

# Oldham

# Local Plan

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

December 2023



**Oldham**  
Council



# Oldham Site Allocations IA

Site ref/ name: SHA0040 Land at former Broadway House/Library, Broadway	Potential use: Residential	Area: 0.72ha	Indicative capacity: 28 homes (major)	Minimum Density (as proposed under policy H3): 50dph	
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>The site is developing secondary woodland and mature trees. Ecology and tree surveys will be required.</p> <p>The site has therefore 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>	+	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.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

Site ref/ name: SHA0040 Land at former Broadway House/Library, Broadway	Potential use: Residential	Area: 0.72ha	Indicative capacity: 28 homes (major)	Minimum Density (as proposed under policy H3): 50dph	
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 mixed as there are some small amenity grassed areas onsite which follow the footprint of the former building. However, more than 50% of the site is brownfield.	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 within close proximity to a road which 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>No: --</p> <p>Yes but could be mitigated: ?</p> <p>Yes and unlikely to be mitigated to an acceptable level: X</p>	?	Site is at junction of major road (Broadway) which could cause noise/ amenity issues which would need to be mitigated. However, it is a primarily residential area.	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	N/A

Site ref/ name: SHA0040 Land at former Broadway House/Library, Broadway	Potential use: Residential	Area: 0.72ha	Indicative capacity: 28 homes (major)	Minimum Density (as proposed under policy H3): 50dph	
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 within 800m South Chadderton 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	X/?	There are some highways concerns. The site is very difficult to access owing to its location at the junction of a main road and limited alternative access points.	Detailed design required. It is unknown at this stage whether the impact on the highway could be mitigated against, and a safe access identified.
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 with access to six 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.

Site ref/ name: SHA0040 Land at former Broadway House/Library, Broadway	Potential use: Residential	Area: 0.72ha	Indicative capacity: 28 homes (major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major housing site with access to one or two key services = X  Major housing site with no access to key services = XX			
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 = 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  Unknown at current stage = ?  For employment = 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	N/A	N/A	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 = +	N/A	N/A	N/A

Site ref/ name: SHA0040 Land at former Broadway House/Library, Broadway	Potential use: Residential	Area: 0.72ha	Indicative capacity: 28 homes (major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX			
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 = 3  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 outside of centre and not within 400m of 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 H11 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 developed some ecological interest and will require habitat and tree surveys. 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. 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.

The site scored potentially negative/ uncertain in terms of highway impact/ access as the site is very difficult to access owing to it's location at the junction of a main road and limited alternative access points. Without a detailed design it is unknown as to whether highway impact can be mitigated against. 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 adjacent to the junction of a major road which is affected by pollution, although the site is primarily within a residential area. It is considered that any impact can be mitigated in line with planning policy.

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. However, consideration should be given to the identified highways issues and the uncertainty regarding the impact of these at this stage.



**Oldham Site Allocations IA**

Site ref/ name: SHA0976 South Chadderton School	Potential use: Residential	Area: 5.10ha	Indicative capacity: 175 homes	Minimum Density (as proposed in policy H3): 35dph	
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 ecology 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 and its proximity to the Rochdale canal SAC could cause harm to the special interest of the Canal.	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	+	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: SHA0976 South Chadderton School	Potential use: Residential	Area: 5.10ha	Indicative capacity: 175 homes	Minimum Density (as proposed in policy H3): 35dph	
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>	x	Site is mixed as there are areas of grassed land and former sports pitches onsite which surround the footprint of the former school building. Less than 50% of the site is brownfield.	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 is close to exceeding or exceeds 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 is adjacent to the M60 motorway (although at a different level) which could cause noise/ amenity issues which would need to be mitigated. However, it is a primarily residential area.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref/ name: SHA0976 South Chadderton School	Potential use: Residential	Area: 5.10ha	Indicative capacity: 175 homes	Minimum Density (as proposed in policy H3): 35dph	
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 high accessibility as it is partly within 800m of South Chadderton and Hollinwood 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	?	There are some highways concerns which can be mitigated however the site is considered to be acceptable in principle.	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 = +	X	Site is major development with access to two key services and facilities (including 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.

Site ref/ name: SHA0976 South Chadderton School	Potential use: Residential	Area: 5.10ha	Indicative capacity: 175 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major housing site with access to one or two key services = X  Major housing site with no access to key services = XX			
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 = N/A	?	At this stage, the site would be expected to contribute to health facilities / open space in line with planning policy.  Site includes former sports pitches relating to previous school use that will need to be considered/ mitigated as part of development of the site.	Consider site specific policy criteria for any site allocations which progress to publication plan, where there is an identified need.  Consider existing onsite open space provision 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 = 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	N/A	N/A	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ housing sites where employment is still in active / recent use:  1ha + = ++  0.1ha to 0.99ha of land = +  0 ha = --	N/A	N/A	N/A

Site ref/ name: SHA0976 South Chadderton School	Potential use: Residential	Area: 5.10ha	Indicative capacity: 175 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		-0.1 ha to 0.99 + = X -1ha + = XX			
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 = 4  The site is in a 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/ mixed use outside of centre or not within 400m of centre: --	--	Site outside of centre and not within 400m of 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 H11 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 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 and its proximity to the Rochdale canal SAC could cause harm to the special interest of the Canal. The HRA addresses mitigation for any likely significant effects. This includes that for this site at planning application stage a project-level HRAs would be required.

The site scores positively for being in an accessible location with access to several transport options, however scores potentially negative in terms of access to services and facilities.

The site scores positively as it is located within a very deprived area whereby 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.

The site scores uncertain as it is mixed land within the urban area but appears that less than 50% of the site is brownfield, as a result of former sports pitches onsite from previous school use

The site scored uncertain in terms of highway impact/ access as the site has some highways concerns, but it is considered that these can be mitigated through a detailed design and potential offsite mitigation measures. 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 M60 motorway, although the site is at a different level and within a primarily residential area. It is considered that any impact can be mitigated in line with planning policy.

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: B1.1.5 Sellers Way	Potential Use: Employment	Area: 0.93ha	Indicative Capacity: N/A		
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 constraints.</p> <p>The site is adjacent to a green corridor and link, however it is felt that there are limited ecological concerns as the green corridor and link should be avoided as part of any development.</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.</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>	+	No heritage concerns.	N/A
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 100% within FZ1. Passes Sequential Test. FRA needed to address surface water flood risk.</p> <p>See Flood Risk Sequential Report for further details on flood risk.</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.

Site ref / name: B1.1.5 Sellers Way	Potential Use: Employment	Area: 0.93ha	Indicative Capacity: N/A		
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>	+	The site is not within a 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 = X</p>	++	Site is previously developed land in 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>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>	--	Site is not within 20m of an existing residential area.	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>	--	Site is not in close proximity to homes so is unlikely to cause any amenity issues.	Any mitigation required would be flagged up through the development management process at planning application stage.



Site ref / name: B1.1.5 Sellers Way	Potential Use: Employment	Area: 0.93ha	Indicative Capacity: N/A		
		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 a major development site with very high accessibility, it is located in close proximity to a frequent bus service and is within 800m of Hollinwood and South Chadderton tram stops.	PfE 'Connected Places' chapter includes policies alongside, policies T1-3, D1 and D2 in the local plan 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 = --	--	Site does not have any footpaths running through site that would be impacted, however there is one adjacent.	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	+	Site has extant planning permission which has considered highway impact.	Site has extant planning permission. Should the approved development not be delivered, any future development of the site would require detailed highway design at planning application stage.
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: B1.1.5 Sellers Way	Potential Use: Employment	Area: 0.93ha	Indicative Capacity: N/A		
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services  Employment: N/A	N/A	N/A	N/A
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Employment: N/A	N/A	N/A.	N/A
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	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	+	The site is within the Hollinwood Business District BEA.	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use:  1ha + = ++  0.01ha to 0.99ha of land = +  0 ha = --  -0.1 ha to 0.99 + = X  -1ha + = XX	+	Site would provide around 0.9 of employment land.	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 = 5  The site is in a deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre: --	?	Site is an out of centre location, but it is unknown if it will be developed for office or industry and warehousing so scored	N/A

Site ref / name: B1.1.5 Sellers Way	Potential Use: Employment	Area: 0.93ha	Indicative Capacity: N/A		
				uncertain for this stage of assessment.	
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	N/A	N/A
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = +  0 pitches = --	N/A	N/A	N/A
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 interest, 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. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positively in relation objectives around brownfield land and public transport accessibility and positive for objectives such as flood risk, historic assets and deprivation. It scores a number of neutral scores due constraints not being present such as ecological features, minerals safeguarding areas or footpaths. There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. Also potentially uncertain is the effect on our centres, this is because it is unknown at this stage if the site will be suitable for office or industrial and warehousing.

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: B1.1.7 Land at Greenside Way	Potential Use: Employment	Area: 0.62ha	Indicative Capacity: N/A		
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	?	Mature broadleaved tree cover. Ecology and tree surveys will be required.  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.	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	+	No heritage concerns.	N/A
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 FZ1. Passes Sequential Test. FRA needed to address Surface Water flood risk.  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 CC4 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 = ?	+	The site is not within a SPZ.	N/A
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++	++	Site is previously developed land in urban area	N/A

Site ref / name: B1.1.7 Land at Greenside Way	Potential Use: Employment	Area: 0.62ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<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>			
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>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>	--	Site is more than 20m away from nearest existing residential area.	Development will need to come forward in line with PfE Policy JP-S6 'Clean Air' and Policy CO8 '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 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 ref / name: B1.1.7 Land at Greenside Way	Potential Use: Employment	Area: 0.62ha	Indicative Capacity: N/A		
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 a major development site with high accessibility due to its proximity to a frequent bus service.	PfE 'Connected Places' chapter includes policies alongside, policies T1-3 and D1 and D2 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 = --	--	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. Site has extant planning permission which has considered highway impact.	Site has extant Planning permission. Should the approved development not be delivered, any future development of the site would require detailed highway design at Planning application stage.
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  Employment: N/A	N/A	N/A	N/A

Site ref / name: B1.1.7 Land at Greenside Way	Potential Use: Employment	Area: 0.62ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Employment: N/A	N/A	N/A.	N/A
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	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	+	The site is within BEA 3.	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use:  1ha + = ++  0.01ha to 0.99ha of land = +  0 ha = --  -0.1 ha to 0.99 + = X  -1ha + = XX	+	Site would provide 0.62ha of employment land.	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 = 7	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre: --	?	Site is an out of centre location but it is unknown if it will be for office or industry and warehousing so scored uncertain for this stage of assessment.	N/A
23 and 26	Housing: provide an appropriate mix of type,	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = +	N/A	N/A	N/A

Site ref / name: B1.1.7 Land at Greenside Way	Potential Use: Employment	Area: 0.62ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	size, tenure and density?	Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X  Other uses = N/A			
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = +  0 pitches = --	N/A	N/A	N/A
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 an extant planning permission for the erection of two buildings for office, industry and / or warehousing use (FUL/348818/22). The Planning application process has considered several of these objectives as part of the approval process to ensure sustainable development. Should the approved development scheme not come forward, any future development of the site would be expected to come forward in line with Local Planning policy.

The site has some ecological interest with mature broadleaved tree cover. Ecology and tree surveys will be required. 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. The HRA addresses mitigation for any likely significant effects.

The site scores positively in relation objectives around flood risk, historic assets and public transport accessibility. It scores a number of neutral scores due constraints not being present such as ecological features, minerals safeguarding areas or footpaths. There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. Also an uncertain is the effect on our centres, this is because it is unknown at this stage if the site will be most suitable for office or industrial and warehousing.

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: B1.1.8 Land at Greengate	Potential Use: Employment	Area: 1.19ha	Indicative Capacity: N/A		
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	?	Mature broadleaved tree cover. Ecology and tree surveys will be required.  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.	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	+	No heritage concerns.	N/A
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 FZ1. Passes Sequential Test. FRA needed to address Surface Water flood risk and as the site is over 1ha.  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 CC4 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 = ?	+	The site is not within a SPZ.	N/A

Site ref / name: B1.1.8 Land at Greengate	Potential Use: Employment	Area: 1.19ha	Indicative Capacity: N/A		
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 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>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>	--	Site is more than 20m away from nearest existing residential area.	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 not 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 ref / name: B1.1.8 Land at Greengate	Potential Use: Employment	Area: 1.19ha	Indicative Capacity: N/A		
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 a major development site with high accessibility due to its proximity to a frequent bus service.	PfE 'Connected Places' chapter includes policies alongside, policies T1-3, D1 and D2 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 = --	--	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. Site has extant Planning permission which has considered highway impact.	Site has extant Planning permission. Should the approved development not be delivered, any future development of the site would require detailed highway design at Planning application stage.
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	N/A	N/A	N/A

Site ref / name: B1.1.8 Land at Greengate	Potential Use: Employment	Area: 1.19ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Employment: N/A			
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Employment: N/A	N/A	N/A.	N/A
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	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	+	The site is within BEA 3.	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use:  1ha + = ++  0.01ha to 0.99ha of land = +  0 ha = --  -0.1 ha to 0.99 + = X  -1ha + = XX	++	Site would provide over 1ha of employment land.	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 = 7	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre: --	?	Site is an out of centre location but it is unknown if it will be for office or industry and warehousing so scored	N/A

Site ref / name: B1.1.8 Land at Greengate	Potential Use: Employment	Area: 1.19ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
				uncertain for this stage of assessment.	
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	N/A	N/A
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = +  0 pitches = --	N/A	N/A	N/A
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 an extant planning permission for the erection of two buildings with combined floorspace of 7,540m<sup>2</sup> GEA / 7,308m<sup>2</sup> (FUL/348818/22). The Planning application process has considered several of these objectives as part of the approval process to ensure sustainable development. Should the approved development scheme not come forward, any future development of the site would be expected to come forward in line with Local Planning policy.

The site has some ecological interest as it contains mature broadleaved tree cover. Ecology and tree surveys will be required. 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. The HRA addresses mitigation for any likely significant effects.

The site scores positively in relation objectives around flood risk, historic assets and public transport accessibility. It scores a number of neutral scores due constraints not being present such as ecological features, minerals safeguarding areas or footpaths. There are some non applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage. Also an uncertain is the effect on our centres, this is because it is unknown at this stage if the site will be most suitable for office or industrial and warehousing.

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: OLD0051 Land at Foxdenton	Potential Use: Employment	Area: 5.10ha	Indicative Capacity: N/A		
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>The site is within 250m of the Rochdale Canal which is a SAC/SPA/SSSI.</p> <p>Some wet grassland and scrub along watercourse in the northern part of the site. Ecology surveys required.</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.</p> <p>Furthermore, proximity to the Rochdale Canal SAC could cause harm to the special interest of the Canal during development</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 which can be mitigated. The site is next to Foxdenton Hall and its surrounding gardens and buildings.	Any development should respect the sitting of the Grade II* listed building and its setting, maintaining the sense of space that the building benefits from.
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is in Flood Zone 1 and passes the Sequential Test.	See Flood Risk Sequential Report for further details on flood risk. In addition, Policy JP—S5 'Flood Risk

Site ref / name: OLD0051 Land at Foxdenton	Potential Use: Employment	Area: 5.10ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		<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>		See Flood Risk Sequential Report for further details on flood risk.	and the Water Environment' and Policy CC3 of the local plan provides the policy framework for managing flood risk.
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 = X</p>	x	Site is greenfield 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>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>	?	Site is within 20m of an existing residential area so potentially could cause an air quality issue depending on the use.	Development will need to come forward in line with PfE Policy JP-S6 'Clean Air' and Policy LE3 'Air Quality' of the local plan.

Site ref / name: OLD0051 Land at Foxdenton	Potential Use: Employment	Area: 5.10ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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>	?	The site is adjacent to housing on Foxdenton Lane so may cause some amenity issues such as traffic and noise disruption if developed for employment.	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> <p>Major development with medium accessibility = X</p> <p>Major development with low (or not achieving low accessibility) accessibility: = XX</p>	+	Site is a major development site with high accessibility due to its proximity to a frequent bus service.	PfE 'Connected Places' chapter includes policies alongside policies T1-3, D1 and D2 in the local plan that provide the policy context for promoting sustainable transport choices.
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, however there is one adjacent to the site.	N/A



Site ref / name: OLD0051 Land at Foxdenton	Potential Use: Employment	Area: 5.10ha	Indicative Capacity: N/A		
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>	+	Highways has been considered as part of an outline planning application and the scheme deemed acceptable as per the permission. More detail to follow as part of any Reserved Matters application.	Site has extant planning permission. Should the approved development not be delivered, any future development of the site would require detailed highway design at planning application stage.
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>Employment: N/A</p>	N/A	N/A	N/A
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Employment: N/A	N/A	N/A.	N/A
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	N/A
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>	+	The site is within the Foxdenton employment area.	N/A
18 and 19	Net employment	For employment / mixed use/ or housing sites where employment is still in active / recent use:	++	Site would provide around 5 ha of employment land.	N/A

Site ref / name: OLD0051 Land at Foxdenton	Potential Use: Employment	Area: 5.10ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	land gain / loss	1ha + = ++ 0.01ha to 0.99ha of land = + 0 ha = -- -0.1 ha to 0.99 + = X -1ha + = XX			
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 = 7	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre: --	?	Site is an out of centre location but it is unknown if it will be developed for office or industry and warehousing so scored uncertain for this stage of assessment.	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	N/A	N/A	N/A
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches = --	N/A	N/A	N/A
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

<b>Site ref / name: OLD0051 Land at Foxdenton</b>	<b>Potential Use: Employment</b>	<b>Area: 5.10ha</b>	<b>Indicative Capacity: N/A</b>		
<b>IA Objective</b>	<b>Theme</b>	<b>Criteria</b>	<b>Score</b>	<b>Comments</b>	<b>Mitigation</b>
		Yes (for any use other than employment) = x No for any use = + Yes for employment: ?			

The site has an extant outline planning permission for a mixed-use development (PA/334355/13), a reserved matters application has not yet been submitted for this parcel. Should the approved development scheme not come forward, any future development of the site would be expected to come forward in line with local planning policy.

There is some wet grassland and scrub along watercourse in the northern part of the site so ecology surveys required. 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. Furthermore, proximity to the Rochdale Canal SAC could cause harm to the special interest of the Canal during development and therefore a project level HRA would be needed at planning application stage.

The site scores some uncertain scores, this is due to its proximity to the Rochdale Canal and that the employment use (office or industry and warehousing) has not yet been specified. There are also some uncertainties with regards air quality and local environmental quality due to the proximity of the homes on Foxdenton Lane. The site scores negatively as it is a greenfield site in the urban area. There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities, in addition an assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

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.