Oldham Local Plan

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



December 2023

Site ref / name: HLA 2088 Bailey Mill, Delph	Potential Use: Residential	Area: 0.86 ha	Capacity: 50 homes (major)	Minimum Density (as proposed under policy H3): 35 dph	
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	?	Some developing scrub woodland, but no overriding ecological constraints. TPO on site also. 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. Furthermore, proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.	Ecology survey The HRA addressignificant effect In addition, poll Local Plan and details on the p any necessary Local Plan will 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 = / ?		Close proximity to LCT Open Moorland and enclosed uPland fringes therefore should consider landscape guidance.	PfE Policy JP-0 provides the po landscape.
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	?	Bailey Mills is a Grade II listed asset. In New Delph conservation area. Other heritage assets within 250m.	Although some complex have I fire, it is expect the site for new historic mill as any scheme to interpretation o site. Policies HE1 to PfE Policies JF JP-P2 'Heritage for considering
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	+	Passes Sequential Test. FRA required to address surface water flood risk.	See Flood Risk details on flood In addition, Pol the Water Envi the Local Plan for managing fl

eys will be needed dresses mitigation for any likely fects.

olicies N1 to N3 on nature of the nd PfE Greener chapter provides e policy approaches, including ry mitigation. Policy N4 of the ill consider tree replacement/

P-G1 'Landscape Character' policy framework for considering

me parts of the listed mill re been demolished due to the ected that rather than clearing ew development, as much of the as possible should be reused in to ensure the legacy and n of the mill is still legible on the

to HE5 of the Local Plan and JP-P1 'Sustainable Places' and age' provide the policy framework ng the historic environment. isk Sequential Report for further od risk.

Policy JP—S5 'Flood Risk and nvironment' and Policy CC3 of an provides the policy framework g flood risk.

Theme Water Quality	Criteria Sequential Test not applicable: N/A (this applied to change of use – eg a mill) The site falls outside of a Groundwater Source Protection	Score +	Comments	Mitigation
Water Quality	(this applied to change of use – eg a mill) The site falls outside of a Groundwater Source Protection	+		
Water Quality	Groundwater Source Protection	+		
1	Zone (SPZ) = + The site falls within a Groundwater		Outside of SPZ	N/A
	Source Protection Zone = ?			
Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = +	++	Mill complex.	N/A
	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			
Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development will need to c line with PfE policies JP-S2 Energy', JP-S3 'Heat and E and JP-P1 'Sustainable Pla addresses energy in addition policy CC1.
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 =		Not in close proximity to road that exceeds or is close to exceeding legal limit for N02.	Development will need to c line with PfE Policy JP-S6 Policy LE3 'Air Quality' of t
Local environmenta I 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). No: Yes but could be mitigated: ?		There are employment uses opposite and along Delph New Road but no specific issues at present.	Any mitigation required wo through the development n process at Planning applica
	soils soils Low carbon energy Air Quality Local environmenta	Source Protection Zone = ?Land and soilsPreviously 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 = xGreenfield in urban area / edge of settlement = XLow carbon energyNo score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.Air QualityHousing: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 =Local environmenta I qualityIse 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). No:	Source Protection Zone = ?Land and soilsPreviously developed land (including vacant / or under used buildings) in urban area = +++++Previously developed land in Green Belt = +Previously developed land in Green Belt = +Mixed: More than 50% brownfield within site boundary = +Mixed: Less than 50% brownfield within site boundary = +Mixed: Less than 50% brownfield within site boundary = xGreenfield in urban area / edge of settlement = XLow carbon energyNo score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.N/AAir QualityHousing: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 =Local environmenta l qualityIs 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)	Source Protection Zone = ? Land and soils Previously developed land (including vacant / or under used buildings) in urban area = ++ Mill complex. Previously developed land in Green Belt = + Previously developed land in Green Belt = + H+ Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x H Creenfield in urban area / edge of settlement = X No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network. N/A Air Quality Housing: Not 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 the legal limit for NO2 = ? Local environmenta 1 quality Is the site likely to be affected by or amenity issues (e.g. noise pollution, amenity issues (e.g. noise pollution, amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). There are employment uses opposite and along Delph New Road but no specific issues at present.

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ent will need to come forward in fE policies JP-S2 'Carbon and P-S3 'Heat and Energy Networks 'Sustainable Places' also energy in addition to Local Plan 1.	,
ent will need to come forward in fE Policy JP-S6 'Clean Air' and 3 'Air Quality' of the Local Plan.	
ation required would be flagged up e development management Planning application stage.	0

Site ref / name: HLA 2088 Bailey Mill, Delph	Potential Use: Residential	Area: 0.86 ha	Capacity: 50 homes (major)	Minimum Density (as proposed under policy H3): 35 dph	
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 high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	X	Site is within 400m of a bus stop but it is not frequent.	PfE 'Connected Places' chapter inc policies alongside policies T1-3 and policies in the Local Plan that provid policy context for promoting sustain 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 =		No footpaths etc identified.	Policies in the Local Plan such as p 'Creating Sustainable Streets'; Polic Design-Led Approach for Residenti Mixed-Use Development'; and Polic Design Led Approach to Non-Resid Commercial and Employment Deve will ensure account is taken of footp
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 layor arrangements and subject to addre requirements of a transport assess where necessary.
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	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	++	Delph village has a library, co-op, post office and a range of cafes / pubs and	Local Plan policies H1 'Delivering a Housing Offer', C2 'Local Services

ed Places' chapter includes jside policies T1-3 and design e Local Plan that provide the t for promoting sustainable ices.
e Local Plan such as policy T2 stainable Streets'; Policy D1 – 'A approach for Residential & evelopment'; and Policy D2 – 'A approach to Non-Residential, and Employment Developments' count is taken of footpaths.
tailed design, site layout, access s and subject to addressing of a transport assessment sary.
olicies H1 'Delivering a Diverse r', C2 'Local Services and

Site ref / name: HLA 2088 Bailey Mill, Delph	Potential Use: Residential	Area: 0.86 ha	Capacity: 50 homes (major)	Minimum Density (as proposed under policy H3): 35 dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major housing site with access to at least three key services and where two services include an education and health facility = +++		other services and a primary school within 800m of the site.	Facilities' and Accessible Co ensuring sites
		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			
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site s site allocations Plan, where th
	open space	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			
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = +	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site s site allocations Plan, where th
		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			

d CO9 'Creating Sustainable and communities' can help influence s are accessible to key services.
e specific policy criterions for any ns which progress to publication there is an identified need.
e specific policy criterions for any ns which progress to publication there is an identified need.

Site ref / name: HLA 2088 Bailey Mill, Delph	Potential Use: Residential	Area: 0.86 ha	Capacity: 50 homes (major)	Minimum Density (as proposed under policy H3): 35 dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		educational facilities or result in loss or education facilities = X Unknown at current stage = ? For employment: 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	N/A	N/A	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use / housing sites in active or recent employment use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A. Bailey Mill has been vacant for a considerable time.	N/A
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	Red (scores 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):		IMD score = 8	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing/ mixed use outside of centre or 400m of centre:		Not within or close to 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 = +	N/A	At this stage 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 Plan.

	Mitigation
	N/A
а	N/A
	N/A
	N/A
e s. vide rith	N/A. See housing policies in PfE and Local Plan.

Site ref / name: HLA 2088 Bailey Mill, Delph	Potential Use: Residential	Area: 0.86 ha	Capacity: 50 homes (major)	Minimum Density (as proposed under policy H3): 35 dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		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	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment	See Policy H12 Travelling Sho
24	provided 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)		Outside MSA	N/A. GM Miner 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: ?	+	Outside waste allocations.	N/A

The site has some developing scrub woodland, but no overriding ecological constraints. Ecology surveys will be needed.

The site has 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. Furthermore, proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land. The HRA addresses mitigation for any likely significant effects.

The site is a Phase 1 Saved UDP Housing Allocation. The site scored negatively against one IA objective as the site does not have good public transport accessibility. However, Delph village has a co-op, post office and a range of cafes / pubs and other services and a primary school within 800m of the site and therefore within walking distance. This could be taken into consideration given the opportunity to redevelop the remains of a listed mill complex in a rural setting.

There are some uncertainties where details are not likely to be known until later in Plan process or Planning application stage in relation to ecology, heritage and contributions to health and education. Policies are in place to ensure that appropriate mitigation is implemented to support Planning approvals.

The site scored positives against other criteria in particular those on flood risk, water quality, highways and waste. A significantly positive score was given for previously developed land.

Based on the IA and HRA and taking into account the need to find sustainable uses for heritage assets the site would appear acceptable to progress through the next stages of the Local Plan review.

12 Gypsies, Travellers and
lowpeople.
erals Plan contains policies on

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No concern = Site will require ecological assessment = ? Site has ecological interest and will require		No overriding ecological constraints. However, the site has been screened in by HRA as increases in population could result in increased road traffic	The HRA addresse significant effects. Policy N1 to N3 on Greener chapter pr approaches, includ
		a greater degree of ecological investigation = ?/x		resulting in increased air pollution effects and increased recreational disturbance on European sites.	
3 and 5	Landscape Character	Development does not fall within a landscape character type: Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?	/?	Site falls within LCT and therefore would need to consider guidance for 'Open Moorlands and Enclosed UPland Fringes (West / South Pennines)'.	PfE Policy JP-G1 the policy framewo
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	?	The site is adjacent to the Green Belt and a Listed Building and is also within Denshaw Conservation Area. The development of the site could remove the sense of space and isolation that the grade II listed Dumfries Farmhouse benefits from, being sat within its surrounding fields, maintaining its rural feel. Additionally, the development of the site would also impact upon the grade II listed 21 Ripponden Road, with both the front and rear of the property benefitting from open rural aspects across undeveloped land. Therefore, the development of this site could introduce an unacceptable impact upon the setting of both designated heritage assets. Additionally, any development would have to respect the historic character of the conservation area, with this pocket of undeveloped land also acting as a positive	

ses mitigation for any likely s.
on nature of the Local and PfE provides details on the policy uding any necessary mitigation.
'Landscape Character' provides vork for considering landscape.
umn.
IE5 of the Local Plan and PfE Sustainable Places' and JP-P2 the policy framework for historic environment.

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
				contributor to the conservation area.	
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 (this applied to change of use – e.g. a mill conversion)	+	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 furthe details on flood risk. In addition, Policy JP-S 'Flood Risk and the Water Environment' an Policy CC3 of the Local Plan provides the p 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	+	Site not within SPZ.	N/A
1, 2, 6, 11 and 18	Land and soils	Protection Zone = ? 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	X	Greenfield site in Denshaw.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development will need to come forward in I with PfE policies JP-S2 'Carbon and Energy S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy 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 road exceeding or close to exceeding legal limit for NO2.	Development will need to come forward in I with PfE policy JP-S6 'Clean Air' and policy 'Air Quality' of the Local Plan.

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d Risk Sequential Report for further flood risk. In addition, Policy JP-S5 sk and the Water Environment' and 3 of the Local Plan provides the policy k for managing flood risk.
nent will need to come forward in line policies JP-S2 'Carbon and Energy', JP- and Energy Networks' and JP-P1 ble Places' also addresses energy in b Local Plan policy CC1.
nent will need to come forward in line policy JP-S6 'Clean Air' and policy LE3 y' of the Local Plan.

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 =			
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). (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 not considered to be affected by Local environmental quality.	Any mitigation required would be flagged through the development management p Planning application stage.
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	X	Site has access to a bus stop without frequent service.	PfE 'Connected Places' chapter includes alongside Strategic Policy 7, Policies T1 and design policies in the Local Plan tha the policy context for promoting sustaina 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	No Highway concerns (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ?	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing	Mitigation would be identified through tra assessments etc.

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tigation required would be flagged up in the development management process at ing application stage.
onnected Places' chapter includes policies de Strategic Policy 7, Policies T1-3, CO9 sign policies in the Local Plan that provide icy context for promoting sustainable ort choices.
on would be identified through transport ments etc.

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Highways concerns and unlikely to be mitigated = X		requirements of a transport assessment where necessary.	
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = +	?	This assessment will be completed at a later stage.	N/A
		No impact on highway network = Potential adverse impact on highway			
		network = X			
		Unknown at this stage= ?			
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 has access to a primary school, secondary school and community facilities all within 800m	Local Plan policies H1 'Delivering a Dive Housing Offer', C2 'Local Services and and CO9 'Creating Sustainable and Acc Communities' can help influence ensuring are accessible to key services.
		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			
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 =	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criterions for allocations which progress to publication where there is an identified need.
		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			
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = +	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criterions for allocations which progress to publication where there is an identified need.

s H1 'Delivering a Diverse 2 'Local Services and Facilities' g Sustainable and Accessible help influence ensuring sites key services.
cific policy criterions for any site progress to publication Plan, identified need.
cific policy criterions for any site progress to publication Plan, identified need.

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		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			
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 in active or recent employment 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 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):		IMD = 7 The site is not within a deprived area so will not make a significant contribution to reducing deprivation and disparity.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing/ mixed use outside of centre or 400m of centre:		Not within or close to 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 = +	N/A	At this stage it is not known what the housing mix will be for housing sites. Development will be required to provide an	N/A. See housing policies in PfE and Local

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	Mitigation
	N/A
	N/A
	N/A
make to	
ntre	N/A
own ll be opment le an	N/A. See housing policies in PfE and Local Plan.

Site ref/ name: HLA0076 Land at Ripponden Road, Denshaw	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X		appropriate housing mix in line with Planning policy.	
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	See Policy H12 Gy Travelling Showpe
24	Is the development in a Minerals Safeguarding Area (MSA) (Mapping GM)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Not within an MSA.	GM Minerals Plan
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: ?	+	Not within / close to a waste site / area.	N/A

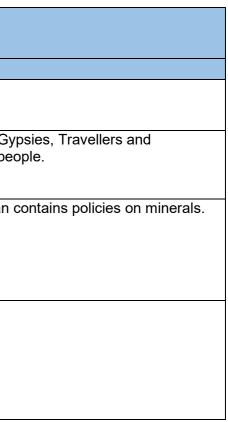
Overall, the site has limited ecological concerns, however it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely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

The site also either scored positive where the site is not within a constraint / not likely to impact or neutral because no adverse impacts are expected. There is uncertainty in relation to heritage concerns, because of the proximity of the site to existing heritage assets, however mitigation may be possible.

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. However, 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 scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting; however, it scored positively for access to services and facilities. NPPF does allow for a mix of sites so although the Local Plan aims to maximise the proportion of previously developed land that is used to meet development needs it is recognised that some greenfield sites can make up the housing land supply.

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



Site ref/ name: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No concern = Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		 Part of site is priority habitat and green corridor. Site has Planning permission which has considered ecological impact. 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 addresse significant effects. The site has permi development and e been considered a application. Policy N1 to N3 on PfE Greener chapt policy approaches, mitigation.
3 and 5	Landscape Character	Development does not fall within a landscape character type: Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Part of site falls within LCT and development of the site would therefore need to consider guidance for 'Incised Urban Fringe Valleys (Manchester Pennine Fringe)'.	PfE Policy JP-G1 ' the policy framewo
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		The site is within 250m of Conservation Area and Listed Building. Site has Planning permission which has considered impact on the historic environment.	See previous colur Policies HE1 to HE Policies JP-P1 'Sus 'Heritage' provide t considering the his
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 (this applied to change of use – e.g. a mill conversion) 	+	Passes Sequential Test if development avoids areas of flood zone 3b, 3 and 2. Site has Planning permission which has considered flood risk.	Site has Planning p considered flood ris required, an update address surface wa catchment. See Flo further details on flo In addition, Policy & Water Environmen Plan provides the p flood risk.

ses mitigation for any likely
nission for residential ecology impact mitigation has as part of the approved
n nature of the Local Plan and oter provides details on the s, including any necessary
'Landscape Character' provides ork for considering landscape.
ımn.
IE5 of the Local Plan and PfE ustainable Places' and JP-P2 the policy framework for istoric environment.
permission which has risk. If a new application was ated FRA would be needed to water flood risk and tree Planting flood Risk Sequential Report for flood risk.
y JP-S5 'Flood Risk and the ent' and policy CC3 of the Local policy framework for managing

Site ref/ name: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	Density (as proposed in policy H3): 35dph	
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 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	X	Greenfield site on edge of Lees.	N/A
12	Low carbon energy	settlement = X No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development will need to com with PfE policies JP-S2 'Carbo S3 'Heat and Energy Networks 'Sustainable Places' also addr addition to Local Plan policy C
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 =		Not within close proximity to road exceeding or close to exceeding legal limit for NO2.	Development will need to com with PfE policy JP-S6 'Clean A '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). (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 has Planning permission which has considered impact on Local environmental quality.	Mitigation for Local environme including within the Planning c

itigation
/A
/A
evelopment will need to come forward in line
ith PfE policies JP-S2 'Carbon and Energy', JP-
3 'Heat and Energy Networks' and JP-P1
Sustainable Places' also addresses energy in
ddition to Local Plan policy CC1.
evelopment will need to come forward in line
ith PfE policy JP-S6 'Clean Air' and policy LE3
ir Quality' of the Local Plan.
itigation for Local environmental impact is
cluding within the Planning conditions.

Site ref/ name: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	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 has access to a bus stop with a frequent service.	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 =	?	PROWs run throughout the site	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	No Highway concerns (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. The Planning application considered access and highways issues.	Mitigation would be identified through transport assessments etc.
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	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	+++	Site has access to a primary school, secondary school, GP, dentist, post office and community facilities within	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: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		include an education and health facility = +++ Major housing site with access to at least three key services and where one service		800m. The site is also within 800m of Lees town centre.	
		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			
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	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criterior allocations which progress to public where there is an identified need.
		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			
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 =	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criterior allocations which progress to public where there is an identified need.
		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			
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	N/A	N/A	N/A

Mitigation
Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
N/A

Site ref/ name: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	Density (as proposed in policy H3): 35dph	
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 in active or recent employment use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X	N/A	N/A.	N/A
		-1ha + = XX			
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	Red (scores 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	++	IMD = 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/ mixed use outside of centre or 400m of centre:	+	Part of the site is within 400m of Lees 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	N/A	At this stage 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
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	See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA) (Mapping GM)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Not within an MSA.	GM Minerals Plan contains policies on mine
25	Waste	Is the development within / close to waste management site / area	+	Not within / close to a waste site / area.	N/A

	Mitigation
	N/A
y ent of	N/A
)0m	N/A
,0111	
n be ment an Iine	N/A. See housing policies in PfE and Local Plan.
	See Policy H12 Gypsies, Travellers and Travelling Showpeople.
	GM Minerals Plan contains policies on minerals.
ste	N/A

Site ref/ name: HLA0112 Land at Knowls Lane	Potential use: Residential	Area: 9.8ha	Indicative capacity: 234 (major)	Density (as proposed in policy H3): 35dph	
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 extant planning permission for 234 homes (RES/350225/22). 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.

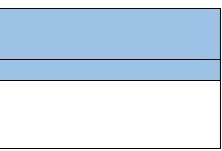
The site has some ecological concerns which have been considered through the extant planning permission and it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores a significantly positive for having good access to key services. The site also either scores positive where the site is not within 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. However, 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 scored negative for consisting of greenfield land. NPPF does allow for a mix of sites so although the Local Plan aims to maximise the proportion of previously developed land that is used to meet development needs it is recognised that some greenfield sites can make up the housing land supply.

Based on the IA and HRA assessment and taking into account the extant planning permission, the site is generally acceptable to progress to the next Local Plan Review stage.



Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Criteria 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		CommentsNo overriding ecological constraintsHowever, 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.	Mitigation Avoid hard to on site as par proposals. The HRA add any likely sign In addition, per nature of the Greener chap the policy app necessary mi the Local Pla
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 = / 2		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		The site formerly had a mill and associated reservoirs.	Some heritag be mitigated be development. Policies HE1 Plan and PfE 'Sustainable F 'Heritage' pro framework for historic enviro
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. FRA required to surface water flood risk. See Flood Risk Sequential Report for further details on flood risk.	See Flood Ris for further det addition, Polic and the Wate Policy CC3 of provides the p managing floo
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

d hard to any ecological features te as part of any development osals.

HRA addresses mitigation for likely significant effects.

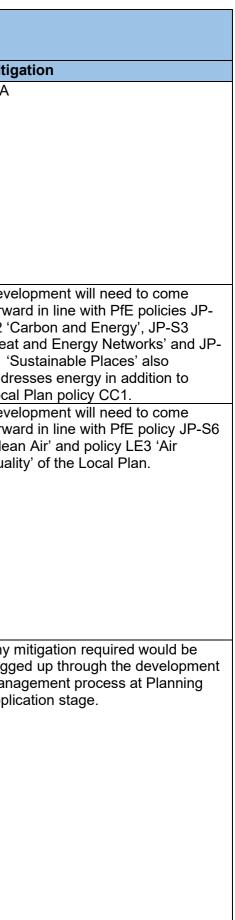
ddition, policy N1 to N3 on re of the Local Plan and PfE ener chapter provides details on policy approaches, including any essary mitigation. Policy N4 of Local Plan will consider tree acement/ mitigation.

ne heritage concerns which can nitigated by sympathetic elopment.

cies HE1 to HE5 of the Local and PfE policies JP-P1 tainable Places' and JP-P2 itage' provide the policy ework for considering the pric environment. Flood Risk Sequential Report

tion, Policy JP—S5 'Flood Risk the Water Environment' and cy CC3 of the Local Plan ides the policy framework for aging flood risk.

Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
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 = X 	++	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.	Deve forwa S2 'C 'Heat P1 'S addre Local
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 the legal limit for NO2 =		The site is not in close proximity to a road that exceeds NO2 legal limit or is close to exceeding legal limit.	Devel forwa 'Clear Qualit
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 does not appear to have any bad neighbour uses.	Any n flagge mana applic



Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
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 due to its proximity to a frequent bus service.	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.	Detail explor with c
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	+++	The site is a major site and has access to health facilities, a primary school,	Local Divers Servio

nation
gation
iled design needed. Need to
ore wider improvements to deal
cumulative impacts.
al Plan policies H1 'Delivering a rse Housing Offer', C2 'Local
vices and Facilities' and CO9

Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigat
		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		a secondary school, post office and community facilities within 800m	'Creatir Access influenc accessi
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 = ?	?	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.	Conside criterior which p where t
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 = ?	?	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.	Conside criterior which p where t
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: Within Business Employment Area / Saddleworth Employment Area mixed use site or centre = +	N/A	N/A	N/A

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eating Sustainable and
cessible Communities' can help
uence ensuring sites are
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cessible to key services.
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nsider site specific policy
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ich progress to publication Plan,
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ich progress to publication Plan,
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Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		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/ or housing sites where employment is still in active / recent use:	+	N/A	N/A
		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 = 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 a centre = +		The site is not within one of our centres.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	 Housing site outside of centre or 400m of a centre: 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. S Local size a
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. S Trave Show
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. C policie

gation
See housing policies in PfE and al Plan for ensuring the right mix,
and type of housing.
See Policy H12 Gypsies,
ellers and Travelling wpeople.
GM Minerals Plan contains
ies on Minerals.

Site ref / name: HLA2234 Land at Springhey Mill, Huddersfield Road	Potential Use: Residential	Area: 0.34ha	Indicative Capacity: 30 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
25	Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A
		Yes (for any use other than employment) = x No for any use = + Yes for employment: ?			

The site has no overriding ecological constraints. However, 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 a previously developed site but also a deprived area so the site would assist with regeneration. The site also scores positively in relation to access to services, flood risk, not being located within a SPZ or waste designation and due to it being acceptable in principle in relation to highways.

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. However, 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.

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, where some of the uncertainties can be further investigated.

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Site name / ref: HLA2664 Land at Derker (Abbotsford Road)	Potential use: Residential	Area: 1.27ha	Indicative capacity: 51 homes (major)	Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns? No / little concern =		No overriding ecological constraints.	The H any lik
		Site will require ecological assessment = ?		However, the site has been screened in by HRA as increases in population	In add nature Greer
		Site has ecological interest and will require a greater degree of ecological investigation = ?/x		could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site does not fall within an LCT.	N/A
		Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?			
3, 4 and 5	Historic	Does the site have heritage concerns:	+	Site is within 250m of a	Policie
	environment	No heritage concerns: +		listed building however, overall there are limited heritage concerns.	Plan a 'Susta 'Herita
		Some heritage concerns which can be mitigated:		nentage concerns.	frame
		Major heritage concerns – mitigation may be possible: ?			
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is 100% within Flood Zone 1 and therefore	See F for fur
		Site does not pass the Sequential Test and so Exception Test is required - ?		passes the sequential test. See Flood Risk Sequential Report for further details on	addition and the Policy
		Site does not pass Sequential test and		flood risk.	provid
		Exception Test is likely to be passed:			mana
		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) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			

gation

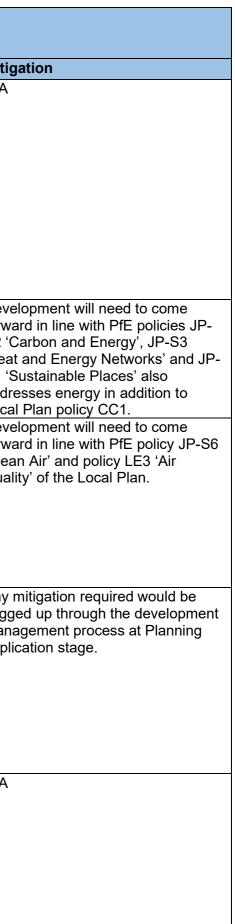
HRA addresses mitigation for likely significant effects.

addition, policies N1 to N3 on ture of the Local Plan and PfE eener chapter provides details on policy approaches, including any cessary mitigation. Policy N4 of Local Plan will consider tree placement/ mitigation.

icies HE1 to HE5 of the Local n and PfE Policies JP-P1 stainable Places' and JP-P2 ritage' provide the policy nework for considering the coric environment.

e Flood Risk Sequential Report further details on flood risk. In dition, Policy JP—S5 'Flood Risk d the Water Environment' and licy CC3 of the Local Plan wides the policy framework for naging flood risk.

Site name / ref: HLA2664 Land at Derker (Abbotsford Road)	Potential use: Residential	Area: 1.27ha	Indicative capacity: 51 homes (major)	Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
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 = +	++	Site is previously developed land in the urban area.	N/A
		Mixed: Less than 50% brownfield within site boundary = x			
		Greenfield in urban area / edge of settlement = X			
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.	Devel forwar S2 'Ca 'Heat P1 'Sr addre Local
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 emissions.	Devel forwa 'Clear Qualit
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). No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X		Site does not appear to be in close proximity to any uses that would cause amenity harm.	Any m flagge mana applic
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	++	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 Derker Metrolink stop.	N/A
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Site name / ref: HLA2664 Land at Derker (Abbotsford Road)	Potential use: Residential	Area: 1.27ha	Indicative capacity: 51 homes (major)	Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		Major development with low (or not achieving low accessibility) accessibility: = XX			
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Site does not have any footpaths running through site that would be impacted.	N/A
		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 =			
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = +	+	No specific concerns. Site has a pending Planning application which will	Detail as pa
		Some highways concerns which can be mitigated = ?		consider highway impact and measures required to ensure safe access.	Shoul be ap any fu
		Highways concerns and unlikely to be mitigated = X		ensure sale access.	need
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = +	?	This assessment will be completed at a later stage.	N/A
		No impact on highway network =			
		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	+++	Site has access to health facilities, a primary school, a secondary school, post office and community	Local Divers Servic 'Creat
		an education and health facility = +++		facilities, within 800m.	Acces
		Major housing site with access to at least three key services and where one service is an education or health facility = ++		In addition, Oldham Town Centre is 1km from the site where there are a range of	acces
		Major housing site with access to at least three key services = +		services and facilities.	
		Major housing site with access to one or two key services = X			
		Major housing site with no access to key services = XX			

gation
ailed design will be considered
part of the Planning application.
uld the proposed development approved and not commence,
future scheme on this site would
d a detailed design.
al Plan policies H1 'Delivering a
erse Housing Offer', C2 'Local vices and Facilities' and CO9
ating Sustainable and essible Communities' can help
ence ensuring sites are essible to key services.

Site name / ref: HLA2664 Land at Derker (Abbotsford Road)	Potential use: Residential	Area: 1.27ha	Indicative capacity: 51 homes (major)	Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
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 =	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consi criteri which where
		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			
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = +	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consi criterio which where
		Development is not expected to increase pressure on educational facilities =		with hanning policy.	where
		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			
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 /	N/A	N/A	N/A
	or employment	Saddleworth Employment Area / mixed use site or centre = +			
		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 site where employment is still in active / recent use:	N/A	N/A	N/A
		1ha + = ++			
		0.1ha to 0.99ha of land = +			

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nsider site specific policy terions for any site allocations ich progress to publication Plan, ere there is an identified need.

nsider site specific policy terions for any site allocations ich progress to publication Plan, ere there is an identified need.

Site name / ref: HLA2664 Land at Derker (Abbotsford Road)	Potential use: Residential	Area: 1.27ha	Indicative capacity: 51 homes (major)	Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		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 = 1 The site is in a significantly deprived area. Development of the site, in addition to other nearby cleared sites, could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre / within 400m of centre = + Housing site outside of centre / not within 400m of centre:		Site outside of centre/ 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	+	Development will be required to provide an appropriate housing mix in line with Planning policy. The site has a pending Planning application which will consider housing mix.	N/A. S Local size a
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = +		Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. S Trave Show
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. (policie
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.

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See housing policies in PfE and al Plan for ensuring the right mix, and type of housing.
See Policy H12 Gypsies, rellers and Travelling wpeople.
GM Minerals Plan contains cies on Minerals.

The site scores significantly positive for being in an accessible location with access to several transport options. The site also scored positively in terms of access to key services. In addition, the site is within 1km of Oldham Town Centre where there are a range of 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.

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.

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No concern = Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	?	The site is immediately adjacent to the Huddersfield Narrow Canal Site of Biological Importance (SBI) and is also a Green Corridor, which the site falls within. The SBI will need to be protected during the course of any development. Site could have bird interest (including Lapwings). Ecology surveys will be required, although it is noted that the site has a previous permission, and no overriding ecological constraints were identified during surveys at this time (2013). Site also falls within 1.4km of South Pennine Moors SPA, SAC, SSSI. 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 addresse significant effects. Policy N1 to N3 on Greener chapter pr approaches, includ
3 and 5	Landscape Character	Development does not fall within a landscape character type: Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?	/?	Site does not fall within LCT but is adjacent and therefore would still need to consider guidance for 'Open Moorlands and Enclosed UPland Fringes (West / South Pennines)'.	PfE Policy JP-G1 'I the policy framewo
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 		The site is within 250m buffer for listed building. Overall, there are limited heritage concerns.	See previous colun Policies HE1 to HE Policies JP-P1 'Sus 'Heritage' provide t considering the his

ses mitigation for any likely S.

on nature of the local and PfE provides details on the policy uding any necessary mitigation.

1 'Landscape Character' provides work for considering landscape.

umn.

HE5 of the Local Plan and PfE Sustainable Places' and JP-P2 e the policy framework for historic environment.

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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 (this applied to change of use – e.g. a mill conversion)	+	Site is 100% within Flood Zone 1 and passes the Sequential Test. Site is within canal buffer and has some low and medium SWF and therefore may require FRA. See Flood Risk Sequential Report for further details on flood risk.	See Flood Risk Sequential Report for furth details on flood risk. In addition, Policy JP 'Flood Risk and the Water Environment' a Policy CC3 of the Local Plan provides the 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 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	X	Greenfield site in Diggle.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development will need to come forward in with PfE policies JP-S2 'Carbon and Ener S3 'Heat and Energy Networks' and JP-P 'Sustainable Places' also addresses energy 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 =		Not within close proximity to road exceeding or close to exceeding legal limit for NO2.	Development will need to come forward ir with PfE policy JP-S6 'Clean Air' and polic 'Air Quality' of the Local Plan.

ion
ood Risk Sequential Report for further on flood risk. In addition, Policy JP-S5 Risk and the Water Environment' and CC3 of the Local Plan provides the policy ork for managing flood risk.
pment will need to come forward in line E policies JP-S2 'Carbon and Energy', JP- at and Energy Networks' and JP-P1 nable Places' also addresses energy in n to Local Plan policy CC1.
pment will need to come forward in line E policy JP-S6 'Clean Air' and policy LE3 ality' of the Local Plan.

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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). (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 not considered to be affected by local environmental quality.	Any mitigation required would be flagged through the development management pr Planning application stage.
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 = XMajor development with low (or not achieving low accessibility) accessibility: = XX	X	Site has access to a bus stop without frequent service.	PfE 'Connected Places' chapter includes alongside policies T1-3, CO9 and design in the Local Plan that provide the policy c for promoting sustainable transport choice
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 is adjacent to footpath which runs along the adjacent canal. Development of the site is unlikely to impact the footpath.	N/A
14, 15 and 16	Highways	No Highway concerns (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.	Mitigation would be identified through tran assessments etc.

quired would be flagged up opment management process at ion stage.
Places' chapter includes policies 5 T1-3, CO9 and design policies that provide the policy context tainable transport choices.
be identified through transport

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	This assessment will be completed at a later stage.	N/A
7, 8, 14, 16, 17, 18, 19 and	Accessibility	Is the site accessible to other key services	++	Site has access to a primary	Local Plan policies H1 'Delivering
26	Accessionity	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		school, secondary school and a post office within 800m.	Housing Offer', C2 'Local Service and CO9 'Creating Sustainable a Communities' can help influence are accessible to key services.
		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	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criter allocations which progress to put where there is an identified need.
		health facilities and would not contribute towards additional facilities = X Unknown at current stage = ? For employment: N/A			
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	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criter allocations which progress to put where there is an identified need.

litigation
ocal Plan policies H1 'Delivering a Diverse lousing Offer', C2 'Local Services and Facilities' nd CO9 'Creating Sustainable and Accessible communities' can help influence ensuring sites
re accessible to key services.
Consider site specific policy criterions for any site llocations which progress to publication Plan, /here there is an identified need.
Consider site specific policy criterions for any site llocations which progress to publication Plan, where there is an identified need.

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		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			
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 in active or recent employment 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 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):		IMD = 9 The site is not within a deprived area so will not make a significant contribution to reducing deprivation and disparity.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing/ mixed use outside of centre or 400m of centre:		Not within or close to 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	N/A	At this stage 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 Loca

Mitigation
N/A
N/A
N/A
N/A
N/A
N/A. See housing policies in PfE and Local Plan.

Site ref/ name: HLA3147 Land at Ward Lane	Potential use: Residential	Area: 0.67	Indicative capacity: 19 homes (major)	Minimum density (as proposed in policy H3): 35dph	
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	See Policy H12 Gy Travelling Showped
24	Is the development in a Minerals Safeguarding Area (MSA) (Mapping GM)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Not within an MSA.	GM Minerals Plan o
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: ?	+	Not within / close to a waste site / area.	N/A

The site is immediately adjacent to the Huddersfield Narrow Canal Site of Biological Importance (SBI) and is also a Green Corridor, which the site falls within. Ecology surveys will be required, although it is noted that the site has a previous permission, and no overriding ecological constraints were identified during surveys at this time (2013). 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 also either scored positive where the site is not within 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. However, 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 scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting; however it scored positively for access to services and facilities. NPPF does allow for a mix of sites so although the Local Plan aims to maximise the proportion of previously developed land that is used to meet development needs it is recognised that some greenfield sites can make up the housing land supply.

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

Bypsies, Travellers and eople.

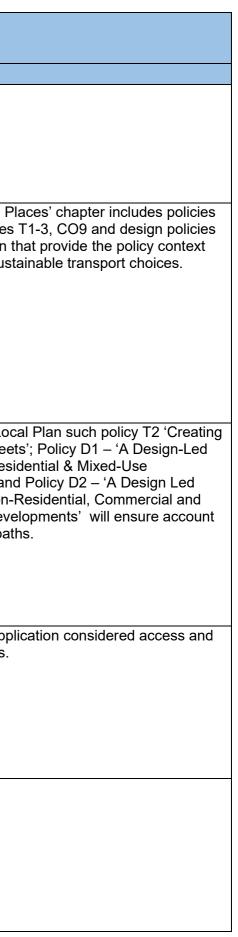
Site ref/ name: HLA3982 Land adjacent to Huddersfield Road, Diggle	Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No concern = Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x	?/x	Site looks to include improved grassland. Fields form part of riparian habitat. Surveys for bats would need to be needed. Within 150m of SBI (Huddersfield Narrow Canal) and to avoid impacts via hydrological connectivity a Construction Environmental Method Statement condition was attached to the Planning permission that the site has. 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. Furthermore, proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.	Habitat surveys incl The site has permis development and a enhancement was a of ground nesting bi The HRA addresses significant effects. In addition, policy N Plan and PfE Green the policy approach mitigation. Policy N consider tree replac
3 and 5	Landscape Character	Development does not fall within a landscape character type: Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Site does not fall within LCT however site would need to consider guidance still given proximity to LCTs 'Open Moorlands and Enclosed Upland Fringes (West / South Pennines)' and ' Open Moorlands and Enclosed Upland Fringes (Dark peak)'.	PfE Policy JP-G1 'L the policy framewor
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		The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the nearby Listed Buildings. Any development should ensure that the clock tower of the grade II listed W.H. Shaw Ltd. Dobcross Works Office Building, remains as a prominent Local landmark.	See previous colum Policies HE1 to HE Policies JP-P1 'Sus 'Heritage' provide th considering the hist
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:	+	Passes Sequential Test if development avoids small areas of flood zone 3 and 2.	FRA required to add reservoir extent and Flood Risk Sequent flood risk. In addition, Policy J Water Environment

ncluding bats.
nission for residential a contribution for off-site habitat s agreed to compensate for loss bird habitat.
ses mitigation for any likely
N1 to N3 on nature of the Local eener chapter provides details on ches, including any necessary N4 of the Local Plan will acement/ mitigation.
'Landscape Character' provides ork for considering landscape.
umn.
IE5 of the Local Plan and PfE ustainable Places' and JP-P2 the policy framework for istoric environment.
address surface water flood risk
nd canal hazard zone. See ential Report for further details on
/ JP-S5 'Flood Risk and the nt' and Policy CC3 of the Local

Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
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 (this applied to change of use – e.g. a mill			Plan provides the policy frameworl flood risk.
Water Quality		+	Site not within SP7	N/A
Water Quality	Source Protection Zone (SPZ) = +		Site not within of Z.	
Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++	Х	Greenfield site in Diggle	N/A
	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			
Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development will need to come for with PfE policies JP-S2 'Carbon ar S3 'Heat and Energy Networks' an 'Sustainable Places' also addresse addition to Local Plan policy CC1.
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 road exceeding or close to exceeding legal limit for NO2.	Development will need to come for with PfE Policy JP-S6 'Clean Air' a 'Air Quality' of the Local Plan.
	Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 =			
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). (a distance of 20 metres will be applied where possible)	?	A new school is located to the east of the site. Site has planning permission, and this required landfill gas and contaminated land conditions. Minimum noise insulation specifications were also proposed for the windows and trickle	Any mitigation required would be find through the development manager Planning application stage.
	Residential Theme Theme	ResidentialCriteriaThemeCriteriaSite has not passed Sequential Test and is unlikely to pass Exception Test: XSequential Test not applicable: N/A (this applied to change of use – e.g. a mill conversion)Water QualityThe site falls outside of a Groundwater Source Protection Zone (SPZ) = +The site falls within a Groundwater Source Protection Zone = ?Land and soilsPreviously 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 = xCreenfield in urban area / edge of settlement = XLow carbon energyNo score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.Air QualityWithin close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?Local environmental qualityIs 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). (a distance of 20 metres will be applied	Residentialcapacity: 77 homes (major)ThemeCriteriaScoreThemeCriteriaScoreSequential Test not apsicable: N/A (this applied to change of use – e.g. a mill conversion)sequential Test not applicable: N/A (this applied to change of use – e.g. a mill conversion)Water QualityThe site falls outside of a Groundwater Source Protection Zone (SPZ) = ++The site falls within a Groundwater Source Protection Zone = ?*Land and soilsPreviously developed land (including vacant / or under used buildings) in urban area = ++XPreviously developed land in Green Belt = +*Mixed: More than 50% brownfield within site boundary = +Nixed: Less than 50% brownfield within site boundary = +Low carbon energyNo score if given for this objective as all sites will be required to meet PIE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.N/AAir QualityHousing:Local environmental qualityIs 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). (a distance of 20 metres will be applied?	Residential capacity: 77 homes (major) H3): 35dph Theme Criteria Score Comments Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A (this applied to change of use – e.g. a mill conversion) Site not within SPZ. Water Quality The site fails outside of a Groundwater Source Protection Zone (SPZ) = + The site fails within a Groundwater Source Protection Zone = ? + Site not within SPZ. Land and solis Previously developed land (including vacant / or under used buildings) in urban area = ++ X Greenfield site in Diggle Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x N/A Mixed: Less than 50% brownfield within site boundary = x N/A N/A Air Quality Housing: Within a heat network. Air Quality Is the site likely to be affected by or cause coveeds or is close to exceeding legal limit for NO2 = -? ? Local environmental quality Is the site likely to be affected by or cause coveeds or is close to exceeding legal limit for NO2 = - ? Local environmental quality Is the site likely to be affected by or cause coveed or is close to exceeding legal limit for NO2 = - A new school is located to the east of the site.

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an provides the policy framework for managing bod risk.
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evelopment will need to come forward in line ith PfE policies JP-S2 'Carbon and Energy', JP- 3 'Heat and Energy Networks' and JP-P1 ustainable Places' also addresses energy in Idition to Local Plan policy CC1.
evelopment will need to come forward in line th PfE Policy JP-S6 'Clean Air' and Policy LE3 ir Quality' of the Local Plan.
ny mitigation required would be flagged up rough the development management process at anning application stage.

Site ref/ name: HLA3982 Land adjacent to Huddersfield Road, Diggle	Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X		ventilators, and this was considered suitable. Therefore, it is considered that environmental health concerns could be overcome in any future application.	
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	X	Site has access to a bus stop without frequent service.	PfE 'Connected Pl alongside policies in the Local Plan th for promoting susta
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 =		PROW run along the boundaries of the site	Policies in the Loca Sustainable Street Approach for Resid Development'; and Approach to Non-F Employment Deve is taken of footpath
14, 15 and 16	Highways	No Highway concerns (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. The Planning application considered access and highways issues.	The Planning appli highways issues.
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	This assessment will be completed at a later stage	N/A



Site ref/ name: HLA3982 Land adjacent to Huddersfield Road, Diggle	Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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	X	Site has access to a secondary school and a post office within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilit and CO9 'Creating Sustainable and Accessib Communities' can help influence ensuring site are accessible to key services.
		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			
l l l l l l l l l l l l l l l l l l l	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 =	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criterions for any allocations which progress to publication Plar where there is an identified need.
		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			
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = +	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criterions for any allocations which progress to publication Plan where there is an identified need.
		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			

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	Mitigation
/ 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.
n ith	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
ation olicy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.

Site ref/ name: HLA3982 Land adjacent to Huddersfield Road, Diggle	Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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 in active or recent employment use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A. The site has been allocated for employment but the site has never been developed.	N/A
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	Red (scores 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):		IMD = 8 The site is not within a deprived area so will not make a significant contribution to reducing deprivation and disparity.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing/ mixed use outside of centre or 400m of centre:		Not within or close to 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	N/A	At this stage 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 Pl
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	See Policy H12 Gypsies, Travellers and Travelling Showpeople.
24	Is the development in a Minerals	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ?		Not within an MSA.	GM Minerals Plan contains policies on minera

;y	
	Mitigation
	N/A
d for ver	N/A
l area tion	N/A
	N/A
at the sites. mix	N/A. See housing policies in PfE and Local Plan.
e of ers	See Policy H12 Gypsies, Travellers and Travelling Showpeople.
	GM Minerals Plan contains policies on minerals.

Potential use: Residential	Area: 2.67ha	Indicative capacity: 77 homes (major)	Density (as proposed in policy H3): 35dph	
Theme	Criteria	Score	Comments	Mitigation
Safeguarding Area (MSA) (Mapping GM)	(prior extraction would need to be considered)			
Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x	+	Not within / close to a waste site / area.	N/A
	Residential Theme Safeguarding Area (MSA) (Mapping GM)	ResidentialCriteriaThemeCriteriaSafeguarding Area (MSA) (Mapping GM)(prior extraction would need to be considered)WasteIs the development within / close to waste management site / area	ResidentialCapacity: 77 homes (major)ThemeCriteriaScoreSafeguarding Area (MSA) (Mapping GM)(prior extraction would need to be considered)ScoreWasteIs the development within / close to waste management site / area+Yes (for any use other than employment) = XYes (for any use other than employment) = X+	ResidentialCapacity: 77 homes (major)H3): 35dphThemeCriteriaScoreCommentsSafeguarding Area (MSA) (Mapping GM)(prior extraction would need to be

The site has some ecological concerns, which the planning application addressed. 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.

Furthermore, proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land. However, the HRA states that this site has been surveyed and assessed as part of a recent planning application. It was concluded from these surveys that the site is not functionally linked because of a lack of records of qualifying bird species and because the habitat was considered unsuitable for supporting significant numbers of qualifying bird species. The HRA addresses mitigation for any likely significant effects.

The site has an extant Planning permission as a residential development (FUL/349826/22). 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.

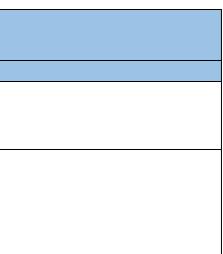
The site either scores positive where the site is not within a constraint / not likely to impact or neutral because no adverse impacts are expected.

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. However, 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.

A negative / uncertain was given as a planning application has shown that the site provides habitats for nesting bird habitat and compensation to offset this was required. Another negative was that the site only has access to two key services.

The site also scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting. NPPF does allow for a mix of sites so although the Local Plan aims to maximise the proportion of previously developed land that is used to meet development needs it is recognised that some greenfield sites can make up the housing land supply.

Based on the IA and HRA assessment the site does appear to be acceptable on balance and taking into account the extant planning permission the site is generally acceptable with mitigation.



Site name / ref: SHA0899 London Road, Derker	Potential use: Residential	Area: 1.78ha	Indicative capacity: 54 homes (major)	Density (as proposed in policy H3): 70	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns?		No overriding ecological constraints.	The H any lil
		No / little concern =		However, the site has been	In add
		Site will require ecological assessment = ?		screened in by HRA as increases in population could	Greer
		Site has ecological interest and will require a		result in increased road traffic	the po
		greater degree of ecological investigation = ?/x		resulting in increased air pollution effects and increased	the Lo
				recreational disturbance on European sites.	replac
3 and 5	Landscape	Development does not fall within a landscape		Site does not fall within an	N/A
	Character	character type (LCT):		LCT.	
		Development falls within a LCT and will need to consider guidance / take into account sensitivity			
3, 4 and 5	Historic	= / ? Does the site have heritage concerns:	+	The site is within 250m of a	Policie
	environment			listed building which will need	Plan a
		No heritage concerns: +		to be considered, however	'Susta
				overall there are limited	'Herita
		Some heritage concerns which can be mitigated:		heritage concerns.	frame histor
		Major heritage concerns – mitigation may be possible: ?			
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is 100% within Flood Zone 1 and therefore passes the	See F
		Site does not pass the Sequential Test and so		sequential test. See Flood Risk	
		Exception Test is required - ?		Sequential Report for further details on flood risk.	and th
		Site does not pass Sequential test and		details on hood risk.	policy
		Exception Test is likely to be passed:			mana
		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) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
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 the urban area.	N/A
		Previously developed land in Green Belt = +			

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e HRA addresses mitigation for / likely significant effects.

addition, policy N1 to N3 on fure of the Local Plan and PfE eener chapter provides details on policy approaches, including any cessary mitigation. Policy N4 of Local Plan will consider tree placement/ mitigation.

icies HE1 to HE5 of the Local n and PfE policies JP-P1 stainable Places' and JP-P2 ritage' provide the policy mework for considering the toric environment.

e Flood Risk Sequential Report further details on flood risk. In dition, policy JP—S5 'Flood Risk d the Water Environment' and icy CC3 of the Local Plan wides the policy framework for naging flood risk.

Site name / ref: SHA0899 London Road, Derker	Potential use: Residential	Area: 1.78ha	Indicative capacity: 54 homes (major)	Density (as proposed in policy H3): 70	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		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			
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.	Devel forwar S2 'Ca 'Heat P1 'Su addre Local
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 emissions.	Devel forwar 'Clear Qualit
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). No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X		Site does not appear to be in close proximity to any uses that would cause amenity harm.	Any m flagge manag applic
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 Derker Metrolink stop.	N/A

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evelopment will need to come ward in line with PfE policies JP-2 'Carbon and Energy', JP-S3 eat and Energy Networks' and JP-'Sustainable Places' also dresses energy in addition to cal Plan policy CC1. evelopment will need to come ward in line with PfE policy JP-S6 lean Air' and policy LE3 'Air uality' of the Local Plan.

y mitigation required would be gged up through the development anagement process at Planning plication stage.

Site name / ref: SHA0899 London Road, Derker	Potential use: Residential	Area: 1.78ha	Indicative capacity: 54 homes (major)	Density (as proposed in policy H3): 70	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
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 a pending Planning application which will consider highway impact and measures required to ensure safe access.	Detailed design will be considered as part of the Planning application. Should the proposed development be approved and not commence, any future scheme on this site would need a detailed design.
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 has access to health facilities, a primary school, a secondary school, post office and community facilities, within 800m. In addition, Oldham Town Centre is 1km from the site where there are a range of services and facilities.	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	Development would contribute to the provision of additional open space and/or health facilities = +	?	At this stage, the site would be expected to contribute to	Consider site specific policy criterions for any site allocations

Site name / ref: SHA0899 London Road, Derker	Potential use: Residential	Area: 1.78ha	Indicative capacity: 54 homes (major)	Density (as proposed in policy H3): 70	
IA Objective	Theme	Criteria	Score	Comments	Mitig
	health facilities or open space	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		health facilities / open space in line with Planning policy.	which where
		would not contribute towards additional facilities = X Unknown at current stage = ?			
		For employment sites = N/A			
7, 17 and 22	Provision of	Development would provide additional education	?	At this stage sites would be	Cons
	education facilities	facilities on site or contribute to the provision of education facilities = +		expected to contribute to education facilities in line with Planning policy.	criter which where
		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			
18, 19, 20 and 26	Is the site in close proximity to areas	For employment sites only - Is the site:	N/A	N/A	N/A
	of employment	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			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing site where employment is still in active / recent use:	N/A	N/A	N/A
		1ha + = ++			
		0.1ha to 0.99ha of land = +			
		0 ha =			
		-0.1 ha to 0.99 + = X			
		-1ha + = XX			

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ch progress to publication Plan, re there is an identified need.
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rions for any site allocations ch progress to publication Plan, re there is an identified need.

Site name / ref: SHA0899 London Road, Derker	Potential use: Residential	Area: 1.78ha	Indicative capacity: 54 homes (major)	Density (as proposed in policy H3): 70	
IA Objective	Theme	Criteria	Score	Comments	Mitig
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, in addition to other nearby cleared sites, 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 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	+	Development will be required to provide an appropriate housing mix in line with Planning policy. The site has a pending Planning application which will consider housing mix.	N/A. S Local size a
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. S Trave Show
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. (policie
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 a pending Planning application for residential development (FUL/350118/22).

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. The site scored positively in terms of access to key services. In addition, the site is within 1km of Oldham Town Centre where there are a range of 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.

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.

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See housing policies in PfE and al Plan for ensuring the right mix, and type of housing.
See Policy H12 Gypsies, vellers and Travelling wpeople.
. GM Minerals Plan contains cies on Minerals.

Site ref / name: SHA1162 Saddleworth School, High Street, Uppermill	Potential use: Residential	Area: 4.45 ha	Indicative capacity: 97 homes (major)		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No 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. Furthermore, proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.	See previous The HRA add significant effe In addition, po Local Plan an provides detai including any N4 of the Loca replacement/
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 = / ?		However, site adjacent to LCT 'Open Moorlands and Enclosed UPland Fringes (Dark Peak)' and should consider landscape guidance.	PfE Policy JP provides the p considering la
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 just outside the boundary of Uppermill conservation area which is high density industrial heritage.	Any developm views and vision of the conservation of the conservation layout, materia Policies HE1 PfE Policies J JP-P2 'Heritag framework for 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 (this applied to change of use – eg a mill – we are assuming we will retain)	+	Site passes sequential test. FRA required as site over 1ha and to assess surface water and other sources of flood risk.	See Flood Ris further details In addition, Po the Water Env the Local Plan framework for
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Outside of SPZ.	N/A

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ddresses mitigation for any likely effects.

policy N1 to N3 on nature of the and PfE Greener chapter etails on the policy approaches, ny necessary mitigation. Policy ocal Plan will consider tree nt/ mitigation.

JP-G1 'Landscape Character' e policy framework for landscape.

pment should take into account vistas in and out of the on area and respect the character ervation area, in terms of scale, erials, and appearance.

1 to HE5 of the Local Plan and s JP-P1 'Sustainable Places' and itage' provide the policy for considering the historic nt.

Risk Sequential Report for ils on flood risk.

Policy JP—S5 'Flood Risk and Environment' and Policy CC3 of lan provides the policy for managing flood risk.

Site ref / name: SHA1162 Saddleworth School, High Street, Uppermill	Potential use: Residential	Area: 4.45 ha	Indicative capacity: 97 homes (major)		
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	Previously developed land (including vacant / or under used buildings) in urban area = ++	++	Previously developed site.	N/A
		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			
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Developmen line with PfE Energy', JP-S and JP-P1 'S addresses er 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 =		Not within proximity to a road which exceeds or is close to exceeding the legal limit for NO2.	Developmen line with PfE Policy LE3 'A
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). (a distance of 20 metres will be applied where possible) No: Yes but could be mitigated: ?		No specific issues at this stage.	Any mitigatio through the o process at P
		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 = ++	+	Site has access to bus stop with a frequent service.	PfE 'Connec policies alon policies in th

nt will need to come forward in
E policies JP-S2 'Carbon and S-S3 'Heat and Energy Networks' Sustainable Places' also energy in addition to Local Plan
nt will need to come forward in E Policy JP-S6 'Clean Air' and 'Air Quality' of the Local Plan.
ion required would be flagged up development management Planning application stage.
cted Places' chapter includes ngside policies T1-3 and design he Local Plan that provide the
1

Site ref / name: SHA1162 Saddleworth School, High Street, Uppermill	Potential use: Residential	Area: 4.45 ha	Indicative capacity: 97 homes (major)		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major development with high accessibility = +			policy context for promoting sustation transport choices.
		Major development with medium accessibility = X			
		Major development with low (or not achieving low accessibility) accessibility: = XX			
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?	?	PROW runs along the edge of the site and through the site to the south.	Design of the site would need to into account.
		Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ?			Policies in the Local Plan such as 'Creating Sustainable Streets' ; p 'A Design-Led Approach for Resi Mixed-Use Development'; and po 'A Design Led Approach to Non-F
		No. Development unlikely to impact on public footpaths, cycleways or bridleway =			Commercial and Employment Developments' will ensure accou of footpaths.
14, 15 and 16	Highways	No Highway concerns (subject to transport assessment / site layout etc) = +	?	Access would need to be improved with footway on either side.	Access would need to be improve footway on either side.
		Some highways concerns which can be mitigated = ?			
		Highways concerns and unlikely to be mitigated = X			
14, 15 and 16	Impact on strategic highway network (not available yet)	+	?	This assessment will be completed at a later stage	N/A
		No impact on highway network = Potential adverse impact on highway network			
		= X			
7, 8, 14, 16, 17, 18, 19	Accessibility	Unknown at this stage= ? Is the site accessible to other key services	+++	Site is within 800m of a GP,	Local Plan policies H1 'Delivering
and 26	7 (00000 ibility			primary school, community facilities	Housing Offer', C2 'Local Service
		Major housing site with access to at least three		and is within 800m of Uppermill	Facilities' and CO9 'Creating Sus
		key services and where two services include an education and health facility = +++		Town Centre.	and Accessible Communities' car influence ensuring sites are acce key services.
		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 = +			

tion
context for promoting sustainable ort choices.
of the site would need to take this count.
s in the Local Plan such as policy T2 ng Sustainable Streets' ; policy D1 – ign-Led Approach for Residential & Use Development'; and policy D2 – ign Led Approach to Non-Residential, ercial and Employment pments' will ensure account is taken paths.
s would need to be improved with y on either side.
Plan policies H1 'Delivering a Diverse g Offer', C2 'Local Services and es' and CO9 'Creating Sustainable cessible Communities' can help ce ensuring sites are accessible to rvices.

Site ref / name: SHA1162 Saddleworth School, High Street, Uppermill	Potential use: Residential	Area: 4.45 ha	Indicative capacity: 97 homes (major)		
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			
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	services = XX 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 = ?	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy. Sites includes some areas of open space (outdoor sports facilities). Development of the site will be required to take this into consideration in line with Local Planning policy.	Consider site any site alloc publication F need.
7, 17 and 22	Provision of education facilities	For employment: N/A 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 any site alloc publication P need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment or mixed use sites	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 in active or recent employment use:	N/A	N/A. School will have provided some employment, which has been	N/A

te specific policy criterions for
ocations which progress to
Plan, where there is an identified
te specific policy criterions for
ocations which progress to
Plan, where there is an identified

Site ref / name: SHA1162 Saddleworth School, High Street, Uppermill	Potential use: Residential	Area: 4.45 ha	Indicative capacity: 97 homes (major)		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha =		relocated, but site is not an employment site.	
		-0.1 ha to 0.99 + = X			
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	-1ha + = XX Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):		IMD score = 8The site will make a limited contribution to tackling deprivation.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Housing/ mixed use outside of centre or 400m of centre:	+	Within 400m of Uppermill 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	N/A	At this stage 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 hou Plan.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	Other uses = N/A providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment	See Policy H Travelling Sh
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)		Outside MSA	GM Minerals 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: ?	+	Not close to waste site / areas.	N/A

The site has limited ecological concerns. However, 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. Furthermore, proximity to South Pennine Moors necessitated assessment of site as potential functionally linked land. However it was concluded that this site does not support habitats suitable for use as functionally linked land by qualifying bird species. The HRA addresses mitigation for any likely significant effects.

ousing policies in PfE and Local
0.
H12 Gypsies, Travellers and
Showpeople.
silowpeople.
s Plan contains policies on
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The site scores significantly positive for having good access to key services and being on previously developed site within the urban area. It is close to Uppermill centre so may contribute towards increased vitality of the centre.

The site also either scores positive where the site is not within 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. However, 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. Further work on ecology, highways and public rights of way would be needed.

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.

Site ref/ name: SHA1630 Former Cromford Mill	Potential use: Residential	Area: 0.58ha	Indicative capacity: 28 homes (major)	Minimum density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns?		No overriding ecological constraints	The H any lik
		No / little concern =		However, the site has been	In add
		Site will require ecological assessment = ?		screened in by HRA as increases in population	nature
		Site has ecological interest and will require a greater degree of ecological investigation = ?/x		could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site does not fall within an LCT.	N/A
		Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?			
3, 4 and 5	Historic environment	Does the site have heritage concerns:		There are some heritage concerns owing to previous	Policie Plan a
	onvironment	No heritage concerns: +		mill legacy, which can be mitigated.	'Susta 'Herita
		Some heritage concerns which can be mitigated: -			frame
		Major heritage concerns – mitigation may be possible: ?			
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is 100% within Flood Zone 1 and therefore	See F
		Site does not pass the Sequential Test and so exception test is required - ?		passes the sequential test. See Flood Risk Sequential Report for further details on	addition and the Policy
		Site does not pass Sequential test and Exception Test is likely to be passed:		flood risk.	provid
		Site has not passed Sequential Test and is unlikely to pass Exception test: X			
		Sequential Test not applicable: N/A		011 1 1 11 007	.
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
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 the urban area.	N/A

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e HRA addresses mitigation for likely significant effects.

addition, policy N1 to N3 on ture of the Local Plan and PfE eener chapter provides details on policy approaches, including any cessary mitigation. Policy N4 of Local Plan will consider tree placement/ mitigation.

icies HE1 to HE5 of the Local n and PfE Policies JP-P1 stainable Places' and JP-P2 ritage' provide the policy nework for considering the oric environment.

e Flood Risk Sequential Report further details on flood risk. In dition, Policy JP—S5 'Flood Risk d the Water Environment' and licy CC3 of the Local Plan wides the policy framework for naging flood risk.

		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			
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.	Devel forwa S2 'C 'Heat P1 'S addre Local
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 emissions.	Devel forwa 'Clear Qualit
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 does not appear to be in close proximity to any uses that would cause amenity harm. Although proximity to Deker Metrolink stop should be considered.	Any m flagge mana applic
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 Derker Metrolink stop.	N/A

evelopment will need to come ward in line with PfE policies JP-2 'Carbon and Energy', JP-S3 eat and Energy Networks' and JP-'Sustainable Places' also dresses energy in addition to cal Plan policy CC1. evelopment will need to come ward in line with PfE policy JP-S6 lean Air' and policy LE3 'Air uality' of the Local Plan. y mitigation required would be gged up through the development anagement process at Planning plication stage.

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	?	Some highways concerns related to integration with existing street layout. It is considered, however, that mitigation is possible. Site has a pending Planning application which will consider highway impact and measures required to ensure safe access.	Detail as pa Shoul be ap any fu need
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
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	Unknown = ? 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 has access to a primary school, secondary school and community facilities within 800m In addition, Oldham Town Centre is just over 1km from the site where there are a range of services and facilities.	Local Diver: Servio 'Crea Acces influe acces
2, 6, 7, 8, 16, 17 and 26	Health and well- being: Provision	Development would contribute to the provision of additional open space and/or health facilities = +	?	At this stage, the site would be expected to contribute to	Consi

iled design will be considered art of the Planning application.
uld the proposed development
pproved and not commence,
future scheme on this site would a detailed design.
al Plan policies H1 'Delivering a
rse Housing Offer', C2 'Local
rices and Facilities' and CO9
ating Sustainable and
essible Communities' can help ence ensuring sites are
essible to key services.
-
sider site specific policy
rions for any site allocations

	(Index of multiple deprivation score	Green (scores 7 to 10 low deprivation):		The site is in a significantly deprived area. Development of the site, in addition to other nearby	
18	Proximity to deprived areas	-1ha + = XX Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): +	++	IMD score = 1	N/A
		-0.1 ha to 0.99 + = X			
		0 ha =			
		0.1ha to 0.99ha of land = +			
		1ha + = ++			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing site where employment is still in active / recent use:	N/A	N/A	N/A
		X For housing sites: N/A			
	employment	Outside of BEA / SEA / mixed use site or centre =			
	to areas of	Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = +			
18, 19, 20 and 26	Is the site in close proximity	For employment sites only - Is the site:	N/A	N/A	N/A
		Unknown at current stage = ? For employment sites = N/A			
		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			
		Development is not expected to increase pressure on educational facilities =		with righting 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 = +	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Cons criter which where
		For employment sites = N/A			
		loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ?			
	space	Development would place additional pressure /		poncy.	
	of health facilities or open space	Development would not place additional pressure on open space or health facilities =		health facilities / open space in line with Planning policy.	which where

h progress to publication Plan, re there is an identified need.
sider site specific policy rions for any site allocations h progress to publication Plan,
re there is an identified need.

				cleared sites, could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre / within 400m of centre = +		Site outside of centre/ not within 400m of centre.	N/A
		Housing site outside of centre/ not within 400m of centre:			
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	+	Development will be required to provide an appropriate housing mix in line with Planning policy. The site has a pending Planning application which	N/A. S Local size a
23 and 26	Gypsy and Travellers: Number of transit pitches provided	Other uses = N/A providing for pitches = + 0 pitches =		will consider housing mix. Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. S Trave Show
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. (policie
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 a pending Planning application for residential development (FUL/350118/22).

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. The site scored positively in terms of access to key services. In addition, the site is within 1km of Oldham Town Centre where there are a range of 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 scores uncertain in terms of highway access, however it is considered that concerns related to integration with existing street layout 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 scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area.

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

See housing policies in PfE and al Plan for ensuring the right mix, and type of housing.
See Policy H12 Gypsies, rellers and Travelling wpeople.
GM Minerals Plan contains cies on Minerals.

Site name / ref: SHA2017 Land at Flint Street	Potential use: Residential	Area: 0.27ha	Indicative capacity: 10 homes (major)	Density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns?		No overriding ecological constraints.	The H any lil
		No / little concern =		However, the site has been	In add
		Site will require ecological assessment = ?		screened in by HRA as increases in population	nature
		Site has ecological interest and will require a greater degree of ecological investigation = ?/x		could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site does not fall within an LCT.	N/A
		Development falls within a LCT and will need to consider guidance / take into account sensitivity = $-/?$			
3, 4 and 5	Historic environment	Does the site have heritage concerns:	+	There are no heritage concerns.	Policie Plan a
		No heritage concerns: +			'Susta 'Herita
		Some heritage concerns which can be mitigated:			frame
		Major heritage concerns – mitigation may be possible: ?			
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is 100% within Flood Zone 1 and therefore	See F for fur
		Site does not pass the Sequential Test and so exception test is required - ?		passes the sequential test. See Flood Risk Sequential Report for further details on	addition and the Policy
		Site does not pass Sequential test and Exception Test is likely to be passed:		flood risk.	provid
		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) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
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 the urban area.	N/A

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HRA addresses mitigation for likely significant effects.

addition, policy N1 to N3 on ture of the Local Plan and PfE eener chapter provides details on policy approaches, including any cessary mitigation. Policy N4 of Local Plan will consider tree placement/ mitigation.

icies HE1 to HE5 of the Local n and PfE Policies JP-P1 stainable Places' and JP-P2 ritage' provide the policy nework for considering the oric environment.

e Flood Risk Sequential Report further details on flood risk. In dition, Policy JP—S5 'Flood Risk the Water Environment' and icy CC3 of the Local Plan vides the policy framework for naging flood risk.

Site name / ref: SHA2017 Land at Flint Street	Potential use: Residential	Area: 0.27ha	Indicative capacity: 10 homes (major)	Density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		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			
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.	Devel forwar S2 'Ca 'Heat P1 'Su addre Local
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 emissions.	Devel forwat 'Clear Qualit
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). No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X		Site does not appear to be in close proximity to any uses that would cause amenity harm.	Any m flagge mana applic
14, 16, 18, 19, 20 and 26	Public Transport Accessibility		++	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 Derker Metrolink stop.	N/A

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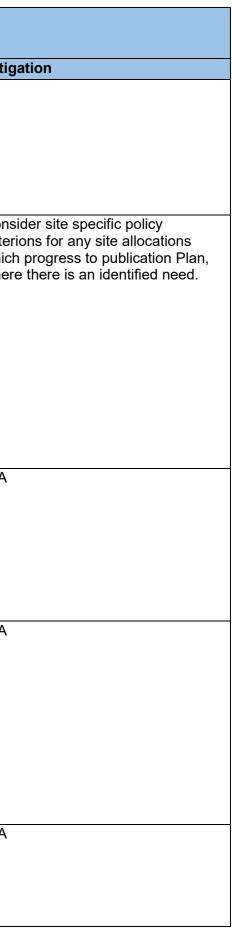
velopment will need to come ward in line with PfE policies JP-'Carbon and Energy', JP-S3 eat and Energy Networks' and JP-'Sustainable Places' also dresses energy in addition to cal Plan policy CC1. velopment will need to come ward in line with PfE policy JP-S6 ean Air' and policy LE3 'Air vality' of the Local Plan.

y mitigation required would be ged up through the development nagement process at Planning plication stage.

Site name / ref: SHA2017 Land at Flint Street	Potential use: Residential	Area: 0.27ha	Indicative capacity: 10 homes (major)	Density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
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	?	Some highways concerns related to integration with existing street layout. It is considered, however, that mitigation is possible with detailed design.	Detai
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 with access to several key services and facilities (including education and health provision) within 800m.	Local Diver Servi 'Crea Acces influe acces
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 =	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Cons criter which where

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ailed design required.
al Plan policies H1 'Delivering a erse Housing Offer', C2 'Local vices and Facilities' and CO9 eating Sustainable and essible Communities' can help ience ensuring sites are essible to key services.
nsider site specific policy erions for any site allocations on progress to publication Plan, ere there is an identified need.

Site name / ref: SHA2017 Land at Flint Street	Potential use: Residential	Area: 0.27ha	Indicative capacity: 10 homes (major)	Density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		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			
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	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consi criteri which where
		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 = ?			
18, 19, 20 and 26	Is the site in	For employment sites = N/A For employment sites only - Is the site:	N/A	N/A	N/A
	close proximity to areas of employment	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			
18 and 19	Net employment land gain / loss		N/A	N/A	N/A
		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 = 2 The site is in a significantly deprived area. Development of the site	N/A



Site name / ref: SHA2017 Land at Flint Street	Potential use: Residential	Area: 0.27ha	Indicative capacity: 10 homes (major)	Density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
				could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre / within 400m of centre = +	+	Site is within 400m of Oldham Town Centre.	N/A
		Housing site outside of centre / not within 400m of centre:			
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	+	Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. S Local size a
		Other uses = N/A			
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. S Trave Show
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. C policie
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
		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.

The site scores uncertain in terms of highway access, however it is considered that concerns related to integration with existing street layout 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 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.

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See housing policies in PfE and
al Plan for ensuring the right mix,
and type of housing.

See Policy H12 Gypsies, ellers and Travelling wpeople.

GM Minerals Plan contains cies on Minerals.