

Oldham

Local Plan

**Local Plan Review: Draft Local Plan Integrated
Assessment Appendix 17: IA of Site
Allocations - Central**

December 2023



Oldham
Council

Oldham Site Allocations IA

Site name / ref: HLA2856 Former Territorial Army Centre, Rifle Street	Potential use: Residential	Area: 0.4ha	Indicative capacity: 30 homes	Density (as proposed in policy H3):	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	--	Two nearby buildings are on the proposed list for Local listing. As such, development of the site will have to ensure appropriate mitigation in line with Local Plan policies. Overall, there are limited heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, policy JP—S5 'Flood Risk and the Water Environment' and policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A

Site name / ref: HLA2856 Former Territorial Army Centre, Rifle Street	Potential use: Residential	Area: 0.4ha	Indicative capacity: 30 homes	Density (as proposed in policy H3):	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1 , 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land (vacant building) in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	--	Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 emissions.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>	--	Site does not appear to be in close proximity to any uses that would cause amenity harm.	Any mitigation required would be flagged up through the development management process at Planning application stage.

Site name / ref: HLA2856 Former Territorial Army Centre, Rifle Street	Potential use: Residential	Area: 0.4ha	Indicative capacity: 30 homes	Density (as proposed in policy H3):	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	<p>Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++</p> <p>Major development with high accessibility = +</p> <p>Major development with medium accessibility = X</p> <p>Major development with low (or not achieving low accessibility) accessibility: = XX</p>	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham King Street Metrolink stop.	N/A
1 and 16	Footpaths	<p>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</p> <p>Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ?</p> <p>No. Development unlikely to impact on public footpaths, cycleways or bridleway = --</p>	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	<p>Site acceptable in principle (subject to transport assessment / site layout etc) = +</p> <p>Some highways concerns which can be mitigated = ?</p> <p>Highways concerns and unlikely to be mitigated = X</p>	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	<p>Potential positive impact on highway network = +</p> <p>No impact on highway network = --</p> <p>Potential adverse impact on highway network = X</p> <p>Unknown = ?</p>	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	<p>Is the site accessible to other key services:</p> <p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p>	+++	<p>Site is major development with access to several key services and facilities (including education and health facility) within 800m.</p> <p>In addition, the site is within 400m of Oldham Town Centre where there are a</p>	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site name / ref: HLA2856 Former Territorial Army Centre, Rifle Street	Potential use: Residential	Area: 0.4ha	Indicative capacity: 30 homes	Density (as proposed in policy H3):	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>		range of services and facilities.	
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = +</p> <p>Outside of BEA / SEA / mixed use site or centre = X</p>	N/A	N/A	N/A

Site name / ref: HLA2856 Former Territorial Army Centre, Rifle Street	Potential use: Residential	Area: 0.4ha	Indicative capacity: 30 homes	Density (as proposed in policy H3):	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		For housing sites: N/A			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing site where employment is still in active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A	N/A
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre / within 400m of centre = + Housing site outside of centre / not within 400m of centre: --	+	Site is within 400m of Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area.

No negative scores were given.

Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site name / ref: SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site)	Potential use: Mixed-use/ Commercial/ Residential	Area: 0.98ha	Indicative capacity: 300 homes / unknown mixed-use element (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site within 250m of listed building, however, overall there are limited heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP—S5 'Flood Risk and the Water Environment' and policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A

Site name / ref: SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site)	Potential use: Mixed-use/ Commercial/ Residential	Area: 0.98ha	Indicative capacity: 300 homes / unknown mixed-use element (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1 , 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land (vacant building) in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	?	Site is adjacent to SRN and road where NO2 levels exceed the legal limit.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>	?	Site is adjacent to Mumps Metrolink stop which could cause noise/ amenity issues that would need to be mitigated.	Any mitigation required would be flagged up through the development management process at Planning application stage.
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	<p>Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++</p> <p>Major development with high accessibility = +</p>	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent	N/A

Site name / ref: SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site)	Potential use: Mixed-use/ Commercial/ Residential	Area: 0.98ha	Indicative capacity: 300 homes / unknown mixed-use element (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX		service and is adjacent to Mumps Metrolink stop.	
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = +	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including education and health facility) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site name / ref: SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site)	Potential use: Mixed-use/ Commercial/ Residential	Area: 0.98ha	Indicative capacity: 300 homes / unknown mixed-use element (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>			
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = +</p> <p>Outside of BEA / SEA / mixed use site or centre = X</p> <p>For housing sites: N/A</p>	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	<p>For employment / mixed use / housing site where employment is still in active / recent use:</p> <p>1ha + = ++</p>	?	Site is within Oldham Town Centre and has the potential to provide mixed use development, however	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.

Site name / ref: SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site)	Potential use: Mixed-use/ Commercial/ Residential	Area: 0.98ha	Indicative capacity: 300 homes / unknown mixed-use element (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX		the split of employment/ commercial and residential is not known at this stage.	
18	Proximity to deprived areas (Index of multiple deprivation score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre / within 400m of centre = + Housing site outside of centre/ not within 400m of centre: --	+	Site is within Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. The site also scores uncertain in terms of amenity due to being located adjacent to a Metrolink stop. It is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given. Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	<p>Does the site have ecological concerns?</p> <p>No / little concern = --</p> <p>Site will require ecological assessment = ?</p> <p>Site has ecological interest and will require a greater degree of ecological investigation = ?/x</p>	--	<p>No overriding ecological concerns.</p> <p>In addition, the site includes the Linear Park which will support ecology.</p> <p>However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.</p>	<p>The HRA addresses mitigation for any likely significant effects.</p> <p>In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.</p>
3 and 5	Landscape Character	<p>Development does not fall within a landscape character type (LCT): --</p> <p>Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?</p>	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	<p>Does the site have heritage concerns:</p> <p>No heritage concerns: +</p> <p>Some heritage concerns which can be mitigated: --</p> <p>Major heritage concerns – mitigation may be possible: ?</p> <p>Heritage concerns which cannot be mitigated: X</p>	--	<p>Site is within 250m of Oldham Town Centre Conservation Area and within 250m of a listed building.</p> <p>Development of the site should have consideration to this.</p> <p>Overall, it is considered that heritage concerns can be mitigated.</p>	<p>Policies HE1 to HE5 of the local plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.</p>
9 and 13	Flood Risk	<p>Site passes the Sequential Test: +</p> <p>Site does not pass the Sequential Test and so Exception Test is required - ?</p> <p>Site does not pass Sequential test and Exception Test is likely to be passed: --</p>	+	<p>Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.</p>	<p>See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP—S5 'Flood Risk and the Water Environment' and Policy CC3 of the local plan provides the policy framework for managing flood risk.</p>

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A			
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = X	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --	--	Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2. The site is partially within an AQMA.	Development will need to come forward in line with PfE Policy JP-S6 'Clean Air' and Policy LE3 'Air Quality' of the local plan.
15	Local environmental quality	Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility	--	Site not likely to be affected by or cause local environmental quality or amenity issues.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		(a distance of 20 metres will be applied where possible) No: -- Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham King Street and Oldham Central Metrolink stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location	Detailed design required.

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
				and as such no parking provision will be necessary.	
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = --	+	The site includes a land which will become the Linear Park which will support this objective, providing high-quality open space.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ? For employment sites = N/A		Any further open space provision should be delivered in line with local planning policy.	
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = -- Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ? For employment sites = N/A	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = + Outside of BEA / SEA/ mixed use site or centre = X For housing sites: N/A	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	?	Site is within Oldham Town Centre and is currently in use and provides employment floorspace. It has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1	N/A

Site ref/ name: SHA1759/ SHA1998 / Tommyfield Market, Former Leisure Centre and Linear Park	Potential use: Mixed use/ residential/ commercial and Linear Park (Jubilee Park)	Area: 3.52ha	Indicative capacity: 180 homes/ mixed use element unknown.	Minimum Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	multiple deprivation score			The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within Oldham Town Centre and has the potential to provide mixed-use development. The site includes land which will become a Linear Park which will support this objective, providing high-quality open space for Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has no overriding ecological concerns. The site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. The site also scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage. The allocation includes land which will become the town centre Linear Park will significantly improve access to open space and support the wider vitality of the town centre.

No negative scores were given.

Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	The site has no overriding ecological concerns. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of Oldham Town Centre Conservation Area and within 250m of a listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the local plan and PfE Policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, policy JP—S5 'Flood Risk and the Water Environment' and Policy CC3 of the local plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	--	<p>Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.</p> <p>The site is adjacent to a main road and is also partially within an AQMA.</p>	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the local plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p>	?	Site is within town centre location with a mix of uses, although is adjacent to bus station which should be considered.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	<p>Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++</p> <p>Major development with high accessibility = +</p> <p>Major development with medium accessibility = X</p> <p>Major development with low (or not achieving low accessibility) accessibility: = XX</p>	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham King Street and Oldham Central Metrolink stop.	N/A
1 and 16	Footpaths	<p>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</p> <p>Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ?</p> <p>No. Development unlikely to impact on public footpaths, cycleways or bridleway = --</p>	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	<p>Site acceptable in principle (subject to transport assessment / site layout etc) = +</p> <p>Some highways concerns which can be mitigated = ?</p> <p>Highways concerns and unlikely to be mitigated = X</p>	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	<p>Potential positive impact on highway network = +</p> <p>No impact on highway network = --</p>	?	This assessment will be completed at a later stage	N/A

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Potential adverse impact on highway network = X Unknown = ?			
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = -- Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ? For employment sites = N/A	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = -- Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Unknown at current stage = ? For employment sites = N/A			
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = + Outside of BEA / SEA/ mixed use site or centre = X For housing sites: N/A	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	?	Site is within Oldham Town Centre and is currently in use and provides employment floorspace. It has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within Oldham Town Centre and has the potential to provide mixed-use development.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.

Site ref/ name: SHA2000 Civic Centre, West Street	Potential use: Mixed use/ residential/ commercial	Area: 2.17ha	Indicative capacity: 682 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has no overriding ecological concerns. The site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given.

Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of Oldham Town Centre Conservation Area and within 250m of a listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, policy JP-S5 'Flood Risk and the Water Environment' and policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	--	<p>Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.</p> <p>The site is adjacent to a main road and is also partially within an AQMA.</p>	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p>	?	Site is within town centre location with a mix of uses, although is adjacent to bus station which should be considered.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham King Street and Oldham Central Metrolink stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X	?	This assessment will be completed at a later stage	N/A

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Unknown = ?			
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	<p>Is the site accessible to other key services:</p> <p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		For employment sites = N/A			
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = + Outside of BEA / SEA/ mixed use site or centre = X For housing sites: N/A	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	?	Site is within Oldham Town Centre and is currently in use and provides some commercial floorspace. It has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within Oldham Town Centre and has the potential to provide mixed-use development.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.

Site ref/ name: SHA2001 Former Magistrates Court and Chambers	Potential use: Mixed use/ residential/ commercial	Area: 0.6ha	Indicative capacity: 225 homes / mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site name / ref: SHA2002 Bradshaw Street Car Park	Potential use: Mixed use / residential / commercial	Area: 1.32ha	Indicative capacity: 120 homes/ mixed use element unknown (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	--	Site is within 250m of Oldham Town Centre Conservation Area (on the boundary of) and within 250m of a listed building. On the boundary of the town centre conservation area. Any development should take into account views and vistas in and out of the Conservation Area and respect the character of the Conservation Area, in terms of scale, layout and appearance. Overall, it is considered that there are limited heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE Policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP—S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.

Site name / ref: SHA2002 Bradshaw Street Car Park	Potential use: Mixed use / residential / commercial	Area: 1.32ha	Indicative capacity: 120 homes/ mixed use element unknown (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = X	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --	--	Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible) No: -- Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X	?	Site is within town centre location with a mix of uses, including being close to night-time economy uses. However, it is considered that mitigation is possible.	Any mitigation required would be flagged up through the development management process at Planning application stage.

Site name / ref: SHA2002 Bradshaw Street Car Park	Potential use: Mixed use / residential / commercial	Area: 1.32ha	Indicative capacity: 120 homes/ mixed use element unknown (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham Central and Mumps Metrolink stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including education and health facility) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site name / ref: SHA2002 Bradshaw Street Car Park	Potential use: Mixed use / residential / commercial	Area: 1.32ha	Indicative capacity: 120 homes/ mixed use element unknown (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>			
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = +</p> <p>Outside of BEA / SEA/ mixed use site or centre = X</p> <p>For housing sites: N/A</p>	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	<p>For employment/ mixed use/ housing sites where employment is still active / recent use:</p> <p>1ha + = ++</p>	?	Site is within Oldham Town Centre and has the potential to provide mixed use development, however	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.

Site name / ref: SHA2002 Bradshaw Street Car Park	Potential use: Mixed use / residential / commercial	Area: 1.32ha	Indicative capacity: 120 homes/ mixed use element unknown (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX		the split of employment/ commercial and residential is not known at this stage.	
18	Proximity to deprived areas (Index of multiple deprivation score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre / not within 400m of centre: --	+	Site is within Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity/ noise due to being located close to night-time economy uses, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given. Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	?	No ecological constraints. May be worth inspecting the site for invasive non-native plant species. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	--	Some heritage concerns which can be mitigated as the site is next to a non-designated heritage asset.	Some heritage concerns which can be mitigated by sympathetic development. Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is in flood zone 1 and passes Sequential Test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, policy JP—S5 'Flood Risk and the Water Environment' and policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area = X</p>	++	Site is previously developed land in urban area	N/A
12	Low carbon energy	No score is given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = --</p> <p>Employment:</p> <p>locating B2/B8 within close proximity (20m) to existing residential areas: ?</p> <p>locating B2/B8 further than 20m from existing residential areas: --</p>	+	The site is not adjacent to a road that exceeds NO2 legal limit or is close to exceeding legal limit, therefore, the site scores neutral if it is to be developed for housing.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p>	?	Site scores an uncertain as the neighbouring uses seem to be commercial / industrial so there may be some amenity issues. Site is also adjacent to a Metrolink stop.	Any mitigation required would be flagged up through the development management process at Planning application stage.

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility due to its proximity to a frequent bus route and because it is within 800m of the Oldham Mumps tram stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths cycleways or bridleways running through or along the boundaries of the site.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition to the above, site is in a town centre sustainable and accessible location as such no parking provision necessary.	Detailed design needed. Need to explore wider improvements to deal with cumulative impacts.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	<p>Is the site accessible to other key services</p> <p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>	+++	If developed for housing the site would be a major site and has access to six types of key services including health and education within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage all housing sites would be expected to contribute to health facilities / open space in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage all housing sites would be expected to contribute to education facilities in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment / mixed use/ or housing sites where employment is still in active / recent use:	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Within Business Employment Area / Saddleworth Employment Area mixed use site or centre = +</p> <p>Outside of BEA / SEA / mixed use site or centre = X</p> <p>For housing sites: N/A</p>			
18 and 19	Net employment land gain / loss	<p>For employment / mixed use/ or housing sites where employment is still in active / recent use:</p> <p>1ha + = ++</p> <p>0.01ha to 0.99ha of land = +</p> <p>0 ha = --</p> <p>-0.1 ha to 0.99 + = X</p> <p>-1ha + = XX</p>	?	Site is within Oldham Town Centre and has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of multiple deprivation score)	<p>Red (scores 1 to 3 high deprivation): ++</p> <p>Amber (scores 4 to 6 medium deprivation): +</p> <p>Green (scores 7 to 10 low deprivation): --</p>	++	<p>IMD score = 1</p> <p>The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.</p>	N/A
20	Centres	<p>Housing / mixed use within centre / within 400m of centre = +</p> <p>Housing site outside of centre/ not within 400m of centre: --</p>	+	Site is within Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	<p>Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = +</p> <p>Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X</p> <p>Other uses = N/A</p>	N/A	At this stage if the site is developed for housing it is not known what the housing mix will be for housing sites. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	<p>providing for pitches = +</p> <p>0 pitches = --</p>	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development	Outside a Minerals Safeguarding Area = --	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.

Site ref / name: SHA2147 (1 and 2) Land at Mumps and Wallshaw Street	Potential Use: Mixed / Commercial / Residential	Area: 0.06ha	Indicative Capacity: 48 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	in a Minerals Safeguarding Area (MSA)	Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)			
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological interest, although it is noted that it may be worth inspecting the site for invasive non-native plant species.

The site has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible and sustainable location but also a deprived area so the site would assist with regeneration. The site has scored positive in relation to flood risk, not being located within a SPZ or a waste designation and due to it being broadly acceptable in principle in highways terms. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. The site also scored uncertain in terms of being adjacent to a Metrolink stop. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given.

Based on the IA and HRA assessment, the site does appear to be acceptable to progress, through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	<p>Does the site have ecological concerns?</p> <p>No / little concern = --</p> <p>Site will require ecological assessment = ?</p> <p>Site has ecological interest and will require a greater degree of ecological investigation = ?/x</p>	?	<p>Ideally the mature trees within the footprint of the development would be retained.</p> <p>However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.</p>	<p>The HRA addresses mitigation for any likely significant effects.</p> <p>In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.</p>
3 and 5	Landscape Character	<p>Development does not fall within a landscape character type (LCT): --</p> <p>Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?</p>	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	<p>Does the site have heritage concerns:</p> <p>No heritage concerns: +</p> <p>Some heritage concerns which can be mitigated: --</p> <p>Major heritage concerns – mitigation may be possible: ?</p> <p>Heritage concerns which cannot be mitigated: X</p>	--	Some heritage concerns as the site is adjacent to Grade II Listed library, Town Centre Conservation Area and the Cultural Quarter.	<p>Some heritage concerns which can be mitigated by sympathetic development.</p> <p>Policies HE1 to HE5 of the Local Plan and PfE Policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.</p>
9 and 13	Flood Risk	<p>Site passes the Sequential Test: +</p> <p>Site does not pass the Sequential Test and so Exception Test is required - ?</p> <p>Site does not pass Sequential test and Exception Test is likely to be passed: --</p> <p>Site has not passed Sequential Test and is unlikely to pass Exception Test: X</p> <p>Sequential Test not applicable: N/A</p>	+	<p>Site is in Flood Zone 1 and passes the Sequential Test.</p> <p>See Flood Risk Sequential Report for further details on flood risk.</p>	<p>See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP—S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.</p>
10	Water Quality	<p>The site falls outside of a Groundwater Source Protection Zone (SPZ) = +</p> <p>The site falls within a Groundwater Source Protection Zone = ?</p>	+	Site is not within SPZ.	N/A

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area = X</p>	++	Site is previously developed land in urban area	N/A
12	Low carbon energy	No score is given for this objective as all sites will be required to meet PfE policies.	--	Site lies within an area of the borough identified as a district heat network.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds Or is close to exceeding the legal limit for NO2 = --</p> <p>Employment:</p> <p>locating B2/B8 within close proximity (20m) to existing residential areas: ?</p> <p>locating B2/B8 further than 20m from existing residential areas: --</p>	<p>?</p> <p>--</p>	<p>The site is on a road that exceeds NO2 legal limit or is close to exceeding legal limit, therefore, the site scores an uncertain if it is to be developed for housing.</p> <p>If the site were to be developed for commercial / employment uses it scores neutral as site is not within 20m of any homes.</p>	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).	?	Site scores an uncertain if it is to be developed for housing as the	Any mitigation required would be flagged up through the development

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>		neighbouring uses seem to be commercial uses so there maybe amenity issues.	management process at Planning application stage.
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	<p>Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++</p> <p>Major development with high accessibility = +</p> <p>Major development with medium accessibility = X</p> <p>Major development with low (or not achieving low accessibility) accessibility: = XX</p>	++	Site is major development with very high accessibility due to its proximity to a frequent bus service and because it is within 800m of Oldham Mumps tram stop.	N/A
1 and 16	Footpaths	<p>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</p> <p>Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ?</p> <p>No. Development unlikely to impact on public footpaths, cycleways or bridleway = --</p>	?	Site has several Public Rights of Way which may be impacted.	Design of the site to retain Public Rights of Way as part of any development.

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 15 and 16	Highways	<p>Site acceptable in principle (subject to transport assessment / site layout etc) = +</p> <p>Some highways concerns which can be mitigated = ?</p> <p>Highways concerns and unlikely to be mitigated = X</p>	+	Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition to the above, site is in a town centre sustainable and accessible location as such no parking provision necessary.	Detailed design needed. Need to explore wider improvements to deal with cumulative impacts.
14, 15 and 16	Impact on strategic highway network	<p>Potential positive impact on highway network = +</p> <p>No impact on highway network = --</p> <p>Potential adverse impact on highway network = X</p> <p>Unknown = ?</p>	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	<p>Is the site accessible to other key services</p> <p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>	+++	Site is major and has access to five types of key services including health and education within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage all housing sites would be expected to contribute to health facilities / open space in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage all housing sites would be expected to contribute to education facilities in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment / mixed use/ or housing sites where employment is still in active / recent use:</p> <p>Within Business Employment Area / Saddleworth Employment Area / mixed use site / centre = +</p> <p>Outside of BEA / SEA / mixed use site / centre = X</p> <p>For housing sites: N/A</p>	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	<p>For employment / mixed use/ or housing sites where employment is still in active / recent use:</p> <p>1ha + = ++</p> <p>0.01ha to 0.99ha of land = +</p> <p>0 ha = --</p> <p>-0.1 ha to 0.99 + = X</p> <p>-1ha + = XX</p>	?	Site is within Oldham Town Centre and has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of multiple deprivation score)	<p>Red (scores 1 to 3 high deprivation): ++</p> <p>Amber (scores 4 to 6 medium deprivation): +</p> <p>Green (scores 7 to 10 low deprivation): --</p>	++	<p>IMD score = 1</p> <p>The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.</p>	N/A
20	Centres	<p>Housing / mixed use within centre or 400m of a centre = +</p> <p>Housing site outside of centre or 400m of a centre: --</p>	+	Site is within Oldham Town Centre and has the potential to provide mixed use development, however	Mixed use development must be in line with Local Planning policies, including those on Oldham Town Centre.

Site ref / name: SHA2148 Land at Waterloo Street, Oldham	Potential Use: Mixed / Commercial / Residential	Area: 0.32	Indicative Capacity: 190 homes (major)	Density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
				the split of employment/ commercial and residential is not known at this stage.	
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	At this stage if the site is developed for housing it is not known what the housing mix will be for housing sites. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, although ideally the mature trees within the footprint of the development would be retained. The site has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible, sustainable location but also a deprived area so the site would assist with regeneration. The site scores positives in relation to flood risk, not being within a SPZ or waste designation and due to it being acceptable in principle on highways grounds. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. In addition, there are several Public Rights of Way on site, which would need to be considered at design stage.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given.

Based on the IA and HRA assessment alone the site would appear acceptable to progress through the next stages of the Local Plan review.

Oldham Site Allocations IA

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological concerns. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of Oldham Town Centre Conservation Area and within 250m of a listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP-S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	--	Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p>	?	Site is within town centre location with a mix of uses, although is adjacent to bus station which should be considered.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of Oldham King Street and Oldham Central Metrolink stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X	?	This assessment will be completed at a later stage	N/A

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Unknown = ?			
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	<p>Is the site accessible to other key services:</p> <p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p>	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		For employment sites = N/A			
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = + Outside of BEA / SEA/ mixed use site or centre = X For housing sites: N/A	+	Site is within Oldham Town Centre and has the potential to provide mixed use development.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	?	Site is within Oldham Town Centre and is currently in use and provides commercial floorspace. It has the potential to provide mixed use development, however the split of employment/ commercial and residential is not known at this stage.	Mixed use development must be in line with local planning policies, including those on Oldham Town Centre.
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within Oldham Town Centre and has the potential to provide mixed-use development.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.

Site ref/ name: SHA2155 Henshaw House	Potential use: Mixed use/ residential/ commercial	Area: 0.17ha	Indicative capacity: 45/ mixed use element unknown.	Minimum density (as proposed in policy H3): 120dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to the bus station, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development, however the extent to which this impacts on sustainable growth and job creation is unknown as the mixed-use split is not known at this stage.

No negative scores were given.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	?	Parts of the site have good tree coverage and will require a tree survey. The site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of a Conservation Area and listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test but Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP-S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	?	Site is close to the SRN and road where NO2 levels exceed the legal limit intersects the site.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>	?	Site is edge of centre location with a mix of uses. There are currently in-use employment uses onsite.	Any mitigation required would be flagged up through the development management process at Planning application stage.

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of several Metrolink stops.	PfE 'Connected Places' chapter includes policies alongside policies T1-3, CO9 and design policies in the Local Plan that provide the policy context for promoting sustainable transport choices.
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	?	The site has a Public Right of Way running through the site which may be impacted.	Policies in the Local Plan such as policy D1 'A Design-Led Approach for Residential & Mixed-Use Development' and T1 'Delivering Oldham's Transport Priorities' will ensure account is taken of footpaths as part of development.
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in an edge of centre sustainable and accessible location.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++	+++	Site is major development with access to several key services and facilities (including education and health facility) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>			
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = +</p> <p>Outside of BEA / SEA/ mixed use site or centre = X</p> <p>For housing sites: N/A</p>	N/A	N/A	N/A

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	XX	The site is likely to only come forward in the long term as there are several business and employment uses currently on parts of the site. The site is not within a BEA.	The Local Plan will ensure that there is sufficient employment land.
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within 400m of Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = +	+	Site not within a waste area / site.	N/A

Site ref/ name: SHA2161 Land at Southlink Phase 2	Potential use: Residential	Area: 11.7ha	Indicative capacity: 415 (major)	Minimum density (as proposed in policy H3): 70uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes for employment: ?			

The site has good tree cover and will require surveys. The site and it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible edge of town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity and air quality due to being located close to the SRN and there are existing employment uses onsite. However, it is an edge of town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Oldham Town Centre.

The site has scored negatively against loss of employment uses because there are several employment uses currently on parts of the site. The site is likely to only be developed in the long term. The Local Plan will ensure there is sufficient employment land to meet needs.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = -- Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	--	No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA addresses mitigation for any likely significant effects. Policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): -- Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: -- Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of a listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the Local Plan and PfE policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential Test but Exception Test is likely to be passed: -- Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the Sequential Test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP-S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed (cleared) land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	--	Site is not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.	Development will need to come forward in line with PfE Policy JP-S6 'Clean Air' and Policy LE3 'Air Quality' of the Local Plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>	--	Site is not considered to be affected by local environmental quality.	Any mitigation required would be flagged up through the development management process at planning application stage.
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	<p>Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++</p> <p>Major development with high accessibility = +</p>	N/A	Site is minor development with very high accessibility as it has access to a bus	N/A

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX		stop/route with frequent service and is within 800m of Westwood Metrolink Stop.	
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage.	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++	+++	Site is major development within Oldham Town Centre with access to several key services and facilities (including education and health facility) within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>			
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = +</p> <p>Outside of BEA / SEA/ mixed use site or centre = X</p> <p>For housing sites: N/A</p>	N/A	N/A	N/A

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A	N/A
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	--	Site is not within 400m of a centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = +	+	Site not within a waste area / site.	N/A

Site ref/ name: SHA2162 Land at Hilda Street	Potential use: Residential	Area: 0.15ha	Indicative capacity: 8 (minor)	Minimum density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes for employment: ?			

The site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area.

No negative scores were given.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.

Oldham Site Allocations IA

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	<p>Does the site have ecological concerns?</p> <p>No / little concern = --</p> <p>Site will require ecological assessment = ?</p> <p>Site has ecological interest and will require a greater degree of ecological investigation = ?/x</p>	--	<p>Semi-mature trees present have some ecological value, any future application should be informed by a tree survey. No overriding ecological constraints.</p> <p>However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.</p>	<p>The HRA addresses mitigation for any likely significant effects.</p> <p>In addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, including any necessary mitigation. Policy N4 of the Local Plan will consider tree replacement/ mitigation.</p>
3 and 5	Landscape Character	<p>Development does not fall within a landscape character type (LCT): --</p> <p>Development falls within a LCT and will need to consider guidance / take into account sensitivity = -- / ?</p>	--	Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	<p>Does the site have heritage concerns:</p> <p>No heritage concerns: +</p> <p>Some heritage concerns which can be mitigated: --</p> <p>Major heritage concerns – mitigation may be possible: ?</p> <p>Heritage concerns which cannot be mitigated: X</p>	+	Site is within 250m of a listed building. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HE1 to HE5 of the local plan and PfE Policies JP-P1 'Sustainable Places' and JP-P2 'Heritage' provide the policy framework for considering the historic environment.
9 and 13	Flood Risk	<p>Site passes the Sequential Test: +</p> <p>Site does not pass the Sequential Test and so Exception Test is required - ?</p> <p>Site does not pass Sequential test and Exception Test is likely to be passed: --</p> <p>Site has not passed Sequential Test and is unlikely to pass Exception Test: X</p> <p>Sequential Test not applicable: N/A</p>	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP-S5 'Flood Risk and the Water Environment' and Policy CC3 of the Local Plan provides the policy framework for managing flood risk.

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
10	Water Quality	<p>The site falls outside of a Groundwater Source Protection Zone (SPZ) = +</p> <p>The site falls within a Groundwater Source Protection Zone = ?</p>	+	Site is not within SPZ.	N/A
1, 2, 6, 11 and 18	Land and soils	<p>Previously developed land (including vacant / or under used buildings) in urban area = ++</p> <p>Previously developed land in Green Belt = +</p> <p>Mixed: More than 50% brownfield within site boundary = +</p> <p>Mixed: Less than 50% brownfield within site boundary = x</p> <p>Greenfield in urban area / edge of settlement = X</p>	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.	--	No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	<p>Housing:</p> <p>Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?</p> <p>Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = --</p>	?	<p>Site is within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2.</p> <p>The site is adjacent to a main road and is also partially within an AQMA.</p>	Development will need to come forward in line with PfE Policy JP-S6 'Clean Air' and Policy LE3 'Air Quality' of the local plan.
15	Local environmental quality	<p>Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).</p> <p>Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)</p> <p>No: --</p> <p>Yes but could be mitigated: ?</p>	?	Site is within town centre location with a mix of uses, although is adjacent to a college and a main road which should be considered.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility as it has access to a bus stop/route with frequent service and is within 800m of several Metrolink stops.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway = --	--	Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary. In addition, the site is in a town centre sustainable and accessible location and as such no parking provision will be necessary.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = -- Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services:	+++	Site is major development within	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<p>Major housing site with access to at least three key services and where two services include an education and health facility = +++</p> <p>Major housing site with access to at least three key services and where one service is an education or health facility = ++</p> <p>Major housing site with access to at least three key services = +</p> <p>Major housing site with access to one or two key services = X</p> <p>Major housing site with no access to key services = XX</p>		Oldham Town Centre with access to several key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	<p>Development would contribute to the provision of additional open space and/or health facilities = +</p> <p>Development would not place additional pressure on open space or health facilities = --</p> <p>Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	<p>Development would provide additional education facilities on site or contribute to the provision of education facilities = +</p> <p>Development is not expected to increase pressure on educational facilities = --</p> <p>Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss of education facilities = X</p> <p>Unknown at current stage = ?</p> <p>For employment sites = N/A</p>	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	<p>For employment sites only - Is the site:</p> <p>Within Business Employment Area / Saddleworth Employment Area/ mixed use site or centre = +</p>	N/A	N/A	N/A

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Outside of BEA / SEA/ mixed use site or centre = X For housing sites: N/A			
18 and 19	Net employment land gain / loss	For employment/ mixed use/ housing sites where employment is still active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A	N/A
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation): --	++	IMD score = 1 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing site outside of centre or not within 400m of centre: --	+	Site is within Oldham Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with planning policy.	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	--	Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = -- Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)	--	Site not within MSA.	N/A. GM Minerals Plan contains policies on Minerals.
25	Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A

Site ref/ name: SHA2163 Foundry Street	Potential use: Residential	Area: 0.24ha	Indicative capacity: 15 (major)	Minimum density (as proposed in policy H3): 120uph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes (for any use other than employment) = x No for any use = + Yes for employment: ?			

The site has limited ecological concerns, with only some semi-mature trees present having some ecological value, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to a college and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre.

No negative scores were given.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.