<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>WA</td>
<td>District Partnership</td>
<td>East Oldham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Reference:</td>
<td>56</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Location:</td>
<td>Land east of Constantine Street, Oldham</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area: (ha)</td>
<td>1.57</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Employment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Options</td>
<td>Employment (no change) (E); Residential (R); Other – mixed-use (O)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nature of land</td>
<td>Previously developed land in urban area</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a...</td>
<td>SAC or SPA</td>
<td>No</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Is the site within 150 metres of a...</td>
<td>SB I</td>
<td>No</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td></td>
<td>No</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Suburban</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td></td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>Low Accessibility</td>
<td></td>
<td>?</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of an Employment Area, a Health Related Facility, three Primary Schools, a Major Retail Centre (Lees District Centre and Co-op), a Post Office and a Community Use.</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>++</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td></td>
<td>?</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site within the borough’s GI network?</strong></td>
<td>Yes, the site falls within the Green Corridors and Link category of</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>the borough’s Green Infrastructure network.</td>
<td>E N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Are there any public footpaths, cycleways or bridleways running</strong></td>
<td>Yes, a Public Right of Way runs adjacent to the site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>through or along the boundaries of the site?</strong></td>
<td></td>
<td>E N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site on OPOL?</strong></td>
<td>No</td>
<td>++</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Are there any...</strong></td>
<td><strong>Ecological features?</strong></td>
<td>? ? ++</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape features (including TPO’s)?</strong></td>
<td>Yes, there are a number of mature trees around the edge of the</td>
<td>? ? ?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Topographical constraints?</strong></td>
<td>No, the site is level, however there are slopes inwards from</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>boundary with Constantine Street.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape Character Area</strong></td>
<td>Medlock Mixed Valley</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site within or adjacent to a Conservation Area</strong></td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site within or adjacent to a Listed Building, including</strong></td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site affected by mineral resources</strong></td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+ + +</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the site likely to be affected by local environmental quality</strong></td>
<td>Coal Mining Development Referral Area: Yes</td>
<td>? ? ?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>and amenity issues</strong></td>
<td>Coal Mining Standing Advice Area: Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Links to Local Plan Objectives</strong></td>
<td>SO1, 3, 4 &amp; 5</td>
<td>ALL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments received during Call for Sites</strong></td>
<td>Representation was made through the 2008 Call for Sites exercise</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>suggesting the site be developed for housing. Comments were also</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>submitted to the 2010 SHLAA Review supporting inclusion of site</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>within the SHLAA however considered the site available in the short</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>term. This shows that there may be interest in developing the site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Effects of the site – its significance in terms of scale, permanence</strong></td>
<td>Site is previously developed land in existing employment use located</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>within the urban area adjacent to an area of other protected open</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>land and close to Lees Centre. Maintaining the site for employment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>would allow the site to be protected through the</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Mitigation measures required. | provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough’s economy. The site could be developed for other alternative uses (including housing) where this is in line with Policy 14.

Developing the site for an alternative use (such as housing, mixed-use or community) would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.

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. It may also have a positive impact on the local environmental quality and amenity issues given that existing access goes past residential areas.

Care would need to be taken to protect the borough’s green infrastructure network and maintain the public rights of way running alongside the site. |
| --- | --- |
| Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses) | The options to develop the site score equally.

Were the site to be developed, on balance, based on information to date officers believe that the site may be most suitable for mixed use development were it to become available. |
<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Reference:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Location:</td>
<td>Land off Haven Lane, Sholver, Oldham</td>
<td></td>
</tr>
<tr>
<td>Ward</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area: (ha)</td>
<td>0.67</td>
<td></td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Mixture of open land, a farmhouse and a vacant nursery.</td>
<td></td>
</tr>
<tr>
<td>Options</td>
<td>Employment (E); Residential (R); Protection – protect the vacant land from any development (no change) (P); Other – community uses (O)</td>
<td></td>
</tr>
<tr>
<td>Nature of land</td>
<td>Mixture of land types in urban area</td>
<td>+</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a…</td>
<td>SAC or SPA</td>
<td>+</td>
</tr>
<tr>
<td>Is the site within 150 metres of a…</td>
<td>SSSI</td>
<td>+</td>
</tr>
<tr>
<td>Is the site adjacent to a…</td>
<td>Scheduled Ancient Monument</td>
<td>--</td>
</tr>
<tr>
<td>Is the site adjacent to a…</td>
<td>Registered Park and Garden</td>
<td>--</td>
</tr>
<tr>
<td>Is the site adjacent to a…</td>
<td>Green Flag Park</td>
<td>--</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint</td>
<td>GM Waste DPD</td>
<td>+</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town</td>
<td>Suburban</td>
<td>N/A</td>
</tr>
<tr>
<td>Centre, Suburban, Edge of Town)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td>+</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of a Health Related Facility, three Primary Schools, and a Secondary School.</td>
<td>++</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>?</td>
</tr>
<tr>
<td>Is the site within the borough’s GI</td>
<td>Yes, the site is identified within the Open Space Study as Amenity</td>
<td>N/A</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>network?</td>
<td>Greenspace.</td>
<td></td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>Yes, the entrance to site is open allowing vehicular / pedestrian traffic to access the site.</td>
<td>N/A N/A ++ N/A</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++ ++ -- ++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features? Yes, there are trees and small section of drystone wall adjacent to farmhouse land.</td>
<td>? ? ++ ?</td>
</tr>
<tr>
<td>Landscape features (including TPO’s)?</td>
<td>Yes, there are trees and drystone wall. There are also TPOs adjacent but not within the site.</td>
<td>? ? ++ ?</td>
</tr>
<tr>
<td>Topographical constraints?</td>
<td>No, the site slopes gently from Haven Lane to the nursery.</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Wharmton Undulating Uplands</td>
<td></td>
</tr>
<tr>
<td>Is the site within or adjacent to a</td>
<td>Conservation Area Yes, the site is adjacent to Alexandra Terrace Conservation Area.</td>
<td>+ + -- +</td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>No</td>
<td>-- -- -- --</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes Minerals Safeguarding Area for Brick Clay: Yes Minerals Safeguarding Area for Coal: Yes</td>
<td>+ + ? +</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes</td>
<td>? ? ? ?</td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 3, 4, 5 &amp; 5</td>
<td>SO1, 3, 4 &amp; 5 SO1, 4 &amp; 5 SO1, 4 &amp; 5</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Not aware of any comments received relating to the site as part of a Call for Sites exercise.</td>
<td></td>
</tr>
<tr>
<td>Effects of the site – its significance in terms of scale, permanence and timing.</td>
<td>Vacant nursery building on a large site in a sustainable location within the urban area, which lies adjacent to the Green Belt, with open space and an occupied dwelling within the site boundary.</td>
<td></td>
</tr>
</tbody>
</table>
| 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 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.  
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 and SEAs.  
Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.  
Development of the site would involve the permanent loss of green infrastructure / open space and landscape features in the long term within the borough. Mitigation measures for this would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.  
Not developing the site could have a negative impact on local environmental quality in the short to medium term given that the nursery building is currently vacant and the lack of funding to improve it as an open space. |
| Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses) | The option to protect scores more ‘significant’ positives however the options to develop score more positively overall, although they do score more uncertainties, largely due to issues around public transport accessibility, air quality, ecological and landscape features and the potential for local environmental quality issues. Protecting the site scores more ‘neutrals’ and more ‘positive/neutrals’ and has less uncertainties.  
Were the site to be developed, on balance, based on information to date, given the location of, and access to, the site officers believe that residential development may be the most appropriate were it to become available. |
<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>86</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location:</td>
<td>Land east of Wellyhole Street, Oldham</td>
</tr>
<tr>
<td>Ward</td>
<td>WA</td>
</tr>
<tr>
<td>Site Area: (ha)</td>
<td>1.70</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Employment</td>
</tr>
<tr>
<td>Options</td>
<td>Employment (no change) (E); Residential (R); Other – mixed use (O)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of land</td>
<td>Previously developed land in urban area</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a...</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a...</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+ + +</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Suburban</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td>+ + +</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of a Health Related Facility, two Primary Schools, a Secondary School, a Major Retail Centre (Lees District Centre and Co-op), a Post Office and a Community Use.</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>? ? ?</td>
</tr>
<tr>
<td>Is the site within the borough’s GI</td>
<td>No</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>Yes, there is a Public Right of Way that runs adjacent to the site.</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features?</td>
<td>? ? ?</td>
</tr>
<tr>
<td>Landscape features (including TPO’s)?</td>
<td>Yes, there are mature trees bound the site to the north, south and east towards Lees Brook.</td>
<td>? ? ?</td>
</tr>
<tr>
<td>Topographical constraints?</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Medlock Mixed Valley</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No, but Lees Conservation Area is nearby, on other side of Leesbrook and could be visible from the site.</td>
<td>-- -- --</td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>No, but Leesbrook Mill is nearby, on other side of Leesbrook and could be visible from the site.</td>
<td>-- -- --</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+ + +</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Development Referral Area: Yes</td>
<td>? ? ?</td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 3, 4 &amp; 5</td>
<td>ALL</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Representations were made through the 2008 Call for Sites exercise suggesting that garages at Wellyhole Street and Units at the Glen Trading Estate be developed. No future use was suggested for the sites but representations show that there may be interest in developing the site.</td>
<td></td>
</tr>
<tr>
<td>Effects of the site – its significance in terms of scale, permanence and timing.</td>
<td>The site is previously developed land and in existing employment use located within the urban area adjacent to an area of OPOL and in a sustainable location close to Lees Centre. Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough’s economy.</td>
<td></td>
</tr>
<tr>
<td>Mitigation measures required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The site could be developed for other alternative uses (including housing) where this is in line with Policy 14.

Developing the site for an alternative use would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough.

Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.

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.

Care would also need to be taken to protect the borough’s green infrastructure network and maintain the public rights of way running alongside the site.

<table>
<thead>
<tr>
<th>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The options to develop the site score equally. There are some uncertainties relating to the development options relating air quality, potential ecological and landscape features and environmental quality and amenity issues.</td>
</tr>
<tr>
<td>Were the site to be developed, on balance, based on information to date, given the location of, and access to, the site officers believe that mixed-use development may be the most appropriate use were it to become available.</td>
</tr>
<tr>
<td>Site Reference:</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Site Location:</td>
</tr>
<tr>
<td>Ward</td>
</tr>
<tr>
<td>District Partnership</td>
</tr>
<tr>
<td>Site Area: (ha)</td>
</tr>
<tr>
<td>Existing Land Use</td>
</tr>
<tr>
<td>Options</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of land</td>
<td>Previously developed land in urban area</td>
<td>++ ++ ++ ++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a ...</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a ...</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a ...</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Urban</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>Former HMR Area (General)</td>
<td>++ ++ ++ ++</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++ ++ N/A ++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.</td>
<td>++ ++ N/A ++</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>? ? -- ?</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Is the site within the borough’s GI network?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++</td>
</tr>
<tr>
<td>Are there any…</td>
<td>Ecological features?</td>
<td></td>
</tr>
<tr>
<td>Are there any…</td>
<td>Landscape features (including TPO’s)?</td>
<td></td>
</tr>
<tr>
<td>Are there any…</td>
<td>Topographical constraints?</td>
<td>Yes, the land rises steeply at the rear of the site and forms a plateau at the top.</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Wharmon Undulating Uplands / Medlock Mixed Valley</td>
<td></td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td></td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Standing Advice Area: Yes</td>
<td></td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 3 &amp; 5</td>
<td></td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Not aware of any comments received relating to the site as part of a Call for Sites exercise.</td>
<td></td>
</tr>
</tbody>
</table>

**Effects of the site – its significance in terms of scale, permanence and timing.** Site is a saved UDP housing allocation which is vacant and previously developed with car wash business fronting Huddersfield Road in a sustainable location. 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.

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.

De-allocation of the site from housing would allow the site to come forward for alternative appropriate uses where they are in line with the provision set out in the Joint DPD. This however would not allow the delivery of the site as part of co-ordinated approach towards meeting the housing needs of the local community in line with the planning strategy set out in the Joint DPD.

Not developing the site could have a negative impact on local environmental quality in the short to medium term given the current poor condition of the vacant mill building, resulting in the continuation of a derelict site without the funding being available to improve it as an open space.

<table>
<thead>
<tr>
<th>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The options to develop the site score more positively than to protect the site, which has more ‘neutral’ and ‘positive / neutral’ scores.</td>
</tr>
<tr>
<td>Were the site to be developed, on balance, based on information to date officers believe the site may be most suitable for residential development or mixed use development due to the nature of the surrounding area, location and ability to contribute to borough’s housing / economic growth.</td>
</tr>
</tbody>
</table>
### Site Reference:
556

### Site Location:
Huddersfield Road/Dunkerley Street, Oldham

### Ward
WA

### District Partnership
East Oldham

### Site Area: (ha)
2.61

### Existing Land Use
Saved UDP Mixed-Use allocation – mostly in use for various employment purposes

### Options
Employment (E); Residential (R); Retain as Mixed-Use (no change) (M); Other – de-allocate, potentially allowing for any form of suitable development (O)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nature of land</strong></td>
<td>Previously developed land in urban area</td>
<td>++</td>
</tr>
<tr>
<td><strong>Flood Zone</strong></td>
<td>Flood Zone 1</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Is the site within 250 metres of a...</strong></td>
<td>SAC or SPA: No</td>
<td>++</td>
</tr>
<tr>
<td><strong>Flood Zone</strong></td>
<td>SSSI: No</td>
<td>++</td>
</tr>
<tr>
<td><strong>Is the site within 150 metres of a...</strong></td>
<td>SB I: No</td>
<td>++</td>
</tr>
<tr>
<td><strong>Is the site adjacent to a...</strong></td>
<td>LNR: No</td>
<td>++</td>
</tr>
<tr>
<td><strong>Scheduled Ancient Monument</strong></td>
<td>No</td>
<td>--</td>
</tr>
<tr>
<td><strong>Registered Park and Garden</strong></td>
<td>No</td>
<td>--</td>
</tr>
<tr>
<td><strong>Green Flag Park</strong></td>
<td>No</td>
<td>--</td>
</tr>
<tr>
<td><strong>Is the site allocated for waste in the joint GM Waste DPD</strong></td>
<td>No</td>
<td>+</td>
</tr>
<tr>
<td><strong>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</strong></td>
<td>Town Centre</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Is the site within a regeneration area?</strong></td>
<td>Former HMR Area (General)</td>
<td>++</td>
</tr>
<tr>
<td><strong>Public Transport Accessibility</strong></td>
<td>High Accessibility</td>
<td>++</td>
</tr>
<tr>
<td><strong>Is the site accessible to key services?</strong></td>
<td>Yes, the site is within 480m of two Employment Areas, a Health Related Facility, four Primary Schools, a Major Retail Centre (Hill Stores) and a Community Use.</td>
<td>++</td>
</tr>
<tr>
<td><strong>Is the site within a AQMA?</strong></td>
<td>Yes</td>
<td>?</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Is the site within the borough’s GI network?</td>
<td>No</td>
<td>E R M O</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>No, although the site includes various roads and footpaths as part of the existing highway network which run through the site providing access to the surrounding area.</td>
<td>E R M O</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++ ++ ++ ++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features? No</td>
<td>++ ++ ++ ++</td>
</tr>
<tr>
<td></td>
<td>Landscape features (including TPO’s)? No.</td>
<td>++ ++ ++ ++</td>
</tr>
<tr>
<td></td>
<td>Topographical constraints? No, however site is quite large so change in levels at various places, in particular site rises upwards at the corner of Taurus and Ryeburn Street.</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Medlock Mixed Valley</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No</td>
<td>-- -- -- --</td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>Yes, onsite, the Co-operative building fronting Huddersfield Road has Listed Building status.</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes</td>
<td>? ? ? ?</td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5</td>
<td>SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5 SO1, 2, 3 &amp; 5</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Representation received as part of the 2012 Call for Sites exercise suggesting that the site be developed for retail use as a local centre. Comments submitted to the 2009 SHLAA review supporting identification of the site for potential residential development. This shows</td>
<td></td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>----------</td>
<td>-------</td>
<td>----------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E</td>
</tr>
<tr>
<td>Effects of the site – its significance in terms of scale, permanence and timing.</td>
<td>Site is a saved UDP Mixed Use allocation. Developing the site for a mix of uses may contribute, over the lifetime of the Local Plan, to the delivery of the borough’s housing requirement, enhance the borough’s employment offer and contribute to the creation of sustainable communities. It is a large previously developed site within the urban area comprising a mix of vacant land and existing employment uses, however, and will be subject to multiple ownership making it very difficult to bring forward in a co-ordinated manner. Developing the site wholly 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. Large scale residential would however result in the re-location of a number of businesses although some may be appropriate depending upon the neighbouring uses. Developing the site wholly 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 and SEAS. De-allocation of the site from mixed-use would enable the site to be developed for other alternative uses that may be considered appropriate; however, it would not allow the delivery of the site as part of co-ordinated approach in line with the planning strategy set out in the Joint DPD.</td>
<td></td>
</tr>
<tr>
<td>Mitigation measures required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism,</td>
<td>The options to develop the site score equally. Were the site to be developed, on balance, based on information to date officers believe</td>
<td></td>
</tr>
<tr>
<td><strong>education, community uses</strong></td>
<td>the site may be most suitable for mixed-use development due to the nature of the surrounding area, location and ability to contribute to borough’s housing / economic growth. De-allocation of the site may also be appropriate given the multiple ownerships and complexities in bringing such a large area forward in a co-ordinated manner.</td>
<td></td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>Site Reference:</strong></td>
<td>867</td>
<td></td>
</tr>
<tr>
<td><strong>Site Location:</strong></td>
<td>Haven Lane South, Oldham</td>
<td></td>
</tr>
<tr>
<td><strong>Ward</strong></td>
<td><strong>District Partnership</strong></td>
<td>East Oldham</td>
</tr>
<tr>
<td><strong>Site Area: (ha)</strong></td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td><strong>Existing Land Use</strong></td>
<td>Open land</td>
<td></td>
</tr>
<tr>
<td><strong>Options</strong></td>
<td>Employment (E); Residential (R); Protection – as open land (no change) (P); Other – mixed use (O)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nature of land</strong></td>
<td>Greenfield land in urban area</td>
<td>E R P O</td>
</tr>
<tr>
<td><strong>Flood Zone</strong></td>
<td>Flood Zone 1</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td><strong>Is the site within 250 metres of a...</strong></td>
<td>SAC or SPA</td>
<td>+ + --/+ +</td>
</tr>
<tr>
<td><strong>SAC or SPA</strong></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>Is the site within 150 metres of a...</strong></td>
<td>SSSI</td>
<td>+ + --/+ +</td>
</tr>
<tr>
<td><strong>SSSI</strong></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>Is the site adjacent to a...</strong></td>
<td>Scheduled Ancient Monument</td>
<td>-- -- -- --</td>
</tr>
<tr>
<td><strong>Scheduled Ancient Monument</strong></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>Registered Park and Garden</strong></td>
<td>No</td>
<td>-- -- -- --</td>
</tr>
<tr>
<td><strong>Green Flag Park</strong></td>
<td>No</td>
<td>-- -- -- --</td>
</tr>
<tr>
<td><strong>Is the site allocated for waste in the joint GM Waste DPD</strong></td>
<td>No</td>
<td>+ + + +</td>
</tr>
<tr>
<td><strong>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</strong></td>
<td>Suburban</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td><strong>Is the site within a regeneration area?</strong></td>
<td>No</td>
<td>+ + + +</td>
</tr>
<tr>
<td><strong>Public Transport Accessibility</strong></td>
<td>High Accessibility</td>
<td>++ ++ N/A ++</td>
</tr>
<tr>
<td><strong>Is the site accessible to key services?</strong></td>
<td>Yes, the site is within 480m of a Health Related Facility, three Primary Schools and a Secondary School.</td>
<td>++ ++ N/A ++</td>
</tr>
<tr>
<td><strong>Is the site within a AQMA?</strong></td>
<td>No</td>
<td>? ? -- ?</td>
</tr>
<tr>
<td><strong>Is the site within the borough’s GI</strong></td>
<td>No</td>
<td>N/A N/A -- N/A</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>network?</td>
<td></td>
<td>E  R  P  O</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>Yes, there is a Public Right of Way adjacent to north east side of site.</td>
<td>N/A  N/A  --  N/A</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No, although site lies adjacent to the Green Belt.</td>
<td>++      ++  --   ++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features? Unknown</td>
<td>?  ?  ?  ?</td>
</tr>
<tr>
<td>Landscape features (including TPO's)?</td>
<td>No, but the site is a greenfield site with views of the Green Belt.</td>
<td>++  ++  --  ++</td>
</tr>
<tr>
<td>Topographical constraints?</td>
<td>Yes, the Haven Lane frontage is fairly flat but the area slopes up to Green Belt.</td>
<td>N/A  N/A  N/A  N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Wharmon Undulating Uplands</td>
<td>N/A  N/A  N/A  N/A</td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No</td>
<td>--  --  --  --</td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>No</td>
<td>--  --  --  --</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+  +  ?  +</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes</td>
<td>?  ?  ?  ?</td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 3, 4 &amp; 5</td>
<td>SO1, 2, 4 &amp; 5 SO1, 4 &amp; 5</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Representations were made through the 2012 Call for Sites exercise requesting that the land be developed for residential. Comments were also submitted as part of SHLAA Reviews in 2009 and 2010 supporting inclusion of the site for potential residential development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Representations were made through the 2008 Call for Sites exercise suggesting that the site be protected as open land. There were also representations suggesting that the site be developed for housing. This shows that there may be interest in developing the site.</td>
<td></td>
</tr>
</tbody>
</table>
### Effects of the site – its significance in terms of scale, permanence and timing.

**Mitigation measures required.**

The site is greenfield within the urban area and lies adjacent to the Green Belt. It has no significant landscape or ecological features, does not form part of the borough’s green infrastructure and lies in a sustainable location in Moorside.

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.

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.

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.

Irrespective of the type of development it would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings. On the other hand retaining the site as open land would protect the openness, biodiversity and landscape value (that it may have) of the site.

### Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)

The options to develop the site score more positively than to protect the site, which has more ‘neutral’ and ‘positive / neutral’ scores. This is irrespective of the type of development.

Were the site to be developed, on balance, based on information to date officers believe that the site may be most suitable for residential development given its sustainable location and potential to contribute to the borough’s housing growth and housing offer, recognising the need to consider and take account of any potential impacts on biodiversity, loss of open space and proximity to the Green Belt.
Site Reference: 1003  
Site Location: Cairo Mill, Greenacres Road, Lees, Oldham, OL4 3JA  
Ward: WA  
District Partnership: East Oldham  
Site Area: (ha): 1.92  
Existing Land Use: Mill in employment use  
Options: Employment (no change) (E); Residential (R); Other – mixed-use (O)  

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of land</td>
<td>Previously developed land in urban area</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1.</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a...</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a...</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+ + +</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Suburban</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td>+ + +</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of an Employment Area, a Local Shopping Parade and a Community Use.</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>E R O</td>
</tr>
<tr>
<td>Is the site within the borough's GI network?</td>
<td>Yes, a small section of the site is identified in Open Space Study as</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td></td>
<td>Natural and Semi-Natural open space.</td>
<td></td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or</td>
<td></td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>bridleways running through or along the</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>boundaries of the site?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features?</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td></td>
<td>Landscape features (including TPO’s)?</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td></td>
<td>Topographical constraints?</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Medlock Mixed Valley</td>
<td></td>
</tr>
<tr>
<td>Is the site within or adjacent to a</td>
<td>Conservation Area</td>
<td>-- -- --</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+ + +</td>
</tr>
<tr>
<td>Is the site likely to be affected by local</td>
<td>Coal Mining Development Referral Area: Yes</td>
<td>? ? ?</td>
</tr>
<tr>
<td>environmental quality and amenity issues</td>
<td>Coal Mining Standing Advice Area: Yes</td>
<td>SO1, 3 &amp;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 SO1, 2 &amp;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 &amp; 5</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>A representation made through the 2008 Call for Sites exercise suggesting that the site be developed for housing. It was also put forward as part of the 2010 SHLAA Review. This</td>
<td></td>
</tr>
</tbody>
</table>
### Criteria | Notes | SA Score
--- | --- | ---

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Effects of the site – its significance in terms of scale, permanence and timing.</strong>&lt;br&gt;<strong>Mitigation measures required.</strong></td>
<td>Site is previously developed land and in existing employment use located within the urban area adjacent to an area of OPOL and in a sustainable location. Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough’s economy. The site could be developed for other alternative uses where this is in line with Policy 14. &lt;br&gt;Developing the site for an alternative use (such as housing or mixed-use) would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough. It may also have a positive impact on the local environmental quality and amenity issues given that existing access goes past residential areas. &lt;br&gt;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. &lt;br&gt;If developed care would also need to be taken to protect the borough’s green infrastructure network and maintain the public rights of way running alongside the site although these are due to it’s proximity to the OPOL.</td>
<td>E R O</td>
</tr>
<tr>
<td>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism,</td>
<td>The options to develop the site score equally positive. &lt;br&gt;Were the site to be developed, on balance, based on information to date officers believe</td>
<td></td>
</tr>
<tr>
<td>education, community uses</td>
<td>that due to its location and neighbouring uses mixed-use development may be the most suitable. Residential development may be appropriate depending upon the future of the neighbouring sites and if they can be brought forward in a co-ordinated manner. Development is dependant upon site becoming available.</td>
<td></td>
</tr>
</tbody>
</table>
Site Reference: 1101
Site Location: Counthill School, Counthill Road, Higher Barrowhsaw
Ward: East Oldham
Site Area: (ha) 3.09
Existing Land Use: Former school site and ski slope, now cleared
Options: Employment (E); Residential (R); Protection – protect open land from developed (P); Other – education / community uses (no change) (O)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of land</td>
<td>Mixture of land types within the urban area</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a…</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a…</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a…</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Suburban</td>
<td>N/A N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td>+ + + +</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++ ++ N/A ++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of two Primary Schools.</td>
<td>? ? N/A ?</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>? ? -- ?</td>
</tr>
<tr>
<td>Is the site within the borough’s GI network?</td>
<td>Yes, the site is identified within the Open Space Study as Outdoor Sports Facilities.</td>
<td>N/A N/A ++ N/A</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features?</td>
<td>++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Landscape features (including TPO's)?</td>
<td>++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Topographical constraints?</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Wharnton Undulating Uplands</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No</td>
<td>--</td>
</tr>
<tr>
<td>Is the site within or adjacent to a Listed Building, including grounds</td>
<td>No</td>
<td>--</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Standing Advice Area: Yes</td>
<td>?</td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>SO1, 3 &amp; 5</td>
<td>SO1, 2 &amp; 5</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>Not aware of any comments received relating to the site as part of a Call for Sites exercise.</td>
<td>ALL</td>
</tr>
</tbody>
</table>

Effects of the site – its significance in terms of scale, permanence and timing.

Mitigation measures required.

Site is a former school site, now cleared, adjacent to the Green Belt that will become available upon its relocation as part of the BSF programme. The site also includes the former ski slope. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply, delivery of the borough’s housing requirement and regeneration, providing housing to meet the needs of the local community and attract new residents to the borough.
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 and SEAs.

Not developing the site could have a negative impact on local environmental quality in the short to medium term given that the site will become vacant, which may result in a decline of the condition of the land without the funding being available to improve it as an open space.

Maintaining or developing the site for other uses, community uses may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.

<table>
<thead>
<tr>
<th>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The options to develop the site scores more positively than to protect the site, which has more ‘neutral’ and ‘positive / neutral’ scores.</td>
</tr>
<tr>
<td>Were the site to be developed, on balance, based on information to date officers believe that the site may be most suitable for residential development due to the nature of the surrounding area, location and ability to contribute to borough’s housing growth.</td>
</tr>
<tr>
<td>Site Reference:</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>Site Location:</td>
</tr>
<tr>
<td>Ward</td>
</tr>
<tr>
<td>District Partnership</td>
</tr>
<tr>
<td>Site Area: (ha)</td>
</tr>
<tr>
<td>Existing Land Use</td>
</tr>
<tr>
<td>Options</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of land</td>
<td>Previously developed land in urban area</td>
<td>++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1. A very small part of the site falls within Flood Zones 2 and 3a.</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a...</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a...</td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a...</td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Suburban</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>No</td>
<td>+</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>High Accessibility</td>
<td>++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of an Employment Area, a Primary School, a Local Shopping Parade, a Post Office and a Community Use.</td>
<td>++</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>No</td>
<td>?</td>
</tr>
<tr>
<td>Is the site within the borough’s GI</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>network?</td>
<td></td>
<td>E</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>Yes</td>
<td>O</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes, there is a stream / brook, recreational route and trees run along the eastern boundary.</td>
<td></td>
</tr>
<tr>
<td>Landscape features (including TPO's)?</td>
<td>Yes, there is a stream / brook, recreational route and trees run along the eastern boundary.</td>
<td></td>
</tr>
<tr>
<td>Topographical constraints?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Medlock Mixed Valley</td>
<td></td>
</tr>
<tr>
<td>Is the site within or adjacent to a Conservation Area</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Listed Building, including grounds</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td></td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Standing Advice Area: Yes</td>
<td></td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>A representation was made through the 2008 Call for Sites exercise suggesting that the site be developed for housing. The site was also put forward as part of the 2010 SHLAA Review for potential development. This shows that there may be interest in developing the site.</td>
<td></td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Effects of the site – its significance in terms of scale, permanence and timing.**

Site is previously developed land and in existing employment use located within the urban area adjacent to an area of OPOL and in a sustainable location. Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough’s economy. The site could

**Mitigation measures required.**

be developed for other alternative uses where this is in line with Policy 14.

Developing the site for an alternative use (such as housing or mixed-use) would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough’s housing land supply and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough. It may also have a positive impact on the local environmental quality and amenity issues given that existing access goes past residential areas.

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.

If developed care would also need to be taken to protect the borough’s green infrastructure network and maintain the public rights of way running alongside the site although these are due to it’s proximity to the OPOL.

A very small part of the site falls within Flood Zone 2 and 3a with the majority of the site falling within Flood Zone 1. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.

<table>
<thead>
<tr>
<th>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</th>
<th>The options to develop the site score equally.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Were the site to be developed, on balance, given its location and neighbouring uses mixed-use development may be the most suitable. Residential development may be appropriate depending upon the future of the neighbouring sites and if they can be brought forward in a co-ordinated manner. Development dependant upon site becoming available.</td>
<td></td>
</tr>
<tr>
<td>Site Reference:</td>
<td>1528</td>
</tr>
<tr>
<td>----------------</td>
<td>------</td>
</tr>
<tr>
<td>Site Location:</td>
<td>Hill Stores Centre</td>
</tr>
<tr>
<td>Ward</td>
<td>WA</td>
</tr>
<tr>
<td>Site Area: (ha)</td>
<td>6.65</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Centre Uses</td>
</tr>
<tr>
<td>Options</td>
<td>Centre uses – retail and other centre uses (no change) (C); Other – Amend the boundary so that part of the site can be developed for other uses (O) Frontages – Increase the Primary Shopping Frontages in the centre (F)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
<th>SA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>O</td>
<td>F</td>
</tr>
<tr>
<td>Nature of land</td>
<td>Previously developed land that is Hill Stores Centre</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Flood Zone 1</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within 250 metres of a…</td>
<td>SAC or SPA</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>SSSI</td>
<td>No</td>
</tr>
<tr>
<td>Is the site within 150 metres of a…</td>
<td>SB I</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>LNR</td>
<td>No</td>
</tr>
<tr>
<td>Is the site adjacent to a…</td>
<td>Scheduled Ancient Monument</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Green Flag Park</td>
<td>No</td>
</tr>
<tr>
<td>Is the site allocated for waste in the joint GM Waste DPD</td>
<td>No</td>
<td>+ + +</td>
</tr>
<tr>
<td>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</td>
<td>Centre</td>
<td>N/A N/A N/A</td>
</tr>
<tr>
<td>Is the site within a regeneration area?</td>
<td>Former HMR Area (General)</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Public Transport Accessibility</td>
<td>Very High Accessibility</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Is the site accessible to key services?</td>
<td>Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre and a Local Shopping</td>
<td>++ ++ ++</td>
</tr>
<tr>
<td>Criteria</td>
<td>Notes</td>
<td>SA Score</td>
</tr>
<tr>
<td>----------</td>
<td>-------</td>
<td>----------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Is the site within a AQMA?</td>
<td>Yes</td>
<td>?</td>
</tr>
<tr>
<td>Is the site within the borough’s GI network?</td>
<td>Yes, part of the site is identified within the Open Space Study as Outdoor Sports Facilities.</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site on OPOL?</td>
<td>No</td>
<td>++</td>
</tr>
<tr>
<td>Are there any...</td>
<td>Ecological features?</td>
<td>Yes, there is potential for habitats within vacant / old buildings.</td>
</tr>
<tr>
<td></td>
<td>Landscape features (including TPO's)?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Topographical constraints?</td>
<td>No</td>
</tr>
<tr>
<td>Landscape Character Area</td>
<td>Beal defined valleys</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within or adjacent to a</td>
<td>Conservation Area</td>
<td>Yes, Hill Stores Conservation Area.</td>
</tr>
<tr>
<td></td>
<td>Listed Building, including grounds</td>
<td>Yes, onsite is Listed Building ref. 227 Oldham Equitable Co-op Buildings.</td>
</tr>
<tr>
<td>Is the site affected by mineral resources</td>
<td>Surface Mining Coal Resource Area: Yes</td>
<td>+</td>
</tr>
<tr>
<td>Is the site likely to be affected by local environmental quality and amenity issues</td>
<td>Coal Mining Development Referral Area: Yes</td>
<td>?</td>
</tr>
<tr>
<td>Coal Mining Standing Advice Area: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Links to Local Plan Objectives</td>
<td>ALL</td>
<td>ALL</td>
</tr>
<tr>
<td>Comments received during Call for Sites</td>
<td>A representation was made through the 2012 Call for Sites exercise suggesting that the site should be developed for retail uses as a local centre.</td>
<td></td>
</tr>
</tbody>
</table>

**Effects of the site – its significance in** The site is Hill Stores Centre. The main focus for commercial activity is the large superstore and
| terms of scale, permanence and timing. | associated retail parade and the precinct along Huddersfield road. The site has undergone some recent redevelopment with the extension to the superstore and new associated retail parade. The main retail units are well established. Retaining the boundary of the centre will help maintain the vitality and viability of Hill Stores Centre, ensuring the site is the main focus in the area for major retail and leisure development.  

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.  

Extending the Primary Shopping Frontages may help to protect the retail function of Hill Stores Centre and prevent the main retail offer in the centre from becoming fragmented. |
| Mitigation measures required. | The options for the site score equally.  

On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary of Hill Stores Centre and it is most appropriate to remain as is shown on the adopted Proposals Map (April 2013). This is due to the site’s designation as a ‘centre’, its sustainable location and the compatible nature of the surrounding uses and ability to contribute to borough’s housing / economic growth. If appropriate the council may look at extending the Primary Shopping Frontages, the need for this will be assessed. |
| Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses) |