

Oldham

Local

Plan

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

Site Allocations Development Plan Document

December 2013



Oldham
Council

Site Reference:	89		
Site Location:	Robert Fletchers, Greenfield, Chew Valley Road, Saddleworth		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	5.40		
Existing Land Use	Saved UDP Major Developed Site in the Green Belt allocation that is a vacant mill and industrial buildings		
Options	Employment (E); Residential (R); Protection – Retain as Major Developed Site in the Green Belt (which permits a leisure led mixed use development) (no change) (P) De-allocate, allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Previously developed land in the Green Belt	+	+	+	+
Flood Zone		Flood Zone 1 – Environment Agency confirmed that a small part of the site falls within Flood Zones 2 and 3.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	+	+
	SSSI	No	+	+	+	+
Is the site within 150 metres of a...	SB I	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		Edge of town	N/A	N/A	N/A	N/A

Criteria		Notes	SA Score			
			E	R	P	O
Town)						
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	?	?
Is the site accessible to key services?		No	?	?	?	?
Is the site within a AQMA?		No	?	?	?	?
Is the site within the borough's GI network?		Yes, the site falls within the Rivers category of the borough's Green Infrastructure.	N/A	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, Public Right of Way runs adjacent to the site.	N/A	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++	++
Are there any...	Ecological features?	Yes, there is a river running through the site.	?	?	?	?
	Landscape features (including TPO's)?	Yes, there is a river running through the site and vegetation surrounding it.	?	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Hey Top Conservation Area.	+	+	+	+
	Listed Building, including grounds	Yes, the site is adjacent to two Listed Buildings: 167 Greenfield House and 34 New Barn.	+	+	+	+
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			ALL	ALL	ALL	ALL

Criteria	Notes	SA Score			
		E	R	P	O
Comments received during Call for Sites	<p>A representation was made through the 2012 stating that the site should be developed, preferably for mixed uses including residential. This shows that there may be interest in developing the site.</p> <p>The Saddleworth Parish Council and Saddleworth & Lees District Partnership submitted comments to the 2012 Call for Sites exercise stating that `saved` policy OE1.8 (Robert Fletchers, Greenfield) is a strategically important site and welcome its continued designation as a major development site in the Green Belt. In re-assessing the site, the following matters should be considered:</p> <ul style="list-style-type: none"> • The site should be comprehensively developed rather than piecemeal. • Its primary designation should remain for recreation, leisure and tourist uses. • Any residential should be a secondary use. • Redevelopment should be limited to the footprint of the former mill site. • The open setting and character of the area should be maintained. • Access arrangements need to be fully factored into any redevelopment. • Community Involvement, including the Parish Council, the District Partnership, the Peak Park and local residents, at an early stage is vital. <p>Other representations were made through the 2008 Call for Sites exercise, one requesting that the site be identified for mixed use development including housing and another requesting that site be developed for starter units or units for small businesses.</p>				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a vacant previously developed site in the Green Belt on the outskirts of Greenfield and in a gateway location for the Peak District National Park. It is a saved UDP allocation for employment-generating uses and appropriate tourism and leisure, with a limited number of live/work units. Maintaining the site for mixed-use development in line with its current designation would have a positive effect in the short, medium and long term, providing jobs for residents and contributing to tourism / leisure potential in the local area and beyond.</p> <p>Developing the site wholly for residential or employment would also have a positive effect in the</p>				

	<p>short, medium to long term providing jobs for residents or an opportunity to provide high quality aspirational housing that would contribute to and widen the housing offer available in the borough. Notwithstanding this any development would need to be sensitively planned given its location within the Green Belt, its proximity to the Peak District National Park and its ecological and landscape features including the River Tame.</p> <p>Not developing the site for any use could have a negative impact on local environmental quality given the current poor condition of the vacant mill buildings and would prevent the full potential of the site and the benefits it may bring as a gateway location to the Peak District National Park.</p> <p>A small part of the site falls within Flood Zone 2 and 3. A site specific Flood Risk Assessment may therefore be required for any development on the site to mitigate against any potential flood risk.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>Developing the site, for any use, scores equally and there are some unknowns, largely due to public transport accessibility, accessibility to key services, potential impact on ecological and landscape features and local environmental quality issues.</p> <p>Without some form of intervention the quality of the site may continue to deteriorate. On balance, based on information to date officers believe that, if developed, out of the various development options tested mixed-use may be considered the most sustainable, allowing the full potential of the site to be realised whilst ensuring any development is sensitively planned.</p>

Site Reference:	102		
Site Location:	SEA 2 Hey Bottom Mill/Land off Oak View Road, Greenfield, Saddleworth		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.5		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

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

Criteria		Notes	SA Score	
			E	O
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No, the site is adjacent to Green Belt, open space and a Green Corridor and Link.	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 footpath that borders the site and joins a bridleway.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, a stream borders the site.	?	?
	Landscape features (including TPO's)?	Yes, a stream and mature trees and conifers surrounding the site.	?	?
	Topographical constraints?	Yes, there is a very slight gradient on the site.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Greenfield Conservation Area.	+	+
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment site. In the 2012 Call for Sites exercise they both highlighted the fact that the employment site has a history of textiles manufacturing that was likely to continue throughout the plan period.		
Effects of the site – its significance in		The site is an active employment site in the village of Greenfield. Maintaining this employment		

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the village's sustainability.</p> <p>If the site 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. If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the SEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities. However, this may not be an appropriate option due to the fact that the site is made up of one building occupied by one company.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as SEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area and the fact that the site is occupied by one business in one building.</p>

Site Reference:	103		
Site Location:	Shaw Hall Bank and adjacent land, Grasscroft, Saddleworth		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.1		
Existing Land Use	Open land		
Options	Employment (E); Residential (R); Protection – as open land (no change) (P); Other – community use (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, the site is identified in 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?		Yes, a Public Right of Way runs alongside the south of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is a quite large pond, shrubs and woodland. Mature trees and canal running alongside. There is also a blanket TPO covering a small part of the site.	?	?	++	?
	Topographical constraints?	Yes, the site undulates.	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No, Royal George Mills Conservation Area is nearby but is not adjacent to the site.	--	--	--	--
	Listed Building, including grounds	No, Wharmton Tower Listed Building is quite nearby but not adjacent.	--	--	--	--
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		A representation was made as part of the 2012 Call for Sites exercise stating that land at Shaw Hall Bank Road should be protected.				

Criteria	Notes	SA Score			
		E	R	P	O
	<p>Representations were made through the 2008 and 2012 Call for Sites exercises suggesting that the site be developed for housing. Comments have also been received as part of the 2010 and 2011 SHLAA reviews stating that the site should be developed for housing. This shows that there may be interest in developing the site.</p>				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is greenfield site that lies at the edge of Grasscroft village adjacent to the Green Belt and Huddersfield Narrow Canal. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs and SEAs, as well as resulting in local environmental quality / amenity issues given the nature of the surrounding area and the constrained access.</p> <p>Developing the site for other uses, in this instance 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>Retaining the site as open land would protect the openness, biodiversity and landscape value of the site. Ecology Screening has identified the site as likely to have substantive ecological constraint as the site is adjacent to / including an SBI.</p> <p>Mitigation measures would involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough. Care would also need to be taken to protect the borough's green infrastructure network. Developing the site for any use would involve the permanent loss of greenfield land, which may potentially conflict</p>				

	with the vision and spatial strategy set out in the adopted Joint DPD.
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options to develop the site score more positively than the option to protect although there are also more uncertainties, largely due to open space, ecological and landscape features, it's proximity to an SBI and potential local environmental quality issues. The options to protect the site also scores more 'positives / neutrals' and 'neutrals' and has fewer uncertainties compared to options to develop and has no potentially negative scores.</p> <p>On balance, based on information to date officers believe that the site may be most suitable for residential development although ecological and landscape features of the site will need to be considered carefully as part of any development.</p>

Site Reference:	149		
Site Location:	Corner Platting Road and Burnedge Lane, Lydgate, Saddleworth		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.10		
Existing Land Use	Open space		
Options	Employment (E); Residential (R); Protection – protect as open space (no change) (P); Other – community use (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.	?	?	N/A	?
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI		No	N/A	N/A	--	N/A

Criteria		Notes	SA Score			
			E	R	P	O
network?						
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there are trees and dry stone walls.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there are trees and dry stone walls. There are also two TPOs on site.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Wharmton Undulating Uplands	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	Yes, the site is adjacent to Listed Building no. 327 Grotton Head Farm and no. 330 Cottage and Barn South of Grotton Farm.	+	+	--	+
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth & Lees District Partnership submitted comments to the 2012 Call for Sites exercise requesting that land at the junction of Burnedge Lane and Platting Road should be designated as `Other Protected Open Land` (OPOL). Saddleworth Parish Council and Saddleworth & Lees Community Council submitted comments to the 2008 Call for Sites exercise requesting that Platting Road, Lydgate be protected as recreational open space.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is greenfield site that lies within the village of Grasscroft close to the Green Belt. Developing the site would involve the permanent loss of greenfield land.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Retaining the site as open land would protect the openness, biodiversity and landscape value of the site.</p> <p>Developing the site for other uses, in this instance community may contribute to the delivery of the creation of sustainable communities.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than the option to protect although there are also more uncertainties, largely due to access to key services, ecological and landscape features and potential local environmental quality issues.</p> <p>Whilst the site scores equally positively for the development of employment, residential or community uses, information we have to date and that gained from site visits suggest that the site, if developed, may be suited to residential or community uses, particularly given its location and surrounding uses.</p>

Site Reference:	228		
Site Location:	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	4.57		
Existing Land Use	Saved UDP Mixed-Use allocation – part developed for commercial, residential and retail and part vacant		
Options	Employment (E); Residential (R); Retain as Mixed-Use (no change) (M); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	M	O
Nature of land		Previously developed land in urban area	++	++	++	++
Flood Zone		Flood Zone 3a. Part of site also fall within Flood Zones 1, 2 and 3b.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	Yes	?	?	--/+	?
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A

Criteria		Notes	SA Score			
			E	R	M	O
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Very High Accessibility	++	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School, Major Retail Centre, Local Shopping Parade, Post Office and a Community Use (library which lies at edge of 480m buffer).	++	++	++	++
Is the site within a AQMA?		No	?	?	?	?
Is the site within the borough's GI network?		Yes, the site is within the borough's Green Infrastructure and identified in Open Space study as Green Corridors and Links.	N/A	N/A	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, the River Tame runs through site. The site is also adjacent to the Huddersfield Narrow Canal and associated recreational route and open space (green corridor). Public Right of Way on the West and North sides.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	Yes, a TPO covers the whole site.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity		Site may have environmental quality issues.	?	?	?	?

Criteria	Notes	SA Score			
		E	R	M	O
issues					
Links to Local Plan Objectives		ALL	ALL	ALL	ALL
Comments received during Call for Sites	A representation was made through the 2012 Call for Sites exercise suggesting that for the part of the mixed use allocation (M1) still to be developed, general business should be maintained as well as community, health, social and recreational purposes. And also that the number of dwellings on the site should be limited to 98 in line with the approved permission.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is a saved UDP Mixed Use allocation within the village of Greenfield. Residential development is currently underway on part of the site. There is existing residential planning permission on the vacant part of the site which has not been implemented. Maintaining the current use of this site would have a positive effect in the short, medium and long term, providing housing for the borough.</p> <p>The developed section of the site is highly unlikely to become vacant in the short to medium term. The vacant section of the site has current planning permission of residential use but could be developed for other uses as it is located within a mixed use allocation.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may in the long term have a negative affect on the neighbouring SEA3, detracting from the successful consolidation of this and other SEA's within the borough.</p> <p>Ecology Screening has identified the site as likely to have substantive ecological constraint as it is adjacent to / including an SBI (Huddersfield Narrow Canal). The site has landscape features and includes green corridor open spaces. Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
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	<p>Developing the site for other uses, in this instance mixed use, commercial or community uses, may contribute to delivery of the borough's housing requirement, enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>The site lies mostly within Flood Zone 2 with part of the site lying within Flood Zones 1, 3a and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than the option to protect although there are also more uncertainties, largely due to ecological and landscape features, it's proximity to an SBI and potential local environmental quality issues.</p> <p>Whilst the site scores equally for the development of employment, residential or community uses, information we have to date and that gained from site visits suggest that, if developed, the site would be most suited to mixed-use, particularly given its location and surrounding uses.</p>

Site Reference:	397		
Site Location:	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.46		
Existing Land Use	Open land		
Options	Employment (E); Residential (R); Protection – as open land (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Greenfield in urban area	+	+	+	+
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	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 a Health Related Facility, a Primary School, a Secondary School, a Major Retail Centre (Uppermill), 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?		Yes, the site falls within the Open Space category of the borough's Green Infrastructure and is 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?		Yes, there are Public Rights of Way to the west and south side of site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	++	++
Are there any...	Ecological features?	Yes, woodland.	?	?	++	?
	Landscape features (including TPO's)?	Yes, woodland.	?	?	++	?
	Topographical constraints?	Yes, the site slopes.	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site falls within Uppermill Conservation Area.	+	+	--	+
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.		Site is a greenfield site close to Uppermill Centre. It sits behind the McArthur and Stone development and falls within the borough's Green Infrastructure network, forming part of a larger				

<p>Mitigation measures required.</p>	<p>area of mature woodland. Developing the site would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings. Care would also need to be taken to protect the borough's green infrastructure network. Retaining the site as open land would protect the openness, biodiversity and landscape value of the site.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs and SEAs, as well as result in local environmental quality / amenity issues given the nature of the surrounding area and the constrained access.</p> <p>Developing the site for other uses, in this instance community may contribute to the delivery of 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 option to protect the site scores more significantly positives than the options to develop, largely due to the ecological and landscape features of the site and that it forms part of the borough's Green Infrastructure network. It also scores more neutral and neutral / positive scores. The options to develop the site score more positives although there are more unknowns, largely due to the presence of ecological and landscape issues and potential local environmental quality issues.</p> <p>Whilst the site scores equally for the development of employment, residential or community uses, on balance, based on information to date officers believe that, if developed, the site may be most suited to residential or community development, particularly given its location, surrounding uses and sustainability.</p>

Site Reference:	858		
Site Location:	Dacres Hall, Manchester Road, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.10		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that the Dacres Hall part of the site can be developed for housing (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield in urban area	+	+
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	--/+	+
	SSSI	No	--/+	+
Is the site within 150 metres of a...	SB I	No	--/+	+
	LNR	No	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Edge of Town	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?		No	N/A	?
Is the site within a AQMA?		No	--	?
Is the site within the borough's GI		No	--	N/A

Criteria		Notes	SA Score	
			P	O
network?				
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a footpath runs along southern boundary from Manchester Road up to the east, this then goes outside but follows the site boundary with access to Dacres Road.	++	N/A
Is the site on OPOL?		Yes, OPOL 14, Dacres.	++	X
Are there any...	Ecological features?	Yes, there is a stream and woodland.	++	?
	Landscape features (including TPO's)?	Yes, there is a woodland valley with mature trees and a blanket TPO covers the whole site.	++	?
	Topographical constraints?	Yes, there is a steep hill from Manchester Road along the southern boundary up to the east, woodland valley with stream with undulations which then plateaus in the curtilages of the existing residential properties.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No, but there are Listed Buildings over at Lane Head Farm which are quite far away but may be visible from site and vice versa.	--	--
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?
Links to Local Plan Objectives			SO1, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		<p>Representations were made through the 2008 and 2012 Call for Sites exercise from Saddleworth and Lees District Partnership and Saddleworth Parish Council requesting that OPOL 14 should be designated as Green Belt.</p> <p>Another representation was made through the 2008 Call for Sites exercise suggesting that the</p>		

Criteria	Notes	SA Score	
		P	O
	Dacres Hall part of the site be developed for housing. This shows that there may be interest in developing 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>The site is a greenfield site located on the edge of an urban area within the village of Greenfield. Amending the boundary and developing part of the site for housing, would involve the permanent loss of greenfield / open land, and biodiversity in the long term within the borough. Also developing the site would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual prominence; the provision of links between urban areas, countryside and other green corridors; and the separation of built up areas (between the residential area and the Green Belt); provision for wildlife habitats; and contribution to diversity of plant and animal species.</p> <p>It would also mean that greenfield land is developed rather than previously developed land. This would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings.</p> <p>However, developing part of the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Mitigation measures may either involve not allocating part of the site for development or offsetting the loss of open land, including biodiversity, through measures such as contributions towards enhancing open land and the green infrastructure network elsewhere.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site for housing.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the fact it is a</p>		

	woodland valley forming grounds to existing residential properties with topographical constraints providing access to the Green Belt beyond.
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Site Reference:	859		
Site Location:	Land south of Oaklands Road, Grasscroft		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.8		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed for housing (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield in the urban area	+	+
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	--/+	+
	SSSI	No	--/+	+
Is the site within 150 metres of a...	SB I	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		Very High Accessibility	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, two Primary Schools, a Major Retail Centre, a Local Shopping Parade and a Post Office.	N/A	++
Is the site within a AQMA?		No	--	?

Criteria		Notes	SA Score	
			P	O
Is the site within the borough's GI network?		Yes, the site falls within Green Corridors and Links.	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a public footpath crosses site, running through the site from Oaklands Road to Shaw Hall Bank Road.	++	N/A
Is the site on OPOL?		Yes, OPOL 20, Land south of Oaklands Road.	++	X
Are there any...	Ecological features?	Unknown	?	?
	Landscape features (including TPO's)?	Yes, there is a woodland valley, stream and pond. Also there is a TPO that covers approximately half of site	++	?
	Topographical constraints?	Yes, site is a thin and linear strip of woodland sloping steeply towards railway line.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, the site is adjacent to Listed Buildings ref. no. 315 Wharmton Tower, ref. no. 60 - 2,4&6 Wharf Cottages and ref. no. 82 Christ Church.	--	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?
Links to Local Plan Objectives			SO1, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 20 be maintained as it provides an important buffer.		

Criteria	Notes	SA Score	
		P	O
	Individual representations were submitted to the 2008 Call for Sites exercise and 2012 Call for Sites exercise requesting that the site be made available for housing. This shows that there may be interest in developing the site.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Amending the boundary and developing part of the site for housing would involve the permanent loss of green infrastructure/ open space and biodiversity in the long term within the borough. Also developing part the site would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual prominence; the provision of links between urban areas, countryside and other green corridors; and the separation of built up areas (between the residential area and the Green Belt).</p> <p>Developing the site 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 residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Mitigation measures may therefore either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the fact it is a linear strip of woodland forming steep railway sidings and separating the built up area with the</p>		

countryside.

Site Reference:	860		
Site Location:	Land at Summershades Lane, Grasscroft		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.21		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed for housing (O)		

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

Criteria		Notes	SA Score	
			P	O
network?		Natural open space.		
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, two public footpaths run through the site, one up to Burnedge Fold Road and one into the north eastern corner of the site.	++	N/A
Is the site on OPOL?		Yes, OPOL 21, Land at Summershades Lane.	++	X
Are there any...	Ecological features?	Yes, there is mature woodland and a little stream running through the site. Ecology Screening has identified the site as likely to have some level of ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, there is mature woodland fronting Oldham Road and in the southern section of the site, younger trees and shrub land in the northern section. There is also a TPO covering the whole site.	++	?
	Topographical constraints?	Yes, the site slopes fairly steeply up the northern section where it plateaus and then steps up again to a plateau.	N/A	N/A
Landscape Character Area		Wharmton Undulating Uplands.	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?
Links to Local Plan Objectives			SO1, 4 & 5	SO1, 3, 4 & 5
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 21 be maintained as it provides an important buffer.		

Criteria	Notes	SA Score	
		P	O
	<p>Two individual representations was submitted to the 2008 Call for Sites exercise requesting that the site be protected as other protected open land or included in the Green Belt.</p> <p>A representation was made as part of the 2012 Call for Sites exercise requesting that the site be developed for residential use. This shows that there may be interest in developing the site.</p>		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Amending the boundary and developing part of the site for housing, would involve the permanent loss of green infrastructure / open space and biodiversity in the long term within the borough. Developing part of the site would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual prominence; and the provision of open space/links between urban areas, countryside and other green corridors; opportunities for informal recreation; and provision for wildlife habitats.</p> <p>Developing part of the site would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings.</p> <p>However, developing part of the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>The Ecology Screening has identified the site as having high potential for supporting important habitats such as bat roosts.</p> <p>Mitigation measures would therefore either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>		

Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site for housing.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the fact it is an area of open land with topographical constraints providing a buffer between the village of Delph and the Green Belt.</p>
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Site Reference:	865		
Site Location:	Ryefields Drive, Uppermill		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.13		
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) Increase – Amend the boundary so that Pickhill Brook is included within the OPOL (I)		

Criteria		Notes	SA Score		
			P	O	I
Nature of land		Greenfield 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 Town Centre	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		High Accessibility	N/A	N/A	N/A
Is the site accessible to key services?		Yes, the site is within 480m of a Primary School, a Secondary School	N/A	N/A	N/A

Criteria		Notes	SA Score		
			P	O	I
		and a Major Retail Centre (Uppermill Centre).			
Is the site within a AQMA?		No	--	?	--
Is the site within the borough's GI network?		Yes, the site falls within a Green Corridor and Link.	++	N/A	++
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a Public Right of Way surrounds the whole site.	++	N/A	++
Is the site on OPOL?		Yes, OPOL 16, Ryefields Drive.	++	X	++
Are there any...	Ecological features?	Yes, there is a mature woodland, brook and drystone wall along the boundary with recreation route.	?	?	++
	Landscape features (including TPO's)?	Yes, there is a mature woodland and a blanket TPO covers a third of the site.	?	?	++
	Topographical constraints?	Yes, the site slopes down from Ryefields Drive to Pickhill Brook and undulating within the site.	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the south west corner of site overlaps with Uppermill Conservation Area.	+	+	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?	?
Links to Local Plan Objectives			SO1, 4 & 5	ALL	SO1, 4 & 5
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth			

Criteria	Notes	SA Score		
		P	O	I
	Parish Council that OPOL 16 be maintained and protected from development.			

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Amending the boundary and developing part of the site for any use, would involve the permanent loss of green infrastructure / open space and biodiversity in the long term within the borough. Developing the site would 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; provision of links between urban areas, countryside and other green corridors; visual prominence; provision of wildlife habitats; and the separation of built up areas (between the residential area and the Green Belt).</p> <p>Developing part of the site 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 therefore either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p> <p>Extending the boundary of the OPOL to include Pickhill Brook would afford protection to the Brook and may help to preserve the distinctiveness of the area.</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 protect and extend the site score 'significantly positive' more often than the option to amend the boundary and develop part of the site. It also scores more 'positives / neutrals' and 'neutrals' and has fewer uncertainties compared to the option to develop part of the site and has no potentially negative scores.</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</p>

	<p>OPOL as shown on the adopted Proposals Map (April 2013). This is due to the fact it provides an area of open land that acts as a buffer between, and links together, Uppermill and the Green Belt, has ecological and landscape features and topographical constraints. The option to include Pickhill Brook in the OPOL may also be considered appropriate.</p>
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Site Reference:	1001		
Site Location:	SEA 5 Waterside Mills, Greenfield, Oldham, OL3 7NH		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.87		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

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

Criteria		Notes	SA Score	
			E	O
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No, but the site is adjacent to the Green Belt.	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 along the brook and to the rear of the site.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, there is a stream running alongside the site and a mill pond just outside the site.	?	?
	Landscape features (including TPO's)?	Yes, there is shrub land and some mature trees.	?	?
	Topographical constraints?	No	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	No, however site is close to Listed Building ref. No. 320 Church of St Mary.	--	--
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment site. In the 2012 Call for		

Criteria	Notes	SA Score	
		E	O
	Sites exercise they both highlighted that the site is made up of a number of units which support small enterprises, including a brewery, catering establishment and rented storage facilities. They stated that the popularity of the site demonstrates the demand for employment sites in Saddleworth which support small enterprises.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is an active employment site on the edge of the village of Greenfield that consists of a number of businesses. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the village's sustainability.</p> <p>If the site 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. If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the SEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities. However, this may not be an appropriate option due to the fact that the site is made up of one large mill that has been subdivided.</p> <p>The site is adjacent to the Green Belt, within close proximity to the Peak Park and has ecological features including a stream and mill pond just outside of the site. Any new development would need to mitigate any potential harmful impacts upon these features.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail,</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered</p>		

**leisure or tourism, education,
community uses)**

appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as an SEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area and the fact that the site is occupied by one large building.

Site Reference:	1023		
Site Location:	Saddleworth Wastewater Treatment Works, Wharmton View, Greenfield, Oldham		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	14.30		
Existing Land Use	Wastewater Treatment Works and open land		
Options	Employment (E); Residential (R); Protection – as Wastewater Treatment Works and open land (no change) (P); Other – mixed use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Mixture of land types in the Green Belt	+/?/X	+/?/X	+/?/X	+/?/X
Flood Zone		Flood Zone 2. Part of site also falls within Flood Zones 1, 3a and 3b.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	Yes	?	?	--/+	?
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Very High Accessibility. A small part of the site has high accessibility.	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.	++	++	N/A	++
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, the site falls within the Rivers category of the borough's Green Infrastructure network and is identified as part of a Green Corridor and Link within the Open Space Study.	N/A	N/A	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	++	++
Are there any...	Ecological features?	Yes, there is woodland on the northern half of the site.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is woodland and a canal to the north of the site. There is also a TPO on part of site to the rear of Lower Frenches Drive.	?	?	++	?
	Topographical constraints?	Yes, the site is flat at the bottom (a shallow valley) but the drive down to the main United Utilities building is sloped.	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		The site was put forward by United Utilities for a potential housing site as part of the 2008 Call for				

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

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is a large site that is a mix of previously developed land and greenfield, which falls primarily in the Green Belt. It is an existing wastewater treatment facility owned by United Utilities. Availability of the site for future development would depend upon United Utilities identifying the site as being surplus to requirements.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the SEAs.</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>Notwithstanding the above the site forms part of the borough's Green Infrastructure network, has ecological and landscape features, including the presence of mature woodland and is within 150m of an SBI – Huddersfield Narrow Canal. Development of the site would therefore involve the permanent loss of green infrastructure / open space and biodiversity in the long term within the borough. Mitigation measures would involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough. Developing the site would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings. Part of the site falls within Flood Zones 2, 3a and 3b, a site specific Flood Risk Assessment may</p>
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	therefore be required for any development on the site to mitigate against any potential flood risk.
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>Protecting the site as Wastewater Treatment Works and open land scores more 'significantly positives' largely due to the fact that the site falls within the borough's green infrastructure network and landscape and ecological features. It also scores more 'neutral' and 'positive / neutrals'. The options to develop scores more 'unsures' and 'largely positive but some uncertainties'. This is largely due to the potential impact development may have on the SBI, borough's green infrastructure and the ecological/landscape features of the site.</p> <p>On balance, based on information to date officers believe that, if developed, the site may be suitable for residential, employment or a mixed-use development. However this would be largely dependent on mitigation factors regarding accessibility, access to services, possible contamination issues and the sensitivity of environmental features. Any development would also need to consider the site's location within the Green Belt. The sewage works is still in use.</p>

Site Reference:	1162		
Site Location:	Saddleworth School site		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	4.15		
Existing Land Use	Existing school site they may become available for development due to potential relocation		
Options	Employment (E); Residential (R); Other – community use (no change) (O)		

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

Criteria		Notes	SA Score		
			E	R	O
network?		Outdoor Sports Facility.			
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 – it is adjacent to OPOL 16.	++	++	++
Are there any...	Ecological features?	Unknown	?	?	?
	Landscape features (including TPO's)?	Unknown	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, is adjacent to Uppermill Conservation Area.	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		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.		Site is currently a school site; however it may become available in the future as part of potential plans to relocate the school elsewhere.			
Mitigation measures required.		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			

	<p>supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs and SEAs, as well as resulting in local environmental quality / amenity issues given the nature of the surrounding area and the constrained access.</p> <p>Developing the site for other uses, in this instance community may contribute to the delivery of 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 for the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to become available in the future it may be most suitable for residential development due to the sustainable nature of the surrounding area in close proximity to Uppermill Centre, and the site's ability to contribute to the borough's housing growth and regeneration.</p>

Site Reference:	1461		
Site Location:	Uppermill Centre		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.96		
Existing Land Use	Centre uses		
Options	Centre uses – retail and other centre uses (no change) (C); Other – Amend the boundary to include the turning circle (O) Frontages – Include a Primary Shopping Frontage in the centre (F)		

Criteria		Notes	SA Score		
			C	O	F
Nature of land		Previously developed land in the urban area	++	++	++
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zones 2, 3a and 3b	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	+
	SSSI	Yes	?	?	?
Is the site within 150 metres of a...	SB I	Yes	?	?	?
	LNR	No	+	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--
	Registered Park and Garden	No	--	--	--
	Green Flag Park	No	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Town 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 a Health Related Facility, a Primary	++	++	++

Criteria		Notes	SA Score		
			C	O	F
		School, a Secondary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.			
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		Yes, a river runs through the site and includes designated parks and gardens.	?	?	?
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	?	?	?
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, the site is within 250m of Ladcastle Quarries SSSI and 150m of Huddersfield Canal SBI.	?	?	?
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	Yes, there are mostly gradual level changes throughout site, but some steep drops which could present constraints e.g. St Mary's Gate.	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, Uppermill Conservation Area.	+	+	+
	Listed Building, including grounds	Yes, onsite are Listed Buildings: ref. 294 nos. 1-13(odd) New St, ref. 295 no.15 New Street, ref. 187 Uppermill Conservative Club, ref. 276 no.1 Manor Yard, ref. 376 nos. 6&8 St. Mary's Gate, ref. 377 no.10	+	+	+
Is the site affected by mineral resources		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		No	++	++	++
Links to Local Plan Objectives			ALL	ALL	SO1, 3, 4 & 5

Criteria	Notes	SA Score		
		C	O	F
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.	<p>The site is Uppermill Centre. The main focus for commercial activity is on the high street with secondary frontages on several side streets. The site has a high level of tourism activity throughout the year and contains a large area of open space which is Uppermill Park. Retaining the boundary of the centre will help maintain the vitality and viability of Uppermill Centre, ensuring the site is the main focus in the area for major retail and leisure development.</p> <p>However, amending the boundary of the centre and developing part of the site for any use may help to meet the social and economic objectives outlined within the Joint DPD and help deliver the vision and spatial strategy.</p> <p>Including a Primary Shopping Frontages may help to protect the retail function of Uppermill Centre and prevent the main retail offer in the centre from becoming fragmented.</p>			
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary of Royton Centre and it is most appropriate to remain as is shown on the adopted Proposals Map (April 2013) or amend to include the turning circle. This is due to the site's designation as a 'centre', its sustainable location and the compatible nature of the surrounding uses and ability to contribute to borough's housing / economic growth. If appropriate the council may look at incorporating Primary Shopping Frontages, the need for this will be assessed.</p>			

Site Reference:	1505		
Site Location:	SEA 3 Chew Valley Road, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.8		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 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	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		Very High Accessibility	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School, a Major Retail Centre (Tesco's in Greenfield), a Local Shopping Parade, a Post Office and a Community Use.	++	++

Criteria		Notes	SA Score	
			E	O
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No, although the site is adjacent to open space (playing field).	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 footpath between the playing fields and the vacant land.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	No	++	++
	Landscape features (including TPO's)?	Yes, there are several individual TPOs to the north of the site.	?	?
	Topographical constraints?	Yes, there is a difference in levels between the units that front onto Wellington Road and the vacant land otherwise there are no constraints.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, the site is adjacent to Listed Building ref. 57 no.17 Chew Valley Road.	+	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		No	++	++
Links to Local Plan Objectives			SO1, 3 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment site. In the 2012 Call for Sites exercise they both highlighted the fact that the employment site presently supports light industrial businesses.		

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

Site Reference:	1506		
Site Location:	SEA 10 Greenbridge Lane, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.59		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zone 2.	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		Very High Accessibility	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School, a Major Retail Centre (Greenfield Tesco's), a Local Shopping Parade, a Post Office and	++	++

Criteria		Notes	SA Score	
			E	O
		a Community Use (Greenfield library).		
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No	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
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, there is evidence of birds nesting in mature trees on site.	?	?
	Landscape features (including TPO's)?	Yes, there are mature and semi-mature trees and woodland.	?	?
	Topographical constraints?	No	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		No	--	--
Is the site likely to be affected by local environmental quality and amenity issues		No	+	+
Links to Local Plan Objectives			SO1, 3 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment 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 active employment site in the village of Greenfield. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the village's sustainability.</p> <p>If the site 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. If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the SEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities. However, this may not be an appropriate option due to the fact that the site is made up of one company in one building.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as an SEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area and the fact that the site is occupied by one large building.</p>

Site Reference:	1507		
Site Location:	SEA 4 Boarshurst Lane, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.13		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+
	SSSI	No	+	+
Is the site within 150 metres of a...	SB I	No	+	+
	LNR	No	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		High accessibility with part of the site having medium accessibility.	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, two Primary Schools, a Major Retail Centre (Tesco's in Greenfield lies at edge of buffer), a Local Shopping Parade, a Post Office and a Community Use (Greenfield library).	++	++

Criteria		Notes	SA Score	
			E	O
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No, but there is a public footpath opposite Kinders Mill.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	No	++	++
	Landscape features (including TPO's)?	Yes, there are trees within Boarshurst Industrial Estate and the site partially overlaps with a blanket TPO.	?	?
	Topographical constraints?	Yes, Kinders Lane and Boarshurst Lane are both on a gradient. Boarshurst Industrial Estate has been levelled for development but is still on an incline from the road.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Greenfield and Boarshurst Conservation Areas.	+	+
	Listed Building, including grounds	Yes, the site is adjacent to Listed Buildings: ref. 238 Kinders Lodge and ref. 236 Foul Rake House.	+	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		No	++	++
Links to Local Plan Objectives			SO1, 3 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment site. In the 2012 Call for Sites exercise they both highlighted the fact that the employment site supports a number of small businesses, made up of light engineering service industries and trades and is fully utilised with few vacancies. They stated that the popularity of the site demonstrates the demand for		

Criteria	Notes	SA Score	
		E	O
	employment sites in Saddleworth which support small enterprises.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is an active employment site in the village of Greenfield that consists of a number of modern units. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the village's sustainability.</p> <p>If the site 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. If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the SEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as an SEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area.</p>		

Site Reference:	1509		
Site Location:	SEA 1 Oak View Mills, Manchester Road, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.44		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Other – Amend the boundary so that part of the site can be developed for other uses (O)		

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

Criteria		Notes	SA Score	
			E	O
		Library).		
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI network?		No	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
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
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Greenfield Conservation Area.	+	+
	Listed Building, including grounds	Yes, the site is adjacent to Listed Building ref. 144 Springfield Farmhouse and Barn. Co-op building opposite the site that may have historical significance.	+	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		No	++	++
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this site remain as an employment site. In the 2012 Call for		

Criteria	Notes	SA Score	
		E	O
	Sites exercise they both highlighted the fact that the employment site has a history of textiles manufacturing that was likely to continue throughout the plan period.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is an active employment site in the village of Greenfield. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the village's sustainability.</p> <p>If the site 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. If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the SEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities. However, this may not be an appropriate option due to the fact that the site is made up of building with one occupier.</p>		
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as SEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area and the fact the site is made up of one building.</p>		

Site Reference:	1550		
Site Location:	Shaw Street, Greenfield		
Ward	SS	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.51		
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 an Employment Area, a Primary School, a Major Retail Centre, a Post Office and a Community Use (Library).	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, site is identified within the Open Space study as Amenity Greenspace.	N/A	N/A	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a public footpath runs along the north western boundary.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there are possible habitats on site.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there are some trees along the boundary of the site.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		No	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		No	?	?	?	?
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 received as part of the 2012 Call for Sites exercise that site be developed for mixed-use including health facilities and housing. This shows that there may be interest in developing the site.				
Effects of the site – its significance in		Site is a greenfield site that falls within the village of Greenfield. The site is amenity greenspace				

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>which is currently used as a playing field for Greenfield Primary School. Maintaining this existing use would have a positive effect in the short, medium and long term, providing an open space facility for residents in the local area, helping to ensure the sustainability of the village.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>Developing the site would involve the permanent loss of green infrastructure and biodiversity in the long term within the borough. Mitigation measures would therefore either involve not allocating the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere. Developing the site 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than the option to protect although there are also more uncertainties, largely due to public transport accessibility, access to key services, ecological and landscape features and potential local environmental quality issues.</p> <p>On balance, based on information to date officers believe that, if developed, the site may be most suited for residential development if it ever becomes surplus to requirements as open space or if no longer used/required as playing fields by Greenfield Primary School.</p>