

**Oldham**

**Local**

**Plan**

**'Options Report'  
Appendix 9 of the Sustainability  
Appraisal Report - Saddleworth  
West and Lees**

Site Allocations Development Plan Document

**December 2013**



**Oldham**  
Council

<b>Site Reference:</b>	74		
<b>Site Location:</b>	Springhead Quarry, Cooper Street, Lees		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Site Area: (ha)</b>	2.34		
<b>Existing Land Use</b>	Former quarry		
<b>Options</b>	Employment (E); Residential (R); Protection – as current state (no change) (P); Other – inclusion in OPOL (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as an area of Natural and Semi-Natural open space.	N/A	N/A	++	++
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there is a public footpath from Cooper Street to the quarry entrance and then along the eastern boundary up to the OPOL. Private road / no access signs into quarry itself.	N/A	N/A	++	++
<b>Is the site on OPOL?</b>		Yes, a small section of the site lies within OPOL 13, Stonebreaks.	X	X	--	--
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there are likely to be ecological features associated with the former quarry and also the neighbouring OPOL (site along with the OPOL forms part of a green corridor and link)	?	?	++	++
	<b>Landscape features (including TPO's)?</b>	Yes, the quarry itself. There are TPO's adjacent to but not within the site.	?	?	++	++
	<b>Topographical constraints?</b>	Yes, there is a large flat plateau which has steep sides up to the OPOL which is significantly higher.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharnton Undulating Uplands	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to 2 no. Listed Buildings: no. 101 Stoneleigh House and no. 99 Highfield House.	+	+	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	?
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1,2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>		Site has been put forward in the 2008 and 2012 Call for Sites exercise and as part of the SHLAA for residential development. This shows that there may be interest in developing the site. Representations were also made during the 2012 Call for Sites exercise suggesting that the whole of the disused quarry site should be included in OPOL 13.				

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Site is a former quarry, and therefore previously developed land, within the urban area. It lies adjacent to an area of other OPOL and falls within a wider green corridor and link. Developing the site would involve the re-use of a former quarry site and the permanent loss of green infrastructure / open space in the long term within the borough.</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 and SEA’s.</p> <p>Not developing the site or adding it to the neighbouring OPOL designation would protect the existing green infrastructure and potential biodiversity. Nevertheless it is a previously developed site and protecting it from development may necessitate the release of greenfield sites elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The protection of the site or inclusion of it in OPOL scores more significantly positive although they also score a greater number of unknowns and neutral. The development options score more positives however they also score a potentially negative given that a small part of the site falls within the OPOL.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the flat part of the site may be most suitable for residential development, due to the neighbouring uses, location, access and topographical constraints and the potential for the site to contribute to the borough’s housing growth.</p>

<b>Site Reference:</b>	291		
<b>Site Location:</b>	Land at Knowls Lane		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Site Area: (ha)</b>	5.80		
<b>Existing Land Use</b>	Saved UDP Housing allocation that is open land		
<b>Options</b>	Employment (E); Retain as residential (no change) (R); Protection – as open land (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Greenfield site in urban area	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1. Very small part of the site falls within Flood Zone 2.	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility. Nearly half of the site has medium accessibility.	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, two Primary Schools, two Major Retail Centres (Lees Centre and a small supermarket), Post Office and Community Use (library).	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		No	?	?	--	?
<b>Is the site within the borough's GI network?</b>		No, although the site is adjacent to OPOL (OPOL 12), Green Belt, Green Corridor and Link, Open Space, Recreational Route and Wood Brook.	N/A	N/A	--	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there are various footpaths running through the site providing access to Thornley Brook.	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, the site is a large site comprising grazing land, small valleys, trees and shrubs.	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, the undulating land, forms part of the wider Thornley Brook valley area and opens up to the Green Belt. Stone walls present along the Knowls Lane boundary.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, the site consists of undulating land with small valleys sloping down towards Thornley Brook.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharmton Undulating Uplands	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to listed building ref. no. 246 Knowls Lane Farmhouse and ref. no. 247 Manor House, Manor Farmhouse & Cottage.	+	+	--	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			ALL	SO1, 2, 4 & 5	SO1, 2, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Individual representations were submitted to the 2012 Call for Sites exercise (1) and the 2008 Call for Sites exercise (2) requesting that the site be developed, preferably for housing.				

Criteria	Notes	SA Score			
		E	R	P	O
	<p>Comments were submitted to the 2012 Call for Sites exercise by Saddleworth Parish Council and the Saddleworth and Lees District Partnership requesting that saved housing allocation H1.2.10 be re-designated as OPOL.</p> <p>Comments were submitted to the 2008 Call for Sites exercise by Saddleworth and Lees Community Council requesting that housing allocation H1.2.10 remains undeveloped and taken into the Green Belt.</p> <p>Comments on the SHLAA have also been received requesting that the site be brought forward for development earlier than phased.</p>				
<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Site is a saved UDP housing allocation which is a large greenfield site that lies between an area of OPOL and the Green Belt on the outskirts of Lees. 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 (see below).</p> <p>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. Retaining the site as open land would protect the openness, biodiversity and landscape value of the site. Neither of these options however would however, allow the delivery of the site as part of co-ordinated approach towards meeting the housing needs of the local community in line with the planning strategy set out in the Joint DPD.</p>				

	<p>Access to the site is constrained and given its size delivery of the site would depend upon completion of the Lees New Road extension. Depending upon the nature and scale of the preferred use a transport assessment and/or travel plan may also be required as part of any mitigation measures.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site (whether it is for employment, residential or another appropriate use) score more positively than that to protect the site, which has more neutral and positive scores. Residential development scores more uncertainties than the other development options reflecting the sites access to key services.</p> <p>Were the site to be developed, on balance, based on information to date officers felt that the site may be most suitable for residential development despite access to key services, due to the residential nature of the surrounding area and ability to contribute to the borough's housing growth and regeneration.</p>



<b>Site Reference:</b>	886		
<b>Site Location:</b>	Stonebreaks, Springhead		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Site Area: (ha)</b>	7.96		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed for housing (O) Increase – Amend the boundary so that the quarry is included within the OPOL (I)		

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

Criteria		Notes	SA Score		
			P	O	I
<b>Is the site within a AQMA?</b>		No	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, there are Green Corridors and Links around whole of the site and parts of the site are identified in the Open Space Study as Natural and Semi-Natural open space and also includes an area of outdoor sports facilities. The site lies adjacent to the Green Belt.	++	N/A	++
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there are footpaths within the site.	++	N/A	++
<b>Is the site on OPOL?</b>		Yes, OPOL 13, Stonebreaks.	++	X	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there are solitary minor bees on footpaths through the site.	++	?	++
	<b>Landscape features (including TPO's)?</b>	Yes, there are scrub and heathland near to the disused quarries. Some sparse woodland on the edges of the site.	++	?	++
	<b>Topographical constraints?</b>	Yes, the site slopes steeply up from Cooper Street and track on Stonebreaks Road to where it forms a plateau in the northern section of the site, with areas of marsh land. Land on southern section adjacent to Stonebreaks Road track is more level although it is still sloping.	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharmton Undulating Uplands	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	Yes, there is a slight overlap with Stone Breaks Conservation Area.	--	+	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to the following listed buildings: ref.420 The nook, ref.422 No. 15 Stonebreaks Road, Ref. 419 7&9 Stonebreaks Road, ref. 99 Highfield House, Ref. 101 Stoneleigh, ref. 317 Nos. 207&207a Oldham Road.	--	+	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	?	+	?
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes	?	?	?
<b>Links to Local Plan Objectives</b>			SO, 4 & 5	SO1, 2, 4	SO1, 4 & 5

Criteria	Notes	SA Score		
		P	O	I
			& 5	
<b>Comments received during Call for Sites</b>	<p>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 these areas maintained. They noted that OPOL 13 is another valuable recreational area and open green space in an otherwise densely developed area. They stated that it is also an important element in the setting of the Stonebreaks Conservation Area and provides an important link between the Linear Park and the open countryside above. They also stated that the disused Stonebreaks Quarry forms part of the open space of which OPOL 13 forms a part. It should be included in OPOL 13 as should the area of undeveloped land adjoining Knowsley School.</p> <p>A representation was also made suggesting that the OPOL site along with the disused Springhead Quarry should be developed for housing. This shows that there maybe interest in developing the site.</p>			
<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>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 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; the provision of links between urban areas, countryside and other green corridors; opportunities for informal recreation; and the provision for wildlife habitats.</p> <p>Developing part of the site would also mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD.</p> <p>However, 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>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p> <p>Extending the boundary of the OPOL to include the quarry and the playing fields would afford protection to those areas and may help to preserve the distinctiveness of the area.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to 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 OPOL as shown on the adopted Proposals Map (April 2013). This is due to topographical constraints and the site providing an area of open land for recreational purposes. The option to include the quarry in the OPOL may also be considered appropriate.</p>

<b>Site Reference:</b>	887		
<b>Site Location:</b>	Thornley Brook East, Lees		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Site Area: (ha)</b>	16.87		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed for housing (O) Increase – Amend the boundary so that the land at Knowls Lane (H1.2.10) to the north of the site is included within the OPOL (I)		

Criteria		Notes	SA Score		
			P	O	I
<b>Nature of land</b>		Greenfield in urban area	+	+	+
<b>Flood Zone</b>		Flood Zones 1. Also within Flood Zones 2, 3a and 3b.	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	--/+	+	--/+
	<b>SSSI</b>	No	--/+	+	--/+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	--/+	+	--/+
	<b>LNR</b>	No	--/+	+	--/+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility. A large site that on the whole has high accessibility	N/A	++	N/A

Criteria		Notes	SA Score		
			P	O	I
		but part has medium accessibility and part has no accessibility.			
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Primary School, two Post Offices and a Community Use (Lees Library).	N/A	++	N/A
<b>Is the site within a AQMA?</b>		No	--	?	--
<b>Is the site within the borough's GI network?</b>		Yes, site contains Green Corridors and Links and is identified in the Open Space Study as including areas of amenity greenspace as well as natural and semi-natural open space. Wood brook runs through the site as does Oldham Lees Recreational route. The site is above the Green Belt.	++	N/A	++
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there are various footpaths crossing the site.	++	N/A	++
<b>Is the site on OPOL?</b>		Yes, OPOL 12, Thornley Brook East.	++	X	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, a brook runs through the site, and there are marshy areas and woodland. Ecology Screening has identified the site as likely to have some level of ecological constraint.	++	?	++
	<b>Landscape features (including TPO's)?</b>	Yes, there is mature woodland, brook, valley and stone walls.	++	?	++
	<b>Topographical constraints?</b>	Yes, site is an undulating river valley that slopes down from the urban area to the north and rises up to the open land in the south.	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharmton Undulating Uplands	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--
	<b>Listed Building, including grounds</b>	Yes, there are Listed Buildings adjacent to the south of the site: ref. 449 1-7 Flash Cottages, Ref. 246 Knowls Lane Farm, ref. 247 Manor Farmhouse, Manor House and Cottages.	--	+	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	?	+	?
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?

Criteria	Notes	SA Score		
		P	O	I
<b>Links to Local Plan Objectives</b>		SO1, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>	<p>Representations were made through the 2008 and 2012 Call for Sites exercises suggesting that land at Thorley Brook be protected as OPOL. 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 these areas maintained. They noted that OPOL 12 is a valuable open space, a greenfield site made up of agricultural land and is crossed by a right of way which is widely used as an area of quiet enjoyment for residents in the heavily developed areas of Springhead nearby.</p> <p>Representations have also been made in relation to the 2008 and 2012 Call for Sites exercises and SHLAA consultations requesting the site and the part of the site that adjoins Thornley Lane, Grotton, (which falls within OPOL 12) be identified for residential development. This shows that there may be interest in developing the site.</p>			
<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Developing 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 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; the separation of built up areas; the provision of links between urban areas, countryside and other green corridors; opportunities for informal recreation; provision for wildlife habitats; and the contribution to diversity of plant and animal species.</p> <p>Developing the site would also mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD.</p> <p>However, developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's</p>			

	<p>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 and giving good habitat mosaic.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p> <p>Extending the boundary of the OPOL to include the land at Knowls Lane would afford protection to those areas and may help to preserve the distinctiveness of the area.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to 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 OPOL as shown on the adopted Proposals Map (April 2013). This is due to the site's attributes as an undulating valley with areas of managed woodland and recreational routes that provides access to the Green Belt and countryside beyond. Nevertheless the indicative line for the proposed Lees New Road extension, shown on the Proposals Map, goes across part of the site to facilitate delivery of saved UDP housing allocation H1.2.10 Knowls Lane. Regarding the option to include H1.2.10 Knowls Lane in the OPOL, this site has been assessed on its own merits (please see site reference 291).</p>



<b>Site Reference:</b>	1332		
<b>Site Location:</b>	Majestic Mill, Greenacres Road, Lees, Oldham, OL4 3JA		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Site Area: (ha)</b>	1.07		
<b>Existing Land Use</b>	Mill in use for employment		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – mixed-use (O)		

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

Criteria		Notes	SA Score		
			E	R	O
<b>Is the site within a AQMA?</b>		No	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, the site falls within the rivers category of the borough's Green Infrastructure.	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes	N/A	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	No, although stream / brook, recreational route and trees run along the eastern boundary.	++	++	++
	<b>Landscape features (including TPO's)?</b>	No, see above.	++	++	++
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharmton Undulating Uplands	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3 & 5	SO1, 2 & 5	SO1, 2, 3 & 5
<b>Comments received during Call for Sites</b>		A representation was made as part of the 2008 Call for Sites exercise requesting that the land and buildings known as Orme Mill, Majestic Mill and Cairo Mill, Greenacres Road, Lees be developed for housing. Majestic Mill has also put forward for residential development as part of the 2010 SHLAA Review. This shows that there may be interest in developing the site.			

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Site is an existing employment site. 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.</p> <p>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.</p> <p>If developed for residential it has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough. It may also have a positive impact on the local environmental quality and amenity issues given that the site is accessed through a residential area and given the nature of the existing use.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>The site falls within Flood Zone 1 with large parts within Flood Zone 3a and part within Flood Zone 2 and 3b. Any development would therefore need to meet the requirements of Policy 19 and appropriate mitigation measures may be required.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site is suitable for its current use of employment. However, were the employment uses that neighbour the site also considered for redevelopment than mixed-use development may be considered the most appropriate use; however the mill is currently in active employment use.</p>

<b>Site Reference:</b>	1522		
<b>Site Location:</b>	Lees Centre		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Existing Land Use</b>	Centre uses		
<b>Site Area: (ha)</b>	2.25		
<b>Options</b>	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)		

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

Criteria		Notes	SA Score		
			C	O	F
		Centre, a Local Shopping Parade, a Post Office and a Community Use.			
<b>Is the site within a AQMA?</b>		No	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, there are two parts of the site that are identified in the Open Space Study as Civic Spaces.	?	?	?
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	?	?	?
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	++
	<b>Landscape features (including TPO's)?</b>	No	++	++	++
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A
<b>Landscape Character Area</b>		Wharmton Undulating Uplands	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	Yes, the site is adjacent to Lees Conservation Area.	+	+	+
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Building ref. 373a Hey Lane Mill.	+	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?
<b>Links to Local Plan Objectives</b>			ALL	ALL	SO1, 3, 4 & 5
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		The site is Lees Centre. The main commercial activity is focused on the High Street and St Thomas Parade. There is a supermarket located adjacent to the north south boundary. Retaining			

<p><b>Mitigation measures required.</b></p>	<p>the boundary of the centre will help maintain the vitality and viability of Lees 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>Extending the Primary Shopping Frontages may help to protect the retail function of Lees Centre and prevent the main retail offer in the centre from becoming fragmented.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options 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 Lees 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.</p>

<b>Site Reference:</b>	1558		
<b>Site Location:</b>	Birks Quarry, Birks Avenue, Lees		
<b>Ward</b>	<b>SW&amp;L</b>	<b>District Partnership</b>	Saddleworth & Lees
<b>Existing Land Use</b>	Former quarry		
<b>Site Area: (ha)</b>	3.85		
<b>Options</b>	Employment (E); Residential (R); Protection – as current state (no change) (P); Other – mixed use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Mostly previously developed land in the Green Belt, however the site may include some elements of greenfield.	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility	++	++	N/A	++
<b>Is the site accessible to key services?</b>		No	?	?	N/A	?
<b>Is the site within a AQMA?</b>		No	?	?	--	?
<b>Is the site within the borough's GI</b>		No	N/A	N/A	++	N/A

Criteria		Notes	SA Score			
			E	R	P	O
network?						
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a Public Right of Way runs through site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes	?	?	?	?
	Landscape features (including TPO's)?	Yes, there are mature trees around the boundary of the site.	?	?	++	?
	Topographical constraints?	Yes, unable to access site however there are likely to be topographical constraints due to the previous use.	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	?	?	?	?
	Listed Building, including grounds	No	?	?	?	?
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes Minerals Safeguarding Area for Sandstone: Yes Minerals Safeguarding Area for Brick Clay: Yes Minerals Safeguarding Area for Coal: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes	?	?	?	?
Links to Local Plan Objectives			SO1 & SO3	SO1 & SO2	SO1 & SO4	ALL
Comments received during Call for Sites		A representation was made through the 2012 Call for Sites exercise suggesting that the site be developed for housing with associated open space. This shows that there may be interest in developing the site.				



<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The majority of the site is a former quarry, and therefore previously developed, with small areas of greenfield land, within the Green Belt. Developing the site would involve the re-use of the former quarry site. As the site is within the Green Belt, areas of Greenfield land should be protected, unless it can be demonstrated that there are exceptional circumstances which would merit development (as set out in NPPF).</p> <p>Developing the previously developed parts 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. It may also have a positive impact on the local environmental quality and amenity issues given that access is past a residential area.</p> <p>Developing the previously developed parts of the site for employment or a mix of uses including, commercial, leisure or community uses, would in the short to medium term provide jobs for the local construction industry, and in the long term create jobs within the borough and / or improve community facilities. However, the proximity of the site to existing housing and Green Belt location may mean that this sort of use is not suitable.</p> <p>The site being a former quarry, falls within a Minerals Safeguarding Area for Sandstone, Brick Clay and Coal and a surface mining coal resource area therefore developers would be encouraged to consider prior extraction.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to protect the site score more 'significantly positive' scores than the option to develop, however the option to develop the site scores more positively overall.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the previously developed majority of the site may be most suitable for residential development, due to the neighbouring uses, location, access and topographical constraints and the potential for the site to contribute to the borough's housing growth. The small greenfield parts of the site may not be suitable for development, due to their location in the Green Belt. These parts may be able to be improved for use as functional public open space within any development.</p>