary schools (two on the edge of the buffer), a Secondary School (on edge of buffer), a Local Shopping Parade and a Post Office.	N/A	++

Criteria		Notes	SA Score	
			P	O
Is the site within a AQMA?		No	+	?
Is the site within the borough's GI network?		No, however the is adjacent to the Green Belt and open space.	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a plan of the site shows footpaths in the southern section however officers were unable to access.	++	N/A
Is the site on OPOL?		Yes, OPOL 9 - Bullcote Lane	++	X
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have substantive and significant ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, there are trees along the boundary with Bullcote Lane, a pond and some dry-stone walls.	++	?
	Topographical constraints?	No, the site is mostly flat with gentle slopes towards the railway line, high gravel mound between industrial properties and railway line.	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		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, 4 & 5	SO1, 3, 4 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site should be developed for housing. This shows that there may be interest in developing the site. A representation was made during the 2012 Call for Sites exercise suggesting that part of the site should be allocated as an extension of the BEA and part should be retained as open land. This		

Criteria	Notes	SA Score	
		P	O
	also shows that there may be an interest in developing the site.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Amending the boundary to exclude the developed part of the site from the OPOL and include it within Higginshaw BEA would involve the permanent loss of open land and biodiversity (including the SBI) in the long term within the borough. It would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the separation of built up areas; the provision of links between urban areas, countryside and other green corridors; the provision for wildlife habitats; and the contribution to diversity and plant species. Developing the site would also mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD.</p> <p>However, part of the site is in use for industrial purposes, so in effect, this loss may already have occurred.</p> <p>Ecology Screening has stated that the site includes most/all of a SBI. There will be a presumption against certain types of development on nature conservation grounds. The site is also adjacent to the Green Belt.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary.</p> <p>On balance, based on information to date officers believe that it may be most appropriate either to remain as OPOL as shown on the adopted Proposals Map (April 2013), or that there may be some scope to amend the boundary to reflect the changes on the ground. However, further analysis needs to take place to assess the site against the OPOL characteristics.</p>		

Site Reference:	999		
Site Location:	Long Clough, off Broadway, Oldham		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	2.45		
Existing Land Use	Open space		
Options	Employment (E); Residential (R); Protection – as open space (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Access to the site is restricted – however from aerial images it would appear to be greenfield in urban area	+	+	+	+
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	No	+	+	--/+	+
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		Related Facility, a Primary School and a Secondary School.				
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, Green Corridors and Links and the site is also identified within the Open Space Study as Natural and Semi-Natural 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?	Yes, cannot access the site but from aerial images it appears there may be habitats.	?	?	++	?
	Landscape features (including TPO's)?	Yes, cannot access the site but from aerial images it appears there are trees, vegetation and a pond.	?	?	++	?
	Topographical constraints?	Unknown, cannot access the site. A previous consultation response has stated that the site is level and gently sloping.	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site be developed for housing and recreational use. This shows that there may be interest in both				

Criteria	Notes	SA Score			
		E	R	P	O
	developing and protecting parts of the site.				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Developing the site would involve the permanent loss of an open space and green corridor. The site appears to be 'landlocked' so to speak, by private residential properties and there is no vehicle or pedestrian access available at present. Whilst the open space is not accessible to the public, the space may provide an attractive outlook and buffer for the surrounding residential properties, which back on to each other.</p> <p>Locally, such long term effects may include having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual amenity and the provision for wildlife habitats; and contribution to diversity of plant and animal species.</p> <p>Developing the site would also mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD.</p> <p>Mitigation measures may either involve not allocating the site for development or offsetting the loss of the green corridor including biodiversity, through measures such as contributions towards enhancing green corridors elsewhere.</p>				
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>On balance, based on information to date officers believe that the site may not be suitable for development due to access issues and potential biodiversity issues. However if it were suitable for development it may be most suited to residential due to the surrounding land uses. This would involve the permanent loss of an open space which would need to be mitigated against.</p>				

Site Reference:	1004		
Site Location:	Park Lane, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	1.28		
Existing Land Use	Annexes to Squadron Air Training Corps		
Options	Employment (E); Residential (R); Other – community uses (no change) (O)		

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

Criteria		Notes	SA Score		
			E	R	O
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		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 some trees and shrubs on the site.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5
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 lies within the settlement boundary of Royton. 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
Mitigation measures required.	

	<p>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. The site has housing located on some sides so any employment development would need to be sensitive to this.</p> <p>Developing the site for other uses, in this instance a 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 and contribute to the creation of sustainable communities.</p> <p>However the site is currently in active use by the Air Training Corps.</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 residential development, due to the nature of the surrounding area, its sustainable location and the site's ability to contribute to borough's housing.</p>

Site Reference:	1015		
Site Location:	Money Controls Ltd, New Coin Street, Royton, Oldham, OL2 6JZ		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	2.59		
Existing Land Use	Mill in use for employment		
Options	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in 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		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Secondary School, a Major Retail Centre, a Post Office and a Community Use.	++	++	++
Is the site within a AQMA?		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, there is the possibility of bats or owls in old mill building.	?	?	?
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	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	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. Mitigation measures required.		Site lies within the settlement boundary of Royton. The site is currently in employment use. Maintaining the site for future employment use could have a positive effect in the short, medium and long term, providing a site for jobs for residents in the local area and beyond.			

	<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. However a residential use in this location may be unsuitable due to the industrial nature of the surrounding uses.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for employment use, due to the nature of the surrounding area, the site's sustainable location and ability to contribute to borough's economic growth.</p>

Site Reference:	1026		
Site Location:	Vernon Works, Highbarn Road, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	2		
Existing Land Use	Mill in partial employment use		
Options	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in 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		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.	++	++	++
Is the site within a AQMA?		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, there is the possibility of bats or owls in old mill building.	?	?	?
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	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 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 lies within the settlement boundary of Royton. The site is currently in partial employment use located in the Shaw Road BEA. Maintaining the site for future employment use could have a positive effect in the short, medium and long term, providing a site for jobs for residents in the local area and beyond.
Mitigation measures required.	

	<p>If the site became wholly vacant and was 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>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for a mix of uses due to the nature of the surrounding area, the site's sustainable and accessible location and ability to contribute to borough's economic growth and the contribution the site can make to the Shaw Road BEA.</p>

Site Reference:	1079		
Site Location:	Byron Street School, Byron Street, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.41		
Existing Land Use	Vacant school		
Options	Employment (E); Residential (R); Protection – for community use (no change) (P); Other – mixed uses/leisure/community (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)		Edge of centre	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	No	++	++	--	++
	Landscape features (including TPO's)?	No	++	++	--	++
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, & 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.		Site lies within the settlement boundary of Royton. 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				

<p>Mitigation measures required.</p>	<p>housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>The site was last in use as a school; however the building is now vacant. Retaining the site for community facilities may enhance the borough's employment offer and contribute to the creation of sustainable communities.</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 medium to long term, given the fact that the site is currently vacant and if a suitable re-use / redevelopment is not found, the condition of the site could deteriorate.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to develop the site (whether it is for employment, residential or another leisure/community use) scores more positively than to protect the site, which has more neutral and positive scores.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential development due to the nature of the surrounding area (close to Royton centre and other community facilities).</p>

Site Reference:	1080		
Site Location:	Our Lady's RC High School, Roman Road, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	2.19		
Existing Land Use	Former school site with buildings now demolished.		
Options	Employment (E); Residential (R); Other – education / community use (no change) (O)		

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

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	Yes	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	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 Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
Effects of the site – its significance in terms of scale, permanence and timing. Mitigation measures required.		Site lies within the settlement boundary of Royton. The site is a former schools site which has recently been cleared. It lies adjacent to school buildings that are to be retained. Retaining the site for education/community use will have long term benefits for the borough in terms of contribution to high quality education facilities and through creating jobs.			

	<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>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 residential development, given the nature of the surrounding areas and its accessible location.</p>

Site Reference:	1474		
Site Location:	BEA 8 Shaw Road		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	16.11		
Existing Land Use	Employment – designated as Business and Employment Area		
Options	Protect as BEA (no change) (E) Other – Amend the boundary so that Vernon Works can be developed for other uses, such as housing (O)		

Criteria		Notes	SA Score	
			E	O
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 1. EA confirmed that a small part of the site falls within flood zones 2 and 3.	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+
	SSSI	No	+	+
Is the site within 150 metres of a...	SB I	No	+	+
	LNR	No	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		High Accessibility. A small part of the site has no accessibility and a	++	++

Criteria		Notes	SA Score	
			E	O
		small part of the site has medium accessibility.		
Is the site accessible to key services?		Yes, the site is within 480m of three Employment Areas, a Health Related Facility, two Primary Schools, a Secondary School (at the edge of the buffer), a Major Retail Centre (Royton District Centre), a Local Shopping Parade, a Post Office and a Community Use (library).	++	++
Is the site within a AQMA?		Yes, small parts of the site fall within an AQMA	?	?
Is the site within the borough's GI network?		No, however the site is adjacent to recreational route, green corridor and link and green corridor open space.	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a footpath off Penryn Avenue around the boundary of the site.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, the mill chimney at Lion Mill could be a habitat. Site includes trees and scrub.	?	?
	Landscape features (including TPO's)?	Yes, the site includes trees and scrub.	?	?
	Topographical constraints?	No	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, the site includes Listed Building ref. 139c Lion Mill.	--	--
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	?	?

Criteria	Notes	SA Score	
		E	O
	Site may have environmental quality issues.		
Links to Local Plan Objectives		SO1, 3, 4 & 5	ALL
Comments received during Call for Sites	A representation was made through the 2008 Call for Sites exercise suggesting that the Vernon Works site (High Barn Road) be developed for housing. This shows that there may be interest in developing part of the site.		

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is an area of active employment use in Royton. 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 became vacant and was developed for another use, such as housing, 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 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 were to become vacant the council has a policy in place that aims to protect BEAs as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the BEA boundary and developing the Vernon Works 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>
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Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may be most appropriate to remain as a BEA as shown on the adopted Proposals Map (April 2013) or that there may be some scope to amend the boundary to release the Vernon Works site for development of other uses due to the surrounding uses and the fact that there is clear boundary at High Barn Road. However, the Vernon Works site has been assessed on its own merits (please see site reference 1026).</p>
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Site Reference:	1479		
Site Location:	BEA 7 Higginshaw		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	76.72		
Existing Land Use	Employment – designated as Business and Employment Area		
Options	Protect as BEA (no change) (E) Other – Amend the boundary so that Bullcote Lane Land Reserved for Future Development site are removed from BEA (O) Increase – Amend the boundary so that the land within OPOL 9 which is being used for industrial purposes is included within the BEA (I)		

Criteria		Notes	SA Score		
			E	O	I
Nature of land		Previously developed land in urban area (there are small parts of the site that are greenfield)	++	++	++
Flood Zone		Flood Zone 1. Part of the site also falls within Flood Zones 2, 3a and 3b.	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	+
	SSSI	No	+	+	+
Is the site within 150 metres of a...	SB I	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. However parts of the site are designated in the Joint Waste DPD as a Waste Area. In Waste Areas it has been accepted that the area is broadly suitable for waste development and could accommodate one or more waste management facilities, if needed in the future.	?	?	?

Criteria		Notes	SA Score		
			E	O	I
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		High Accessibility, part of site has very high accessibility and part has no accessibility.	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of four Employment Areas, a Secondary School (lies at edge of buffer), two Primary Schools, a Local Shopping Parade and a Post Office.	++	++	++
Is the site within a AQMA?		Yes, small parts of the site are within an AQMA.	?	?	?
Is the site within the borough's GI network?		Yes, the site includes recreational routes, green corridors and links, the River Beal, Open Spaces and an area of Land Reserved for Future Development. Open spaces include natural and semi-natural open space, amenity greenspace and a green corridor.	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 dismantled railway/recreational route alongside the old gas works and a public footpath between Moss Lane and Meek Street.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Is the site on LRFD?		Yes, Bullcote Lane LRFD falls within the boundary of the BEA.	X	X	X
Are there any...	Ecological features?	Yes, there is a stream at Clarence Street and large areas of scrubland at the old gas works.	?	?	?
	Landscape features (including TPO's)?	Yes, there is scrubland and trees including seven tree specific TPOs.	?	?	?
	Topographical constraints?	Yes, it is a large site so will inevitably have changes in levels. Land at Clarence Street has changes in levels.	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	Yes, is adjacent to Listed Building ref. 338 Board School.	+	+	+
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+

Criteria	Notes	SA Score		
		E	O	I
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 & SO3	SO1 & SO2	ALL
Comments received during Call for Sites	Representations were made through the 2008 and 2012 Call for Sites exercise suggesting that part of the Salmon Fields site be developed as an access road and that the Salmon Fields/Higginshaw Lane site be developed for business and industry. A representation was made during the 2008 Call for Sites exercise suggesting that Brownlow Farm be developed for housing. This shows that there may be interest in developing the site.			
Effects of the site – its significance in terms of scale, permanence and timing. Mitigation measures required.	<p>The site is an active employment site in the area of Higginshaw. 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. The site is located within an area of high public transport accessibility.</p> <p>If the site became vacant and was developed for another use this could in the short term have a negative effect as it is a loss of an employment site and therefore a loss of jobs. However the vacant site could be redeveloped for other uses that bring with them positive effects, such as housing or community facilities.</p> <p>If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the BEA boundary to exclude the Bullcote Lane Land Reserved for Future Development (site 868) would give the site more flexibility in the future if it were to come forward. Amending the BEA boundary to include the land in OPOL 9 (site 873) that is in use for industrial purposes may help consolidate the successful BEA however the impacts of this on the attributes</p>			

	<p>of the OPOL would need to be further assessed.</p> <p>The Land Reserved for Future Development (LRFD) element of the site (see record 868) has scored a negative due to the location of the LRFD. However, it would not be bought forward until after the plan period so the affect would actually be neutral.</p> <p>The site includes open spaces, the River Beal and recreational routes and has ecological biological features. These features should be considered through any type of new development and may require mitigation as appropriate.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may be most appropriate to remain as a BEA as shown on the adopted Proposals Map (April 2013) or that there may be some scope to amend the boundary of this BEA in relation to the Land Reserved for Future Development Site and the OPOL. However the OPOL part of the site would need further analysis to assess the site against the OPOL characteristics.</p>

Site Reference:	1554		
Site Location:	Our Lady's School playing fields, Royton		
Ward	RS	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	5.80		
Existing Land Use	Open space		
Options	Employment (E); Residential (R); Protection – as open space (no change) (P); Other – community uses (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		Yes, is identified within the Open Space Study as 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?		Yes, there is one Public Right of Way running across the middle of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Unknown	?	?	?	?
	Landscape features (including TPO's)?	Unknown	?	?	?	?
	Topographical constraints?	Yes, there is a steep level change, site slopes down from Broadway toward New Coin Street.	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes 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.		Site lies within the settlement boundary of Royton. The site is currently in use as playing fields. Keeping the site as open space will have long term benefits for the borough in terms of providing open space for the school and the local community.				
Mitigation measures required.		Developing the site for residential has the potential, in the short to medium term, to provide jobs				

	<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 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 for community 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.</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 overall positives than to protect it which scores more significant positives and more neutral/positives.</p> <p>On balance, based on information to date officers believe that the site may be most suitable for its current use of playing fields due to the fact it is used by the school and the local community. If at some point in the future the playing fields became surplus to requirements the site may be suitable for residential development given the nature of the surrounding areas and its accessible location.</p>