



Appendix 6

Medium Priority Site Appraisals

Adelaide Mill



Physical Characteristics

Address: Gould St, Oldham, OL1 3LL

Orientation: South-east

Floor Plan Depth: Main block: approx. 20m, smaller building: approx. 13m

Floorspace Estimate: -

No. of floors: The main block has 4 floors, the smaller building has 2 floors.

No. Chimneys: 0

Description:

The site has a reasonable amount of curtilage, which is situated on the north-western area of the site, as well as to the south-eastern area - around the smaller building. The buildings on site appear to be occupied by a number of businesses. The site is situated in the middle of a large industrial area and is surrounded on all sides by various industrial and commercial buildings and uses. Fountain Mill is south-west of the site on the other side of Gould Street.



Planning History:

PA/335462/14 - Change of use to gym. Granted: 22nd August 2014.

PA/339577/17 - Change of use to part of Adelaide Mill from B8 (storage & distribution) to a Retail Unit (use Class A1) and a Gymnasium (Use Class D2). Granted: 1st March 2017.

Adelaide Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): Not in the BAR Report.

Industrial Landscape Significance (BAR Report): Not in the BAR Report.

Statement of Significance

Archaeological interest: Likely to be low.

Historical interest: Platt Brothers machine makers, blowing room machinery department. Associative value with J Stott. Part of Hartford Old Works. Moved to Hartford New Works in 1844.

Architectural interest: Red brick construction. Four storeys in height, multi ridge roof, stone band to each floor. Tower to south-east corner. Engine shed detached to south. Of two storey height with pitched roof. Two storey Old Works building wraps around Gould and Bower Street with single storey section with large span roof.

Setting: Industrial setting. Group value with Hartford Old Works.

Experience: Industrial area with activity.

Communal value: Limited associations with former use.



Adelaide Mill



Planning Policy

Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: Not identified.

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services due to the fact that it is close to Oldham Town Centre.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within close proximity of the site.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: There are two tram stops that are accessible within 0.5 mile of the site (Derker and Oldham Mumps).

Overall, the site performs well in accessibility terms.

Adelaide Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: Medium

Adelaide Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The majority of the site is identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or directly adjacent to the site.

Summary:

Adelaide Mill is situated within an allocated 'Business and Employment Area'. The site is currently comprised of a few employment uses and is surrounded by various other employment uses – both commercial and industrial. It would appear that the Mill has been updated over recent years, such as the insertion of new double glazing. Due to the location of the site and the surrounding commercial/industrial landscape, it is considered that residential use would not be appropriate and therefore retention of the existing employment uses would be advisable, which would be in accordance with the allocation.

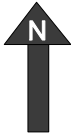
Any future proposals for additional / improved employment floorspace at the site should be viewed as being entirely appropriate in principle. The site has been identified as being of medium value in landscape terms and high value in heritage terms, as such, any future planning applications in relation to Adelaide Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Adelaide Mill



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Oldham Council
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Level 3
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Oldham
OL1 1UH



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Albert Mill



Physical Characteristics

Address: Albert Street, Hollins, Oldham, OL8 3QP

Orientation: East

Floor Plan Depth: Main Block: 20m, Smaller Block: 15m

Floorspace Estimate: 8,220sqm

No. of floors: The main block has 4, the smaller block has 2.

No. Chimneys: 0



Description:

The mill buildings are now part of Hollinwood Business Centre. The site has a significant amount of open space within the curtilage, which is predominantly used for vehicle parking. The majority of those parking provisions are situated to the north and the west of the main mill building. There are some parking spaces situated in a courtyard area, between the two buildings, which is accessed via an alternative access point (located to the south-east) off Albert Street. There are various industrial and commercial units and sites to the north, south and west of the site. There is a large parcel of land that is currently grassland to the east, however, development appears to have commenced on an approved application for a mixed-use scheme for various industrial and commercial uses.

Planning History:

No relevant planning history.

Albert Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features on site of car park.

Historical interest: 1850 cotton mill. Almost destroyed by fire in 1972.

Architectural interest: Brick construction four storey and long in form with multi-ridge roof. Possible internal engine house to centre. Windows smaller in scale than other mills.

Setting: Located beside a former canal, now infilled. Adjacent to railway line. Commercial surroundings with undeveloped vacant sites.

Experience: Within commercial/industrial area. Mill set behind modern two storey block to roadside. Vacant land to east.

Communal value: Associations with former use.

Albert Mill

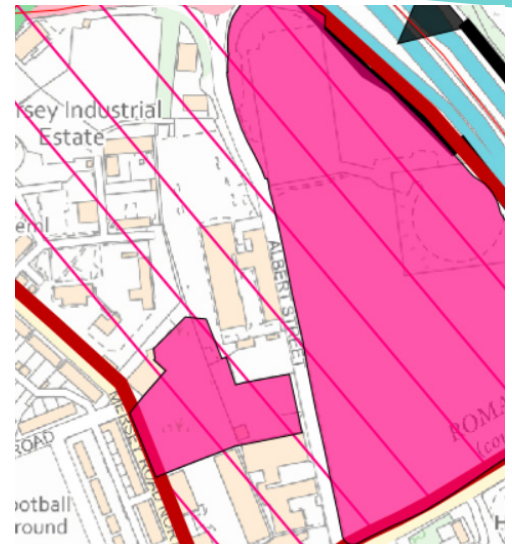


Planning Policy

Current Designation: The site is situated in a Business Employment Area. There are also two Business and Industry Allocations, one to the east and one to the south-west of the site (both shown by the magenta shaded areas).

SHLAA 2020: SHA1736 (Discounted Site).

Other: The two Business and Industry Allocations that are adjacent to the site are also identified on the overview for Oldham in The Places for Everyone Joint Development Plan Document (2021) as part of the Employment Land Supply.



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services, the majority of them are available within 1 mile.

Bus Services: There are numerous bus stops within 0.4 mile of the site, which provide numerous services and various routes that operate frequent services.

Rail Services: Moston Train Station is 1.5 miles from the site.

Tram Stops: The closest tram stop is Hollinwood, which is 0.4 mile from the site.

Overall, the site performs well in accessibility terms.

Albert Mill



Viability

CIL: Non-adopted

Viability Area: VA4

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Albert Mill



Other Planning Constraints

Trees: There appear to be no TPO's either on or adjacent to the site.

Ecology: There is a priority habitat on the opposite side of Albert Street, to the east of the site (within 20m of the site). There is also a green corridor to the east of the site (Wrigley Head) but it is over 180m away. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore putting it at the least risk of flooding from fluvial sources. Most of the site is at very low risk of surface water flooding, however, there are some areas that have a slightly higher risk of surface water flooding.

PRoW: Footpath 21 FAILS is adjacent to the western boundary of the site.

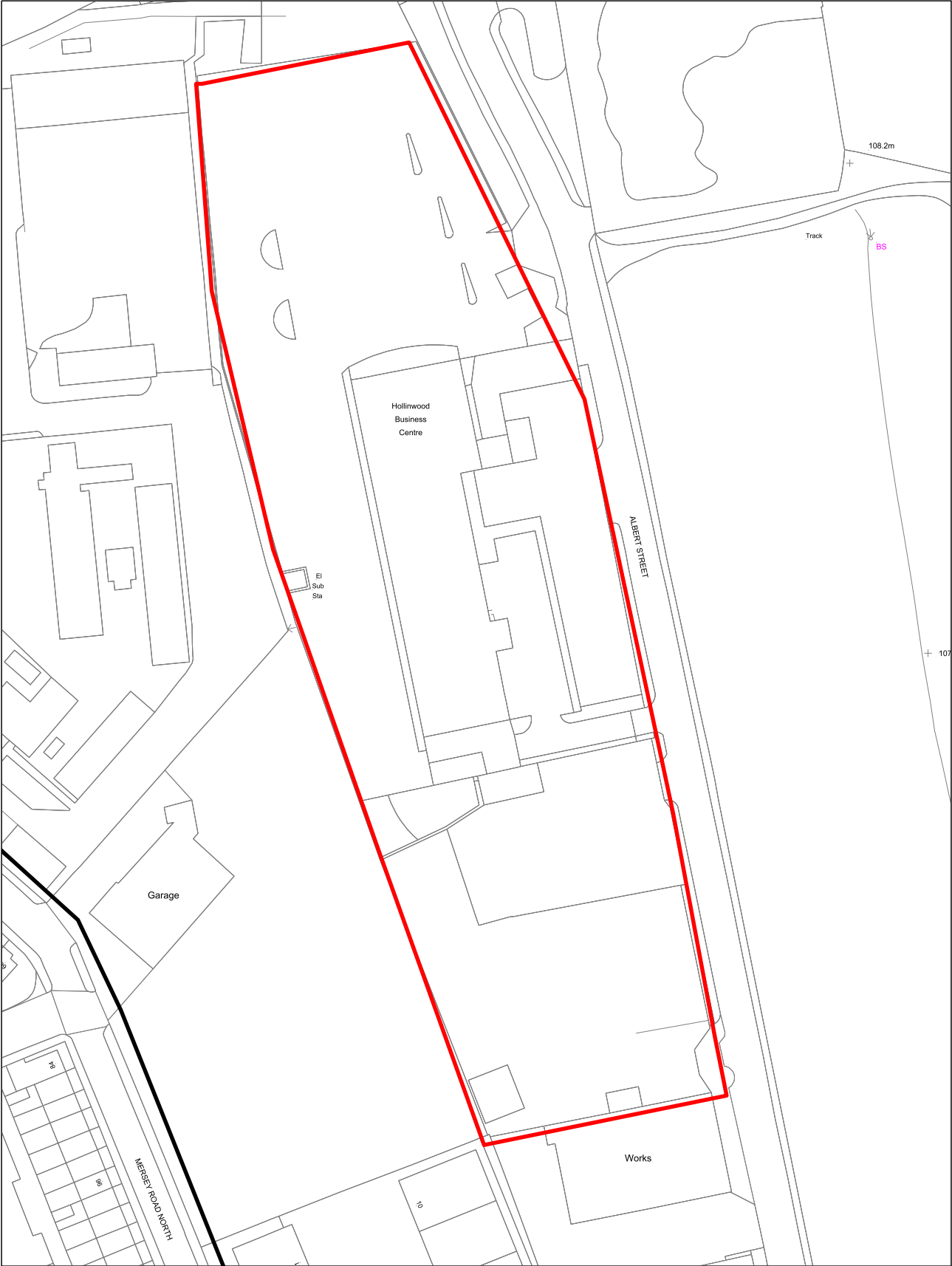
Summary:

Albert Mills is situated within an allocated 'Business and Employment Area' and is currently in active employment use.

It is evident that the site is not suitable for residential use. The building has been repurposed to provide a high quality and successful business centre environment and has secured a viable use appropriate to its setting. The most appropriate use of the site is employment (Use Class E/ B2/ B8) in accordance with the adopted Development Plan allocation. Albert Mills lies within the Hollinwood BEA, which is identified as one of the BEAs which has the greatest potential to attract and accommodate priority sectors. Therefore, any future proposals which intend to provide improved / additional employment floorspace at the site, particularly to meet the requirements of the priority sectors identified within the SIF Refresh, should be viewed as being entirely appropriate in principle.

The site has been identified as being of medium value in landscape and heritage terms, as such, any future planning applications in relation to Albert Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites

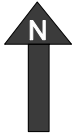
Albert Mill/Hollinwood Business Centre



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OL1 1UT



Austerlands Mill



Physical Characteristics

Address: Huddersfield Road, Austerlands, Oldham, OL4 3QD

Orientation: South/South-west

Floor Plan Depth: approx. 18m

Floorspace Estimate: 1,235sqm

No. of floors: 2

No. Chimneys: 0 - However, on the opposite side of Huddersfield Road (A62) from the mill, to the north is a large historic chimney.



Description:

The mill is part of a small industrial complex. The A62 runs along the northern boundary of the mill and on the opposite side of the road are other historic stone buildings which have been converted into residential properties. To the east are also older buildings which are now in residential use. To the south are industrial units, which make up the small industrial area the mill is part of. There is a fairly large triangular parcel of grassland to the west of the site.

Planning History: No relevant planning history identified.

Austerlands Mill



Heritage

Listed Status: Not listed. However, the mill is in close proximity (within 35m) to No.3 Thorpe Lane which is a grade II listed property (UID: 1164626).

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium, site of an earlier mill and potential for survival of buildings to south-west.

Historical interest: 1819 cotton mill by William Beaumont. Burnt down 1884 rebuilt and occupied by small firms. Taken over 1920 by Austerlands Mill Co until 1959. Later used for carpet weaving. Much modified. Former boundary of Yorkshire and Lancashire.

Architectural interest: Stone built two storey with blank elevation and metal sheet roof to roadside. Stone circular chimney extant to north of site over the main road.

Setting: Roadside location within village setting. Discreet in nature as no active frontage. Chimney provides context.

Experience: Small scale commercial buildings with little activity.

Communal value: Possible associations with former use but limited.



Austerlands Mill



Planning Policy

Current Designation: The site is not allocated in the Local Plan. Nor is the site adjacent to any other allocations.

SHLAA 2020: SHA1599. The site is identified as a potential site.

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has adequate access to services.

Bus Services: There are bus stops along Huddersfield Road, which is adjacent to the site with frequent services operating various routes. There are also other routes available from alternative bus stops which are within 0.5 miles of the site.

Rail Services: The nearest station is Greenfield which is 2.4 miles away.

Tram Stops: The closest tram stop is Oldham Mumps which is 1.8 miles away.

Overall, the site has a reasonable level of accessibility. Although, the location of the site offers opportunities for sustainable travel, primarily by bus.

Austerlands Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building appears to be in active use, VBC cannot be used.

Condition: Fair.

Housing Potential: High

Employment Potential: Low

Austerlands Mill



Other Planning Constraints

Trees: There appears to be no TPO's on the site. Although, there are a small area of trees to the west - on the parcel of green land - which appear to have TPO's attached to them. However, they are not directly adjacent to the mill or the access point to the site.

Ecology: The site is a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore, it has the lowest level of risk of flooding from fluvial sources. The site is also at very low risk of flooding as a result of surface water. However, there is a small area to the south of the mill that is identified to be at a slightly higher chance of surface water flooding, although this only increases to low from very low.

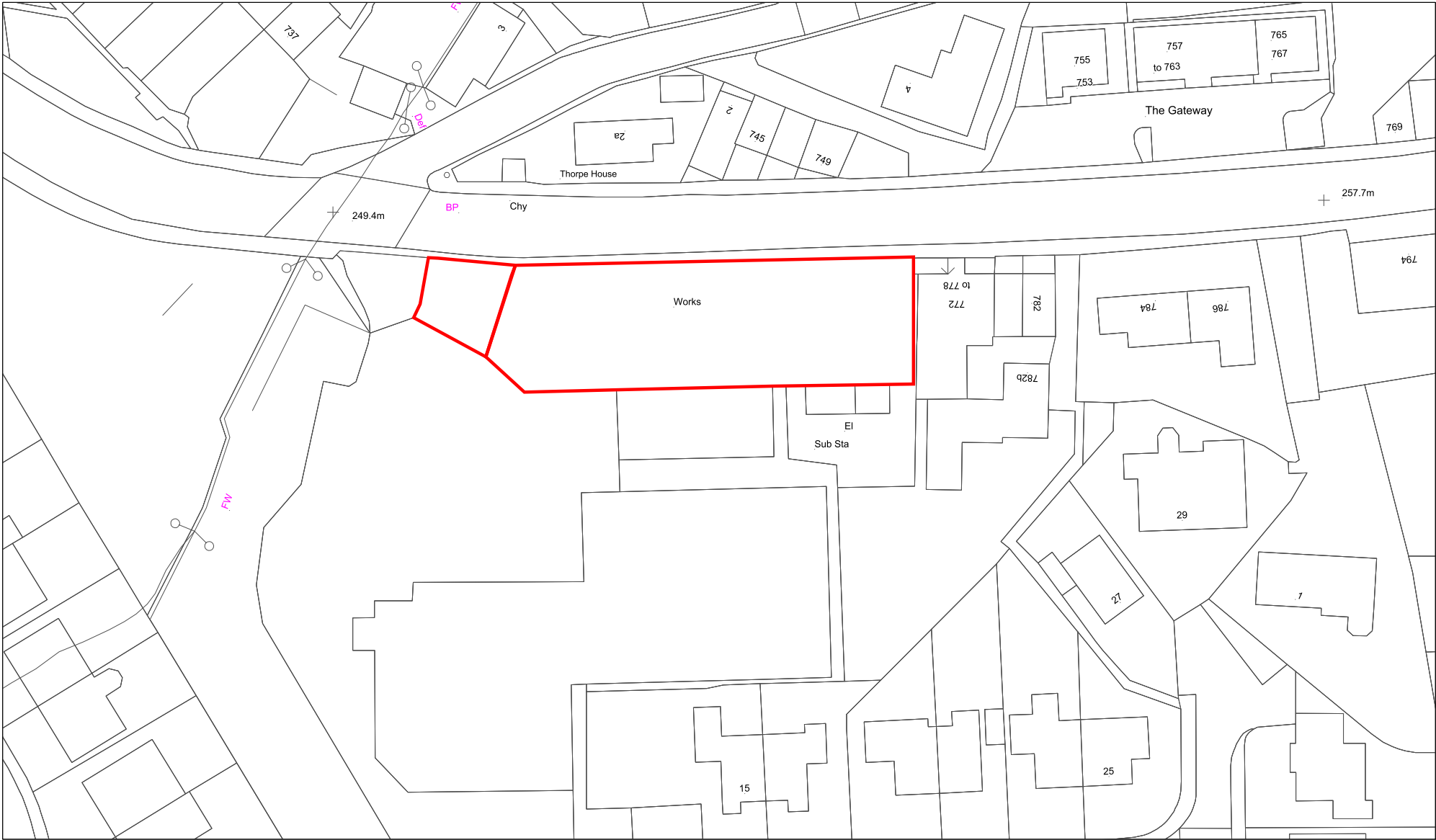
PRoW: No public rights of way either through or adjacent to the site.

Summary:

Austerlands Mill is not subject to any specific land use or environmental designations within the adopted Development Plan and is therefore deemed to be white land. The site is however currently in active employment use providing small-scale commercial premises.

The site comprises previously developed land within a relatively accessible location and the surrounding area is predominantly residential in character. Austerlands Mill lies within Value Area 2 and it is considered that the site is suitable for new housing. The site has been identified as being of medium value in both landscape and heritage terms, with the main heritage value being derived from the chimney (on the opposite side of the A62). Any future redevelopment should therefore seek to retain the key elements of the existing mills, including the chimney, as far as possible with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording also deemed appropriate. Any future planning applications in relation to Austerlands Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Austerlands Mill



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Belgrave Mills



Physical Characteristics

Address: Honeywell Lane, Hathershaw, Oldham, OL8 2LB

Orientation: No.1 - North-east, No.3 - North-west, No.4 - North-west.

Floor Plan Depth: No.1 - due to the various built elements that together create Mill No.1 the building depth varies between approx. 28m and 17m. No.3 - approx. 37m. No.4 - approx. 35m.

Floorspace Estimate: No.1 - 8,646sqm, No.3 - 5,874sqm, No.4 - 20,635sqm.

No. of floors: No.1 - 2 floors, No.3 - 3 floors, No.4 - 5 floors.

No. Chimneys: 0

Description:

There are residential properties to the north, east and south-east of the site. To the south-west is the site of the now demolished Maple Mill. There are a number of industrial units and uses to the west and north-west of the site. Each mill has its own curtilage space which are used for both parking and as service areas for the businesses that currently occupy each mill. The site on the whole is fairly large due to Mill No.2, which once sat at the centre of the site, now having been cleared.

Planning History:

No.1: No relevant planning history.

No.3: No relevant planning history.

No.4: PA/056858/09 - Change of use to Builders/Plumbers Merchants with ancillary retail unit.
Granted: 23rd December 2009.

PA/332353/12 - Erection of 5 no. light industrial units with associated car parking and servicing.
Granted: 14th March 2013.

Former site of now demolished Mill No.2: PA/332354/12 - Outline application for erection of 2 no. light industrial units with parking and servicing. Landscaping to be considered. All other matters reserved.
13th February 2013.



Belgrave Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value medium site of Mill No.2 completely demolished and power system features of other mills.

Historical interest: 1881. One of four mills on this site. Platts machinery. Appears to have expanded several times.

Architectural interest: Four mills of red brick construction. Mix of two, three and five storey. Towers to buildings 3 and 4, all roofs replaced with modern sheeting.

Setting: Raised position with mixture of housing and commercial neighbours. Group value with Maple Mill diminished following demolition with retention of chimney.

Experience: Elements in poor condition and generally having a negative impact on experience.

Communal value: Possible associations with former use but limited.



Belgrave Mills



Planning Policy

Current Designation: Situated in a Business Employment Area.

SHLAA 2020: SHA1732, SHA1733 & SHA1734 (Discounted Sites).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has very good access to a range of services.

Bus Services: The site has good access to a number of bus services which operate frequent services and provide a number of routes.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham King Street which is approx. 1.2 mile from the site.

Overall, the site performs well in accessibility terms.

Belgrave Mills



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building appears to be in active use, therefore VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Belgrave Mills



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat approx. 150m east of the site. The Green Belt is also approx. 200m east of the site. The site could also be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. Most of the site is indicated to be at very low risk of surface water flooding, however, there is one area that is at a higher risk level of surface water flooding. Adjacent to the western corner of Mill No.4 is identified as varying between high, medium and low risk of surface water flooding.

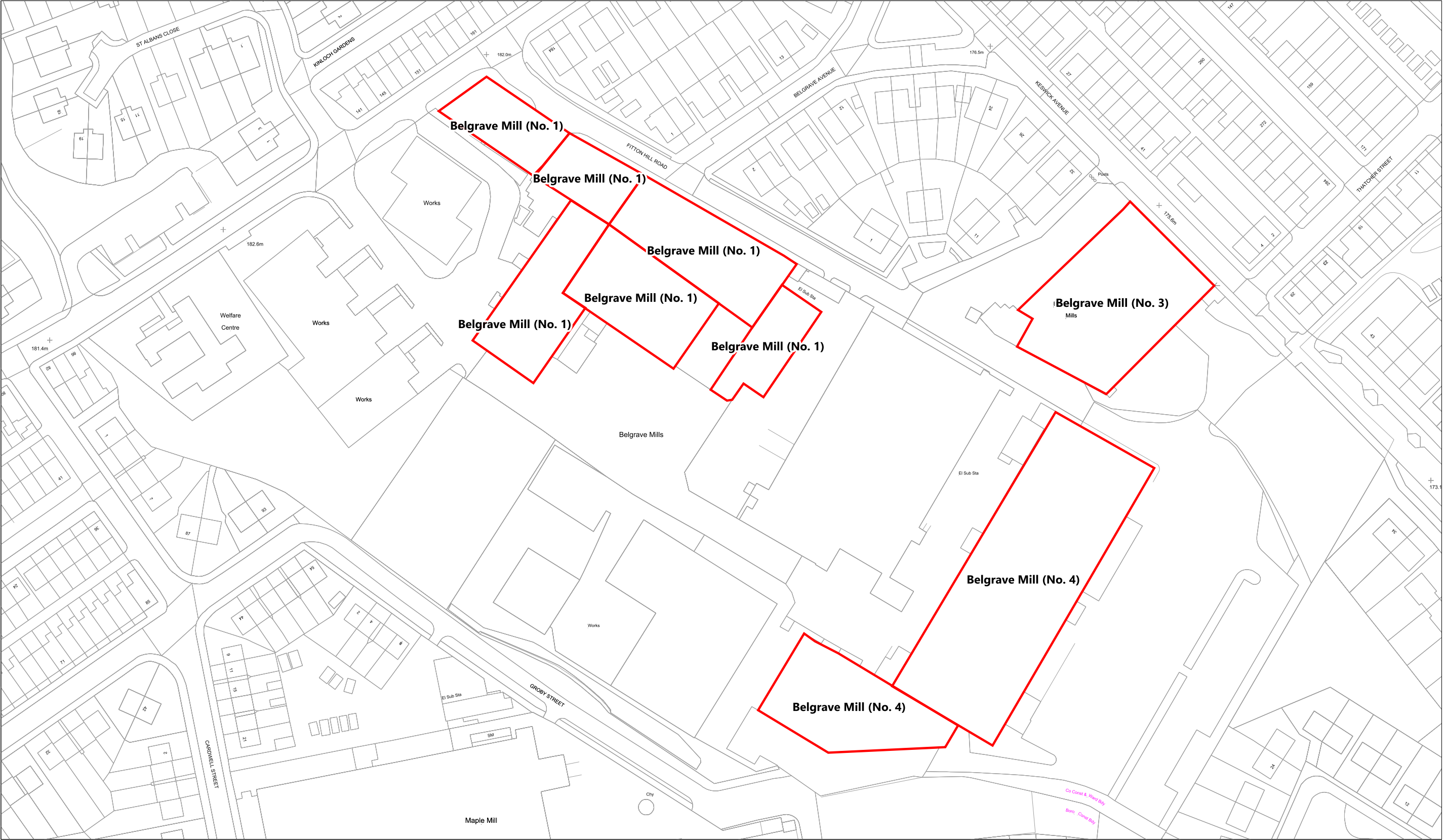
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Belgrave Mills lie within a designated Business Employment Area and are currently in active employment use. The site evidently provides limited scope for residential use due to its setting within an established employment area and should therefore remain in employment use in line with the allocation.

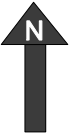
The site has been identified as being of medium value in both landscape and heritage terms and any future planning applications in relation to Belgrave Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Belgrave Mills



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Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Delta Mill



Physical Characteristics

Address: New Coin Street, Royton, Oldham, OL2 6JZ

Orientation: North-east

Floor Plan Depth: Upper floors: approx. 41m, Lower floors: approx. 69m

Floorspace Estimate: 11,172sqm

No. of floors: 3

No. Chimneys: 0



Description:

The main vehicle access to the site is from New Coin Street. There is a significant amount of curtilage around the mill building. At present the eastern part of the site is used as a car park which is formally set out and a service road runs around the periphery of the mill building which leads to the service areas that are located at the south-western and north-western corners of the mill. There are various industrial units to the north of the site and St. Aidan & Oswald R.C Primary School is to the east. To the south/south-west of the site is an area of grassland and The Oldham Academy North (High School). Grape Mill is situated to the west of the site. The site is currently occupied by a large manufacturing company.

Planning History:

PA/056551/09 - Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved.

Granted: 17th November 2009.

Delta Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value medium. Boiler house and chimney areas undeveloped.

Historical interest: 1902 cotton mill for Delta Mill Co Ltd. Associative value with AH Stott. Platts machinery. J&E Wood engine. Ceased production 1979 and top three floors removed.

Architectural interest: Red brick construction of three storey reduced from six storey. Tall thin rectangular multi-pane windows. Engine House, ornate doorway. Brick and stone gate pillars and entablature.

Setting: Industrial area occupying an elevated position. Not prominent due to low height and lack of tower or chimney. Group value with Grape and Vine mills.

Experience: Industrial area but interesting topography makes for good separation and experience.

Communal value: Associations with former use. Some visual group value with Grape and Vine mills.



Delta Mill



Planning Policy

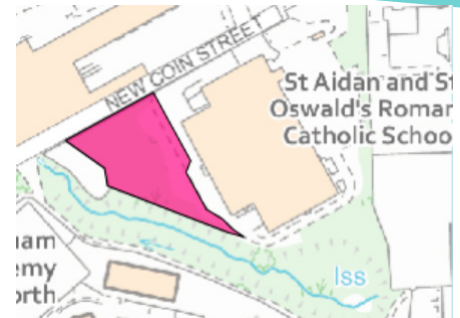
Current Designation: The site is not designated, but it is adjacent to a Business and Industry Allocation.

SHLAA 2020: SHA1871 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has exceptionally good access to a range of service. This is largely down to the fact that the site is within close proximity of the centre of Royton.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within a reasonable distance from the site.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is approximately 2.4 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2 miles from the site.

Overall, the site is considered to perform well in terms of accessibility.

Delta Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High

Delta Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources, although it is worth noting that there is a small waterway to the south-west of the site. Most of the site is identified as being at very low risk of surface water flooding. However, on the south-western area of the site (adjacent to the mill) is an area that varies in the risk level of surface water flooding between high and low. This area seems to be isolated and the reason for the increase of surface water flooding on that area appears to be down to the topography on that part of the site.

PRoW: There are no public rights of way either through or adjacent to the site.

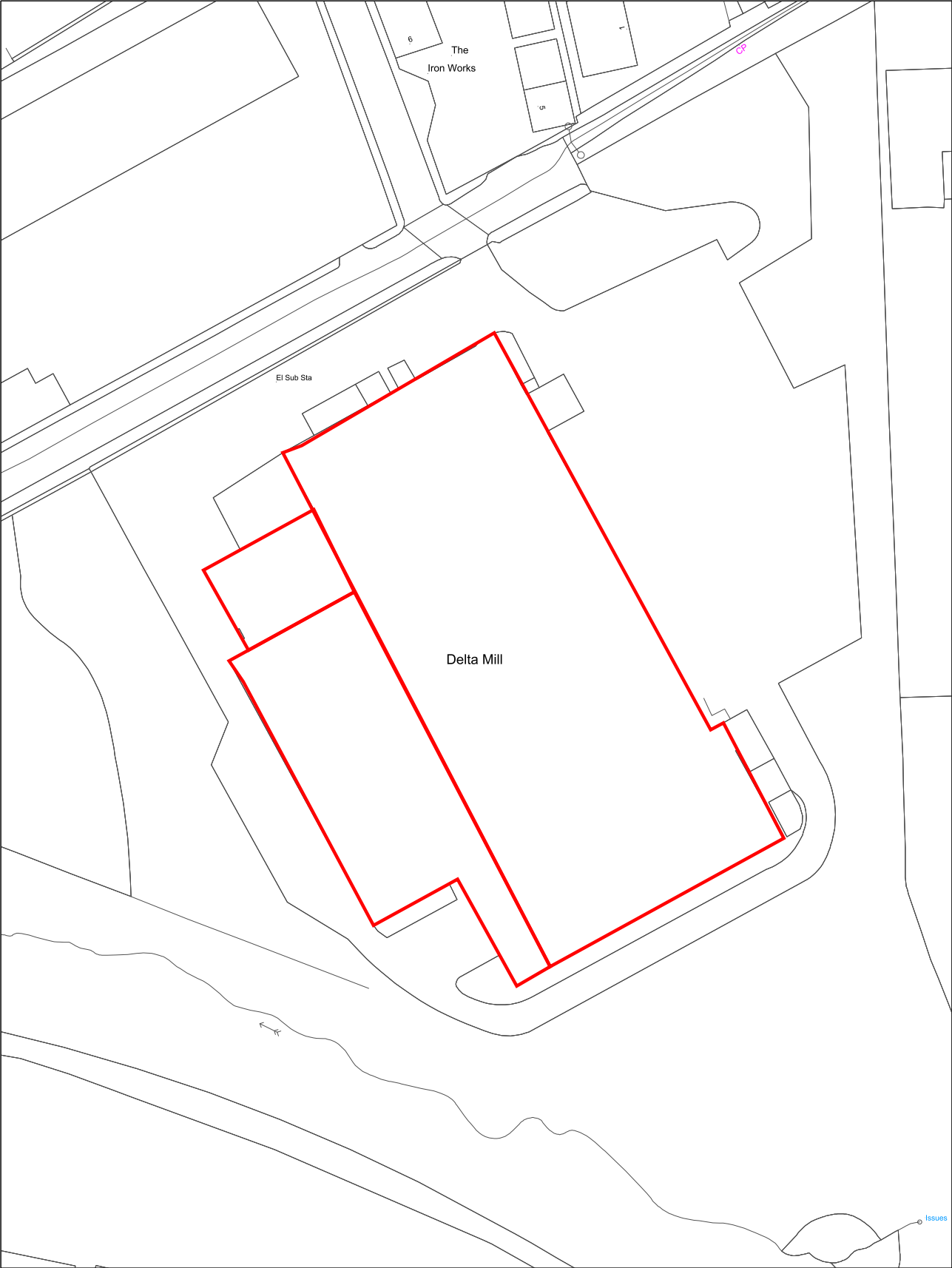
Summary:

Delta Mill is not designated for any specific land use purpose within the adopted Development Plan but is in active employment use lying to the southern edge of an established industrial / trading estate. The mill building is in good condition and has been subject to significant recent investment. It has an established use that is appropriate having regard to its wider industrial / trading estate setting and it is expected to be retained in its current use in the short to medium term.

However, should the existing employment use cease, the site may be suitable for new housing development in the longer term in view of its location to the southern edge of the existing employment area, subject to compliance with loss of employment land policies and achieving suitable levels of residential amenity for future occupants.

Delta Mill has been assessed as medium value in both landscape and heritage terms and, as such, any future proposals in relation to Delta Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Delta Mill



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Duke Mill



Physical Characteristics

Address: Refuge Street, Shaw, Oldham, OL2 8QP

Orientation: North

Floor Plan Depth: approx. 39m

Floorspace Estimate: 15,750sqm

No. of floors: 5, warehouse extension has 3 floors.

No. Chimneys: 0



Description:

The site has 3 vehicle access points one to the north-east via Leach Street, and two to the south-west and west via Refuge Street. There is a fairly large amount of curtilage around Duke Mill, the majority of it is situated to the south-west and west of the building and is used for parking and as a service area for the company that currently occupies the site, with further curtilage space to the north-east of the mill. To the north/north-west of the mill is a supermarket. There are residential properties to the east which front Moss Hey Lane and open space to the south-east. Directly to the south of the mill is a reservoir and residential properties to the south-west and west of the site. The site is part of Policy JP Allocation 12 (Beal Valley) in the The Places for Everyone Joint Development Plan Document (2021).

Planning History:

PA/340579/17 - Change of use to part ground floor from warehouse and distribution (Use class B8) to retail (Use class A1). Granted: 4th october 2017.

Duke Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low only chimney removed.

Historical interest: 1883 cotton mill. Associative value with J Stott, Platts machinery, Woolstenhulme & Rye engine. Duke Spinning Co Ltd.

Architectural interest: Brick construction, late 19th century, five storeys, multi-ridge roof. Large brick arch rectangular windows. Tall sprinkler tower, corner pilasters and stone caps to mill. Warehouse, semi-internal engine house to south side.

Setting: Edge of built area, countryside beyond. Lost relationship with surrounding housing, mainly modern replacements and commercial.

Experience: Viewed within wider landscape but not high quality example.

Communal value: Associations with former use but limited.



Duke Mill

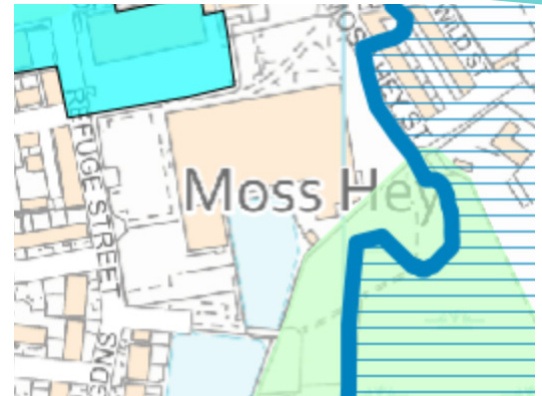


Planning Policy

Current Designation: The site is not designated, although it is adjacent to both the centre of Shaw (designated local centre) and an area of protected open space.

SHLAA 2020: SHA0905. The site is identified as a potential site.

Other: In the Places for Everyone Joint Development Plan Document (2021). The site is part of Policy JP Allocation 12 (Beal Valley).



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is considered to have very good access to services due to being directly adjacent to the centre of Shaw.

Bus Services: The site has good access to a range of bus services which operate frequently and provide a variety of routes.

Rail Services: There are no train stations available within a reasonable distance from the site.

Tram Stops: Shaw and Crompton tram stop is approx. 0.4 mile from the site.

Overall, the site performs well in accessibility terms.

Duke Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High

Duke Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat as well as Shaw Side SBI, approx. 180m south-east of the site. The site could also be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The majority of the site is at very low risk of surface water flooding, although there are a few small areas that are identified as being at a slightly higher risk level. There is an area adjacent to the south-west corner of the mill that is identified as being at medium and low risk of surface water flooding. There is also an area between the southern elevation and the reservoir that is at high and medium risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

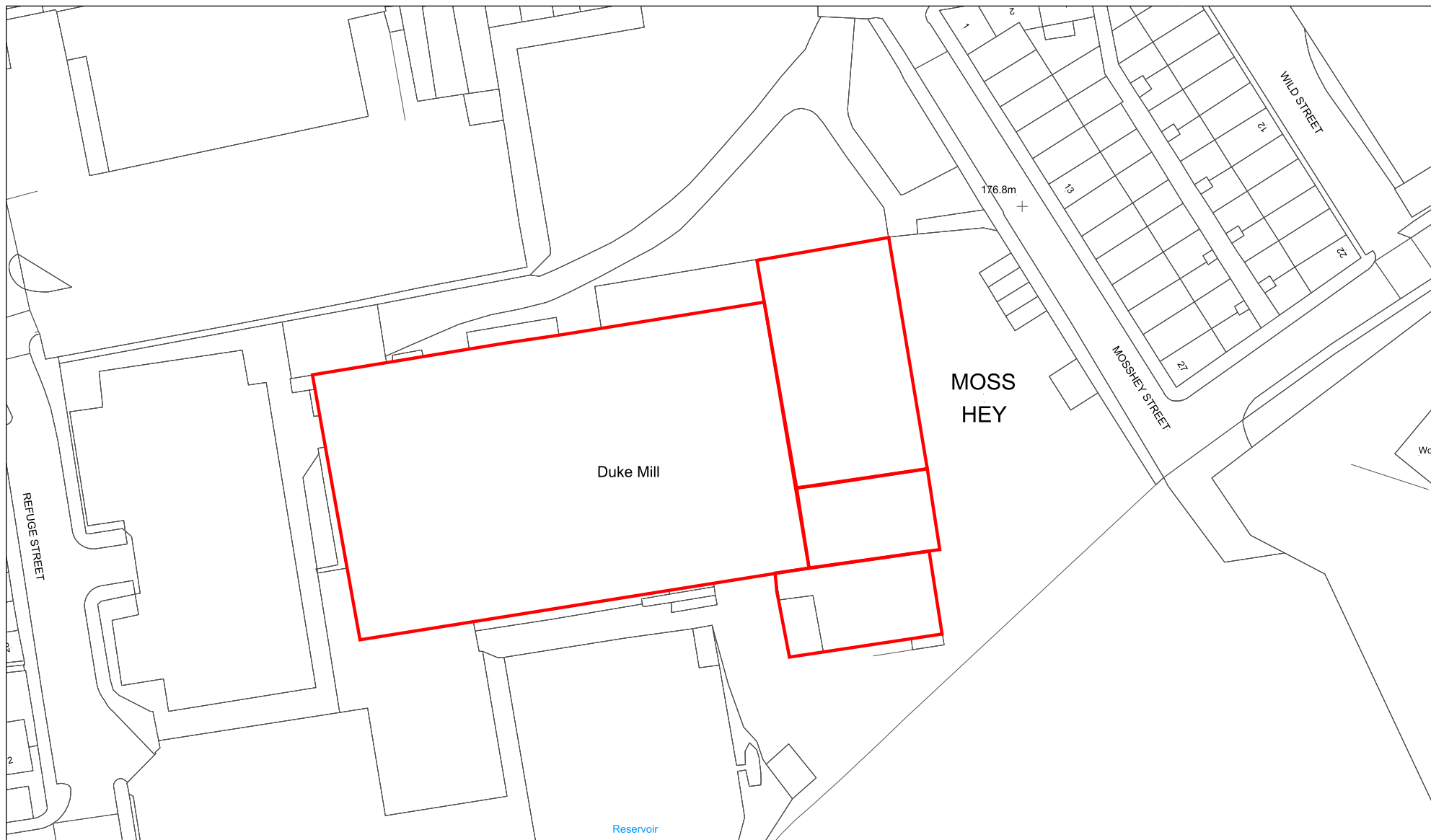
Summary:

Duke Mill lies within the heart of the settlement of Shaw and is not allocated for any specific land use purpose within the adopted Development Plan. The site is however in active employment use and the expectation is that the site will be retained within such use across the short to medium term.

However, Duke Mill lies within a highly accessible location within an area that is mixed in character in close proximity to Shaw Town Centre and surrounding residential areas and is identified as part of a residential allocation in the PFE (2021).

The site is identified as being of medium value in both heritage and landscape terms, although it has been identified as forming part of a key mill cluster and there should be a clear presumption in favour of the retention of the mill in this context.

Duke Mill



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Elm Mill (Newby Mill)



Physical Characteristics

Address: Linney Lane, Shaw, OL2 8HB

Orientation: East

Floor Plan Depth: approx. 42m

Floorspace Estimate: 17,148sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill is part of a conglomeration of various other large industrial buildings including Lily Mills. Directly to the north of the site is a small garage and on the other side of Linney Lane are residential properties, with playing fields and East Crompton St George's CE Primary School lying to the east. There are more residential properties to the south-east and to the south is an industrial building that is attached to Elm Mill. Lily Mills are to the south-west and to the west is a large industrial building which is connected via a link bridge to Elm Mill. The curtilage space is located to the north and west of the mill and appears to be primarily used as service areas and access roads for the large vehicles.

Planning History:

OUT/345898/20 - Outline planning permission (with all matters reserved except for access) is sought for: 'Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Ongoing.

Elm Mill (Newby Mill)



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features site undeveloped.

Historical interest: 1890 cotton mill. Associative value J Stott. Hetherington machinery, Buckley & Taylor engine.

Architectural interest: Brick construction, five storeys, multi ridge roof, large brick arch rectangular windows, corner pilasters, embellished brickwork, eaves detail, engine house west side. Single storey weaving shed. No boiler house or chimney.

Setting: Lost relationship with terraced housing. No tower or chimney. Group value with Lily Mill and Briar and Lilac beyond.

Experience: Industrial area opposite residential.

Communal value: Associations with previous use diminished with loss/replacement of housing.



Elm Mill (Newby Mill)

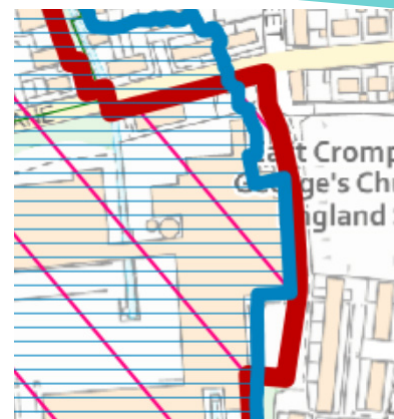


Planning Policy

Current Designation: The site is situated in a Business Employment Area and a flood zone.

SHLAA 2020: SHA2131. The site is identified as a potential site.

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services being located in close proximity to the centre of Shaw.

Bus Services: The site has very good access to a number of frequent bus services which operate a number of different routes.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 4 miles away.

Tram Stops: Shaw and Crompton tram stop is approx. 0.3 mile from the site.

Overall, the site performs well in accessibility terms.

Elm Mill (Newby Mill)



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is understood that the buildings are largely vacant, and as such, VBC could potentially be applied.

Condition: Good

Housing Potential: Low

Employment Potential: High

Elm Mill (Newby Mill)



Other Planning Constraints

Trees: There appears to be no Tree Preservation orders either on or adjacent to the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The north-western and south-western areas of the site are situated in flood zone 3, the rest of the site is in flood zone 2. The north-western part of the mill is also identified as being an area that benefits from flood defences which are situated either side of the River Beal. The majority of the area is at low risk of surface water flooding.

PRoW: Foot path 26 CROMP runs along the eastern edge of the site.

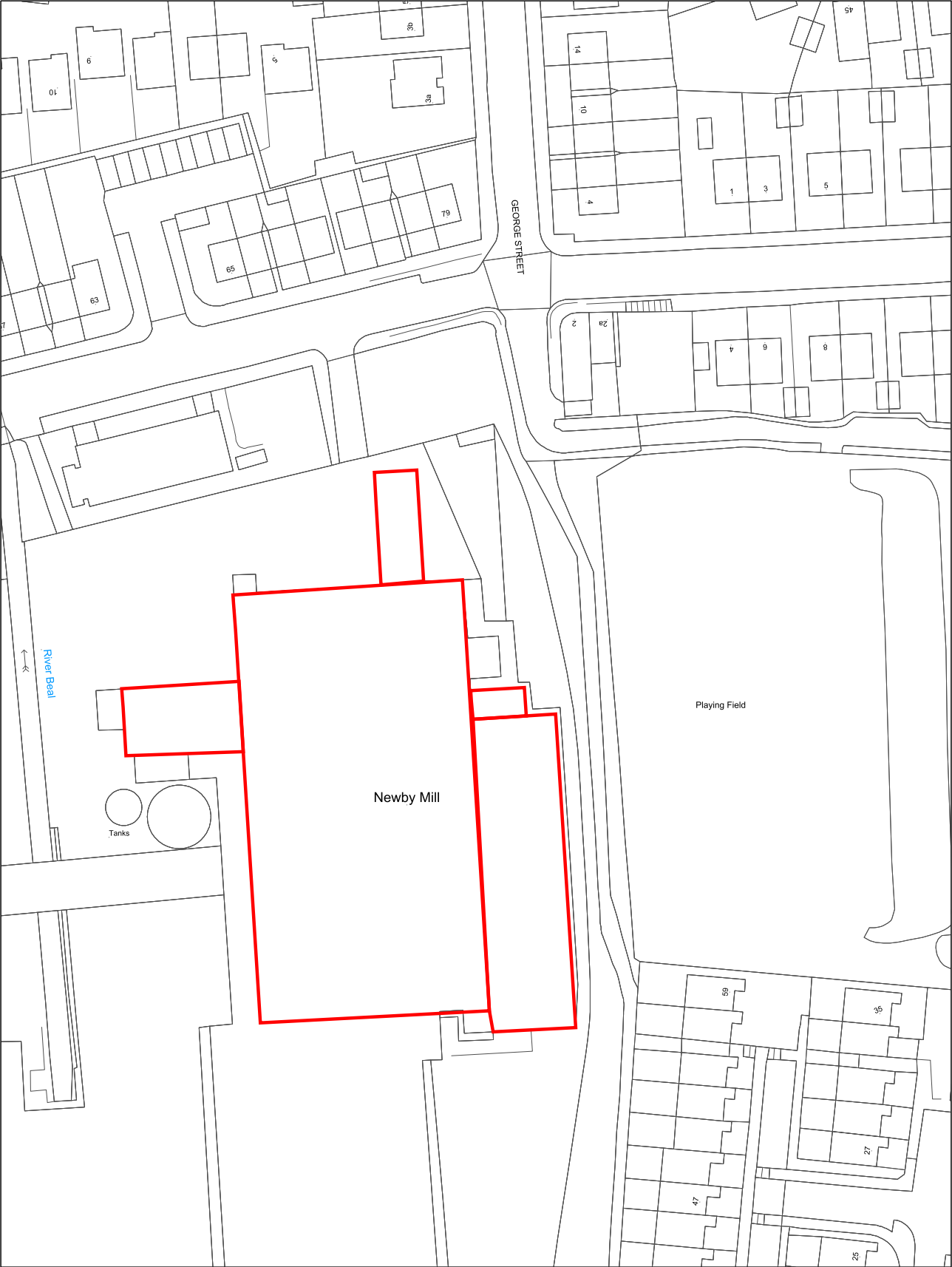
Strategy / Action Plan:

Elm Mill lies within Shaw and currently forms part of a Business Employment Area allocation. On this basis any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. However, the landowners have indicated that the occupiers of the building, along with those of Lily Mill No.1 & Lily Mill No.2, have now vacated leaving a large, vacant brownfield site within Shaw, with limited interest from potential commercial occupiers. It is considered that, subject to demonstrating compliance with established loss of employment land policies, the site would represent an appropriate location for new housing in principle.

Elm Mill has been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building. The landowner has indicated that the retention of this mill for housing would be challenging in policy, market, and viability terms. However, this would need to be robustly demonstrated as part of any future submission seeking the loss of the existing building. It is recommended that the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape value of the site.

The mill has been identified as forming part of a key mill cluster, however, following the original assessment there has been a resolution to the granting of planning permission for the redevelopment of the wider site, which includes the demolition of Elm and Lily Mills. This evidently represents a material change in circumstances that may impact on the group value of the identified mill cluster and should therefore be factored in by the Council in the drafting of a mill policy as part of the emerging Development Plan.

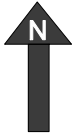
Elm Mill/ Newby Mill



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Fountain Mill



Physical Characteristics

Address: Stampstone Street, Oldham, OL1 3LJ

Orientation: North-east

Floor Plan Depth: approx. 19m

Floorspace Estimate: 3,360sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site is currently vacant and in a rather dilapidated state. There is a large industrial building that is connected to the north-western elevation of the mill. Adelaide Mill is situated north-east of the site. The mill is surrounded by other industrial and commercial buildings and uses. The mill appears to have a very small amount of curtilage which is adjacent to the south-eastern elevation. The site is situated in the middle of a large industrial area.

Planning History:

PA/341561/18 - Demolition of an existing mill building, refurbishment of an existing circa 1960's industrial unit and new build to create 3no industrial units with access yards and car parking. Refused: 17th April 2019.

Fountain Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1821 cotton mill Associative value with Woodhouse & Potts for Gould & Cooper. Large part demolished and fire damaged. Remaining building part of original complex.

Architectural interest: Brick construction, Three storey height, 19 bays. Brick arched windows with stone keystones. Blocked ground floor openings. Surrounding buildings demolished. No tower or chimney.

Setting: The building lines the roadside and opposite Hartford Old Works which provides reference and group value.

Communal value: None.



Fountain Mill



Planning Policy

Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1644 (Discounted Site).

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services due to the fact that it is close to Oldham Town Centre.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within close proximity of the site.

Rail Services: There are no train station within a reasonable distance of the site.

Tram Stops: There are two tram stops that are accessible within 0.5 mile of the site (Derker and Oldham Mumps).

Overall, the site performs well in accessibility terms.

Fountain Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building appears to be vacant. Therefore, it may be possible to apply VBC.

Condition: Poor

Housing Potential: Medium

Employment Potential: Medium

Fountain Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. There is a large area that is adjacent to the south-western elevation of the mill that is identified as being a high risk of surface water flooding, with other areas also identified as being at medium and low risk levels. The surrounding streets (Stampstone street and Gould Street) are both identified as being at high and medium risk of surface water flooding.

PRoW: There are no public rights of way either through or directly adjacent to the site.

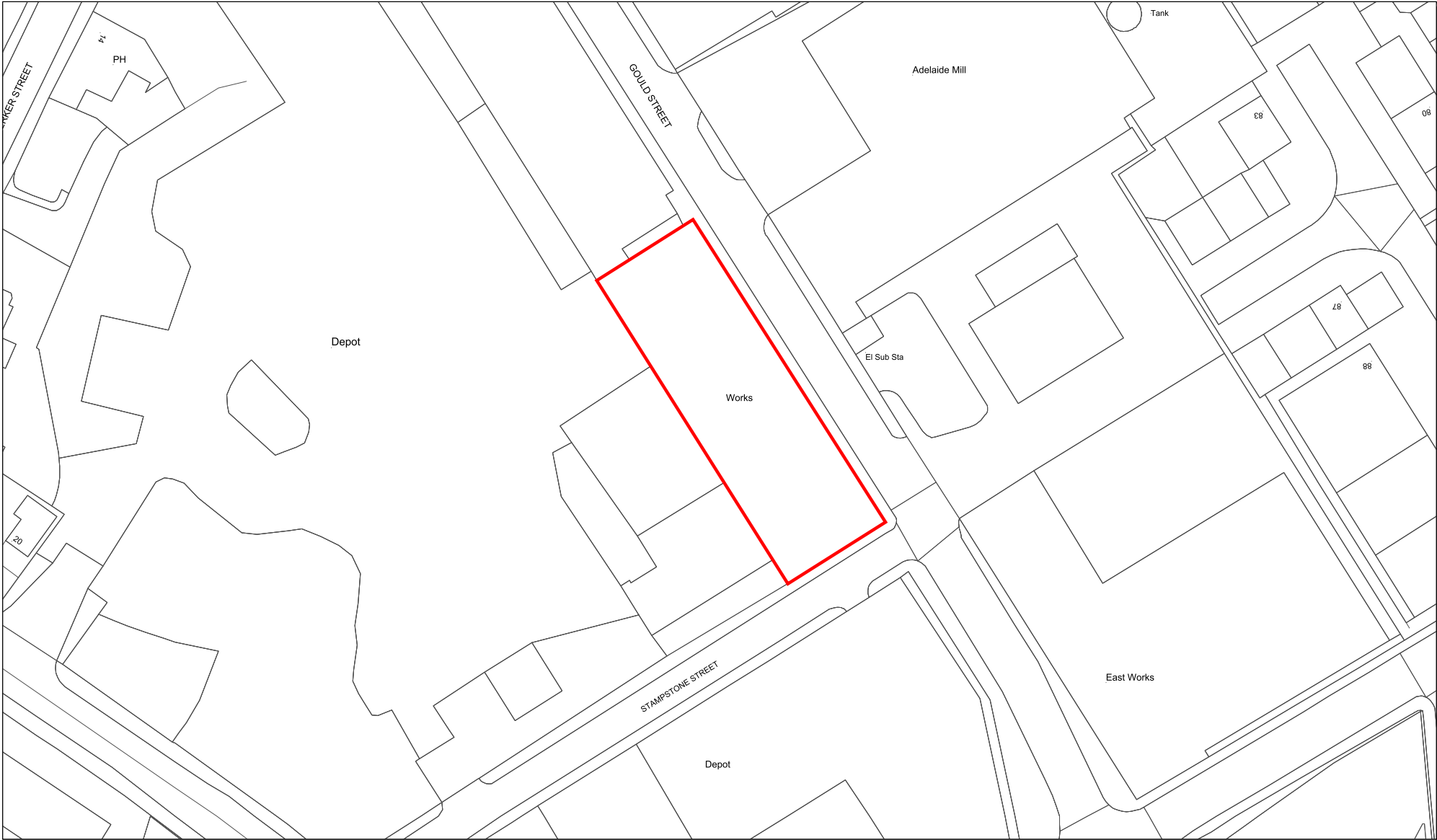
Other:

Summary:

Fountain Mill is located within an allocated 'Business and Employment Area' and is surrounded by various commercial and industrial uses. The site does not appear to currently be in active use. Despite this, due to the surrounding land uses, it is evident that there is no scope for the site to be used for residential purposes.

It is therefore wholly apparent that the most appropriate land use for Fountain Mill is employment (E / B2 / B8) and any future proposals to reuse the building/ improve for employment floorspace should be viewed as being entirely appropriate in principle. The site has been identified as being of low value in landscape terms and of medium value heritage terms, as such, any future planning applications in relation to Fountain Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Fountain Mill



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Gatehead Mill



Physical Characteristics

Address: Delph New Road, Delph, Oldham, OL3 5DB

Orientation: South

Floor Plan Depth: approx. 17m

Floorspace Estimate: 2,673sqm

No. of floors: 2

No. Chimneys: 0



Description:

The mill is part of a large industrial area. There are large industrial buildings to the north of the site and farmland to the east. Oakdale Mill is to the south with parking provisions and New Delph Road to the west of the site. The River Tame runs directly under the site.

Planning History:

PA/052970/07 - Erection of chimney.
Granted: 20th December 2010

PA/341836/18 - Part demolition of existing building, and the erection of a single storey workshop/storage unit, (Use B1, B2 & B8) with associated parking. Erection of a two storey office/welfare unit (Use Class B1) associated with existing concrete plant works. Erection of 2 no. additional cement silos and dry batch concrete batching plant.
Granted: 7th September 2018



Gatehead Mill



Heritage

Listed Status: Not listed.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 100m of New Delph Conservation Area (which is north-west of the site).

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low. However, series of development and demolitions over time suggests archaeological potential.

Historical interest: Late 19th century woollen mill. Stone building dates to 1781 thought to be first cotton mill in Saddleworth. Associative value with John and James Buckley who also established a school for children employed at Gatehead Mill in 1786.

Architectural interest: Two storey brick construction large rectangular windows with concrete tops and multi ridge roofs. Also, early 20th century weaving shed with six roof ridges. two storey stone building.

Setting: Set back from roadside with woodland to rear. Commercial character with little sense of being a former mill.

Experience: Busy road and active site.

Communal value: None.



Gatehead Mill



Planning Policy

Current Designation: The site is situated within an area that is identified in the Local Plan as a Saddleworth Employment Area. The site is also adjacent to the Green Belt - which is to the east.

SHLAA 2020: SHA1647 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

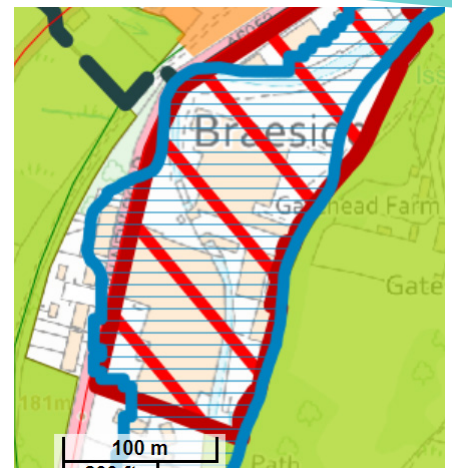
Services: The site has limited access to services due to its location. Some services are available in the central area of Delph (0.6 miles away) or the majority of services are available in the centre of Uppermill, however, it is 1.6 miles away.

Bus Services: There are bus services available which are in close proximity to the site, however they don't operate frequent services.

Rail Services: The closest train station is Greenfield, which is over 2 miles away.

Tram Stops: There are no tram stops in a reasonable distance - the closest one is over 4.5 miles away.

Overall, the site has a relatively poor level of transport accessibility, reflective of its rural location.



Gatehead Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Poor

Housing Potential: High

Employment Potential: Low

Gatehead Mill



Other Planning Constraints

Trees: Directly adjacent to the site, to the east, is a blanket area of TPO's (ORN: 213651).

Ecology: The site is adjacent to a SBI and a priority habitat. There is also a potential that the site is a likely habitat for protected species.

Flood Risk: The majority of the site is situated in flood zone 3, putting it at the highest probability of fluvial flooding. This is due to the fact that the River Tame runs directly under the site. The majority of the site is situated in either very low or low risk areas of surface water flooding, however, there is a small proportion of the site to the west which is highlighted to be at medium to high risk of surface water flooding.

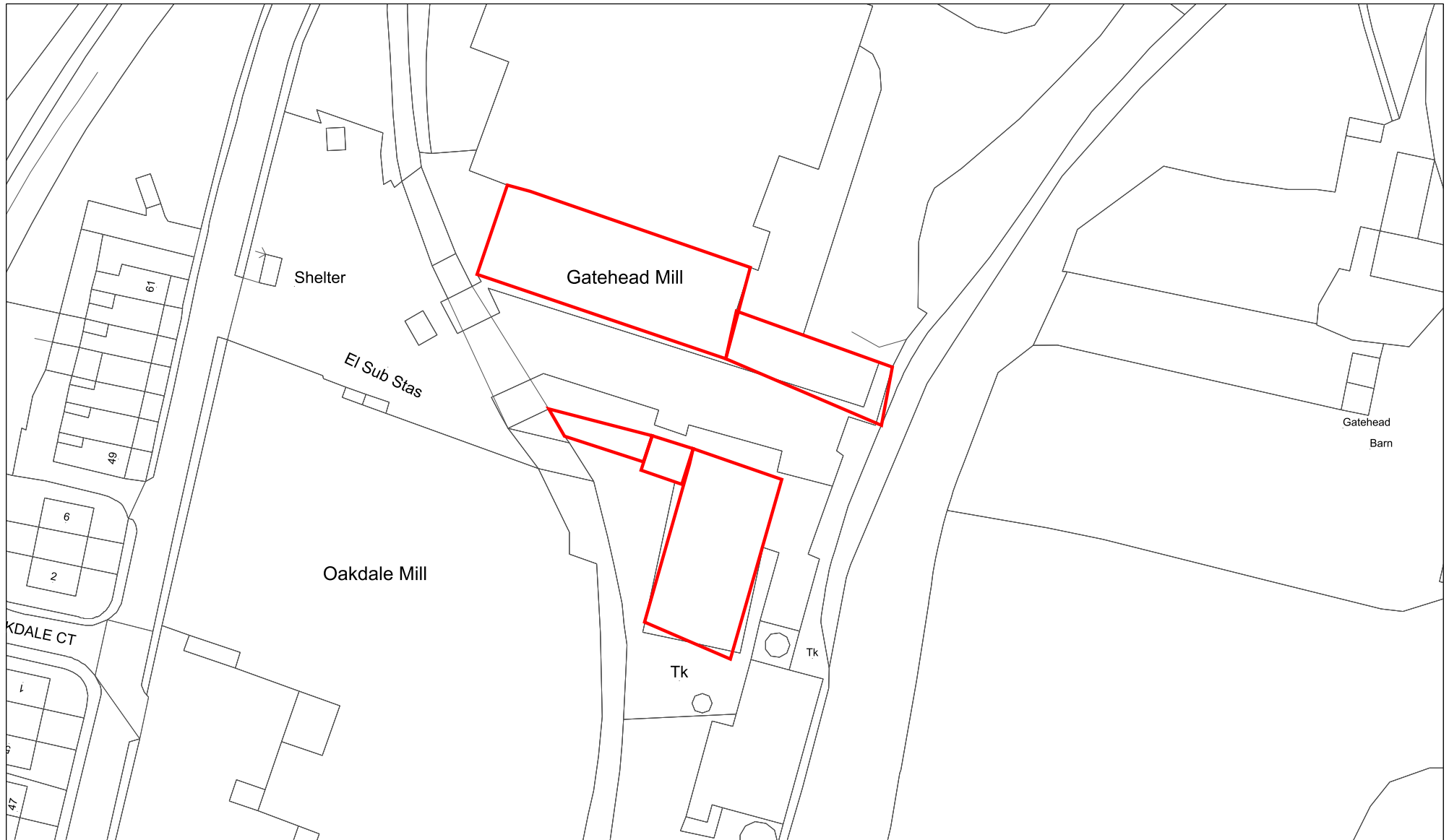
PRoW: Bridleway 19 SADD runs also the eastern edge of the site.

Summary:

Gatehead Mill is in active employment use and forms part of a designated Saddleworth Employment Area within the adopted Development Plan. It is expected that the site will be retained in employment use in line with the allocation and any proposals for the redevelopment / repurposing of the buildings for employment use should be deemed acceptable in principle. Whilst the site lies within a strong market area, it is not considered that Gatehead Mill offers potential for residential development in the context of the neighbouring employment uses. However, the site might be suitable in the medium to long term for residential purposes as part of a comprehensive redevelopment of the wider employment site, subject to overcoming flood risk issues and consideration must be given to policies relating to the loss of employment land.

The site is identified as being of medium value in both heritage and landscape terms and, as such, any future proposals in relation to Gatehead Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Gatehead Mill



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Grape Mill



Physical Characteristics

Address: New Coin Street, Royton, Oldham, OL2 6JZ

Orientation: South-east

Floor Plan Depth: Lower floors: approx. 53m, Upper floors: approx. 42m

Floorspace Estimate: 28,109sqm

No. of floors: Due to the topography of the site it varies between 5 and 4

No. Chimneys: 0

Description:

There are two access points to the site, one off New Coin Street and the other off Holden Fold Lane. The access point of New Coin Street leads to the main parking area, which is on the north-eastern part of the site. There is further curtilage on the north/north-western part of the site, however only part of this area appears to be utilised for parking provision, and storage, with the remaining area appearing to be unused and is laid to grass. Vine Mill is to the north, with other industrial and commercial units and uses to the north-east. Delta Mill is to the east and The Oldham Academy North (High School) is to the south. There are various residential properties to the west of the site and Land End Mill is to the north-west of the site. The site appears to be occupied by various industrial and commercial businesses.

Planning History:

PA/340464/17 - Change of use from storage and distribution (Use class B8) to vehicle repairs incl. MOT bay (Use class B2). Granted: 19th September 2017



Grape Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: One reservoir now infilled. HER value low.

Historical interest: 1905 cotton mill. Associative value with TW Jenkins. Platts machinery, J Hargreaves & Sons engine. By the Grape Mill Co as the No.2 mill to vine Mill.

Architectural interest: Brick building of five storeys. Multi ridge roof. Large rectangular brick arch windows. Pilasters and restrained embellishments. Engine house north side. Sprinkler tower to north east corner with name to top and tall ornate tower south side.

Setting: Valley bottom location downhill from Vine Mill. Old farmhouse to west within green setting. Otherwise industrial in character.

Experience: Busy environment, active site with group value alongside Vine and Delta Mill.

Communal value: Association with former use, local employer contributes to positive experience.



Grape Mill



Planning Policy

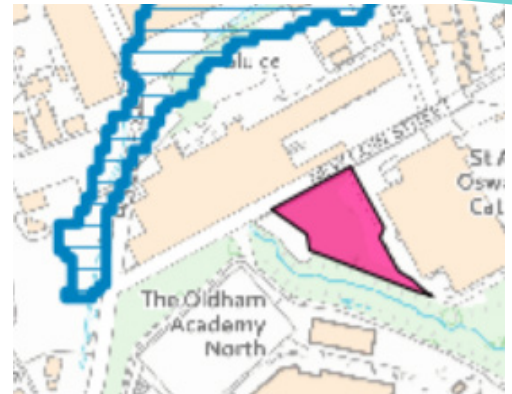
Current Designation: The site is not designated.

SHLAA 2020: SHA1651 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has good access to a range of services.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within a reasonable distance from the site.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 2 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 1.9 miles from the site.

Overall, the site performs moderately in accessibility terms.

Grape Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building appears to be in active use, VBC cannot be used.

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Grape Mill



Other Planning Constraints

Trees: There appears to be no specific Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The whole site is identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

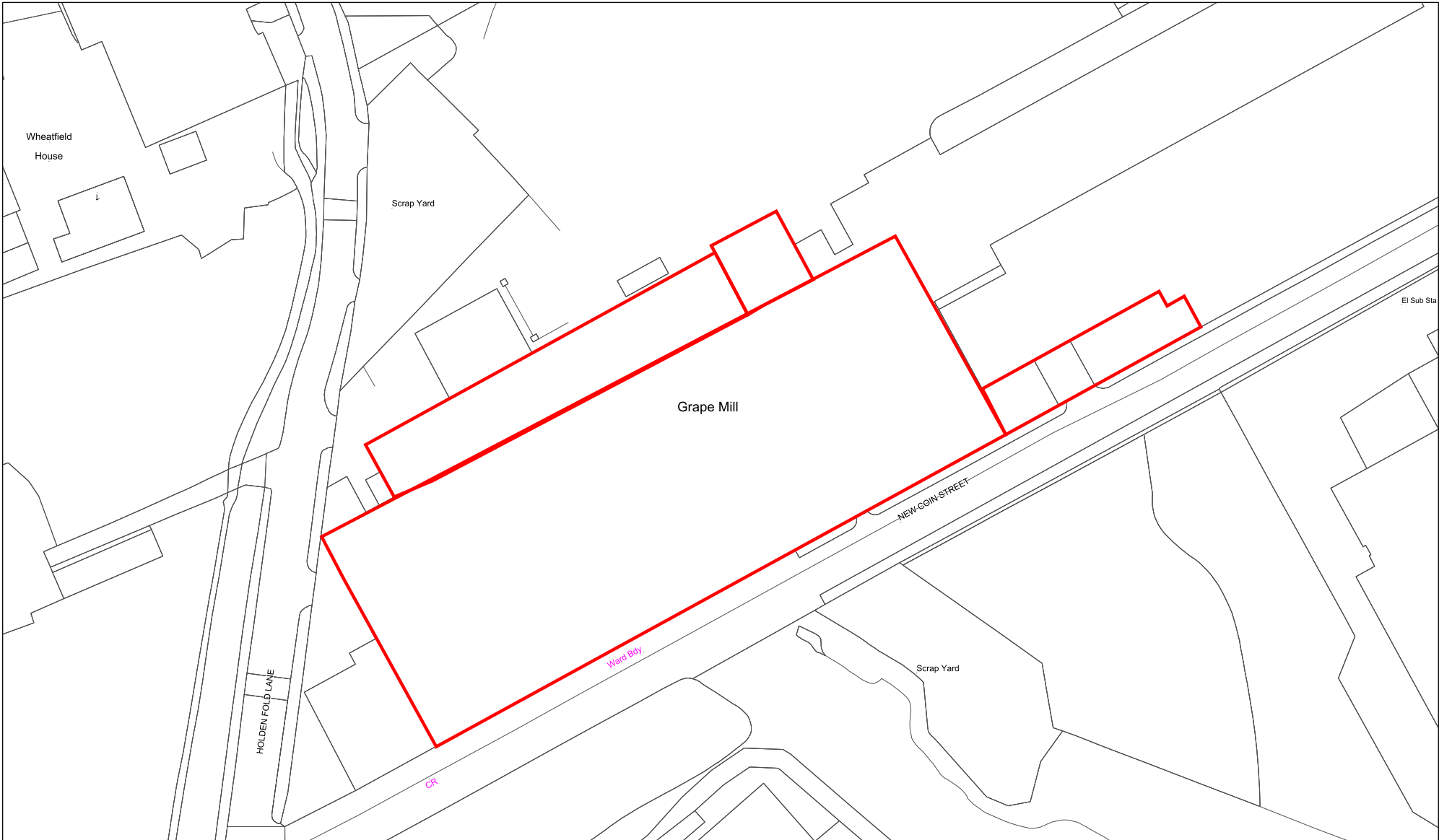
Other:

Summary:

Grape Mill is not designated for any specific land use purpose within the adopted Development Plan but is currently in employment use and lies to the southern edge of an established industrial / trading estate. The mill has an established use that is appropriate having regard to its wider industrial / trading estate setting. However, should the existing employment use cease, the site may be suitable for new housing development in view of its location to the southern edge of the existing employment area, subject to compliance with loss of employment land policies and achieving suitable levels of residential amenity for future occupants. Although future residential conversion may be challenging on viability grounds.

The site has been identified as medium value in both landscape and heritage terms and, as such, any future planning applications in relation to Grape Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Grape Mill



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Greenfield Mills



Physical Characteristics

Address: Holmfirth Road, Greenfield, Oldham, OL3 7NB

Orientation: North

Floor Plan Depth: N/A

Floorspace Estimate: 9,240 sqm

No. of floors: Majority of Mill buildings are 1/2 storey, with one larger block on the site having 3 floors.

No. Chimneys: 0



Description:

Existing hardstanding throughout the site. Numerous buildings on the site, with large area of space on the western side of the site. The site is in a rural area and is surrounded by open countryside. The site is currently vacant and has been for over 20 years.

Planning History:

PA/026881/90 - Extension to existing machine shop. Granted 18th Jan 1991.

Greenfield Mills



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

Proximity to Conservation Area: Within 100m of Hey Top Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low, however, on site of possible early water powered mill.

Historical interest: Early origins of a woollen mill on this site mid-19th century. Current buildings 19th century cotton mill, became paper mill in 1929.

Architectural interest: Late 19th century two and three storey stone buildings with multi ridge roofs, multi-phase. Weaving shed, various buildings.

Setting: Millponds to east and south east, sluice to south east, reservoir to east. Valley bottom location viewed from surrounding approaches/landscape. Row of terraced workers houses on hill above.

Experience: Tranquil location adjacent to popular walking area of Dove Reservoir. Derelict appearance with limited access.

Communal value: Association with former use. Derelict site has adverse visual impact or characteristic.



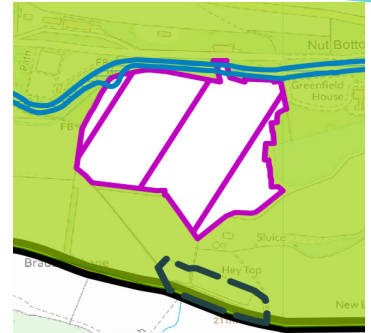
Greenfield Mills



Planning Policy

Current Designation: Identified as a Major Developed Site in the Green Belt

SHLAA 2020: Not identified



Other: The site is identified as being part of Policy JP Allocation 15: Chew Brook Vale (Robert Fletchers) in The Places for Everyone Joint Development Plan Document (2021).

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has poor access to the majority of services. Although, the site has adequate access to educational services with the nearest primary school being 0.6 miles away, and the nearest secondary school 2.6 miles away.

Bus Services: The site has access to a few bus services, the majority of which are situated on Chew Valley Road approx. 0.6 miles away. Although the frequency of those services are limited.

Rail Services: Greenfield Station is 1.4 miles.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively poorly in accessibility terms, reflective of the rural location.

Greenfield Mills



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building is vacant, therefore it may be possible to apply VBC.

Condition: Poor

Housing Potential: High

Employment Potential: Low

Greenfield Mills



Other Planning Constraints

Trees: Mature trees located around the periphery of the site, but there does not appear to be any directly adjacent to the mill buildings. There appears to be no TPO's on the site.

Ecology: Given the characteristics of the site, it is likely that the site is a habitat for protected species. There is also a priority habitat on the site and the site is situated within 150m of the Peak District National Park. The site is also within 950m of Dark Peak Moor which is a SBI (Site of Biological Importance) and a SSSI (Site of Special Scientific Interest). The same area is also classified as the South Pennine Moors SAC (Special Area of Conservation - SAC EU Code: UK0030280) and SPA (Special Protection Area - UK9007021).

Flood Risk: The majority of the site is situated in Flood Zone 1, although there are areas which are identified as being in Flood Zone 3.

PRoW: Footpath 266 is situated to the south-west of the site.

Other: Access also seems to be a constraint with the access roads being rather narrow and whether they would be able to facilitate a significant increase in traffic flows would need to be investigated further.

Summary:

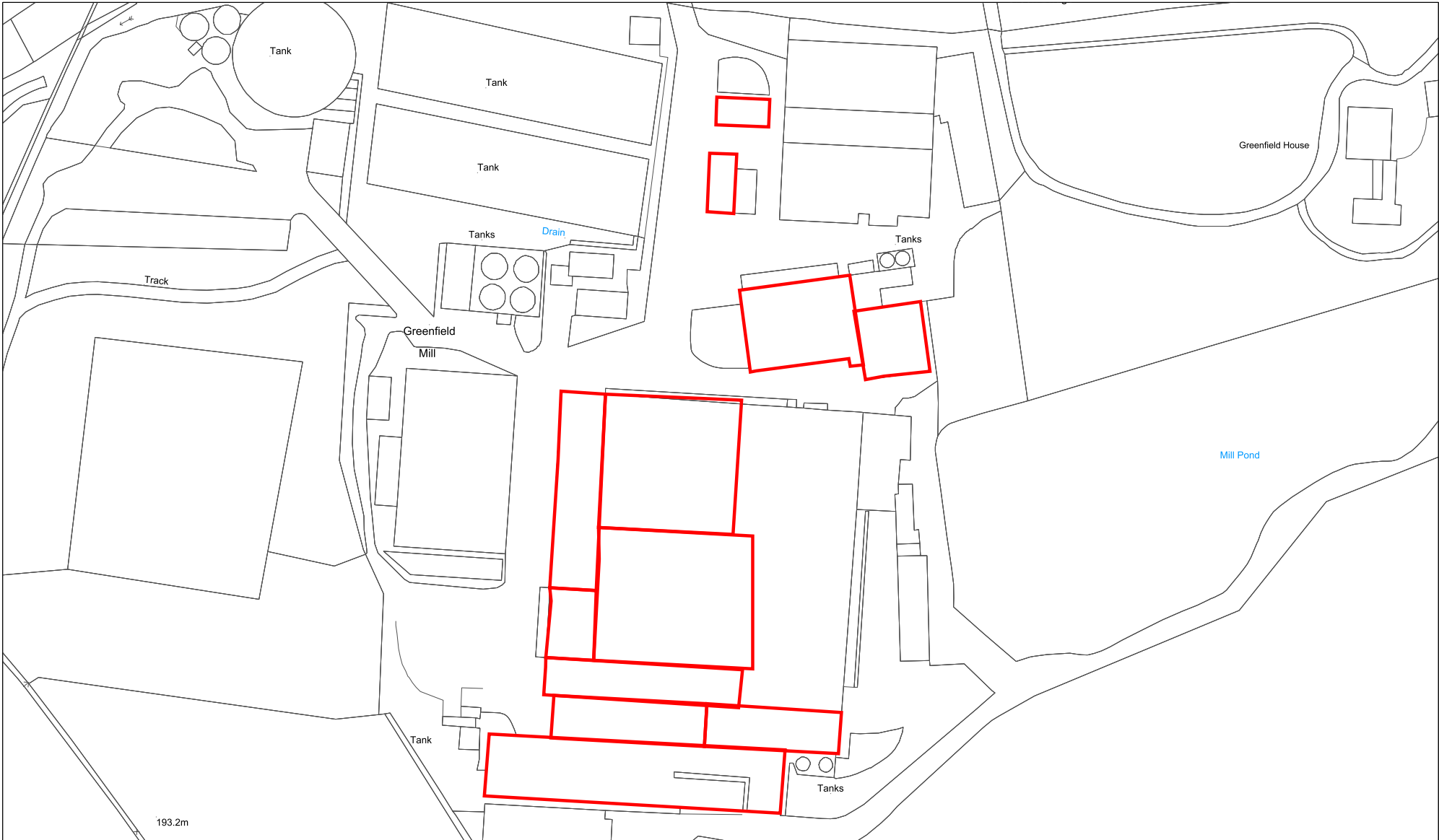
Greenfield Mills are identified as a major developed site that is situated in the Green Belt. The site has been vacant since circa 2001 and subsequently some of the building on site have deteriorated. The site has relatively poor accessibility to services, due to its rural location.

Nonetheless, Greenfield Mills forms part of a draft mixed-use allocation within The Places for Everyone Joint Development Plan Document (2021) which will deliver new residential development as well as a range of commercial, leisure and retail facilities. It is considered that the original built elements of the mills should be retained and converted for an appropriate range of uses as part of the development of the wider allocated site. Any future applications should be accompanied by a Heritage Statement to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. A building recording should also be undertaken for any elements to be lost.

Greenfield Mills has been identified as being of medium value in both landscape and heritage terms, as such, any future planning applications in relation to Greenfield Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.



Greenfield Mills



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Haybottoms Mill



Physical Characteristics

Address: Oak View Road, Greenfield, Oldham, OL3 7EP

Orientation: South-east

Floor Plan Depth: 33m

Floorspace Estimate: 2,765 sqm

No. of floors: 2

No. Chimneys: 0

Description:

Sat in a large amount of curtilage, with multiple modern additions to the site, that are situated to the north, south and west of the original mill. Residential areas to the north-east, south-east and south-west of the site. The Green Belt is situated to the north-west of the site.



Planning History:

PA/330781/11 - Erection of extension to provide warehouse accommodation at ground floor and a first floor manufacturing area following partial demolition of existing building.
Granted 4th October 2011

Haybottoms Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

Proximity to Conservation Area: Ladhill Lane Conservation Area is adjacent to the site both to the north-east and south-east.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value LOW however, on site of possible earlier mill.

Historical interest: Mid 19th century, marked as bleech works on historic plans.

Architectural interest: Brick built two storey in height with gable ends facing towards entrance. Roofs replaced with metal sheeting.

Setting: Rural setting adjacent to housing. Seen in views from road.

Experience: Small scale industrial buildings set back from roadside, low activity.

Communal value: None.

Haybottoms Mill



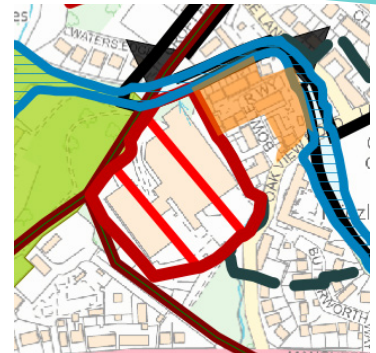
Planning Policy

Current Designation: Saddleworth Employment Area

SHLAA 2020: SHA1864 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has adequate access to services, due to it being situated near to the main services that are available in Greenfield.

Bus Services: The site is in close proximity (0.1 mile) to bus stops along Manchester Road and bus stops on Chew Valley Road/ A669 (0.2 miles). There are a small range of routes available, however, there are only a few regular services that appear to be in operation.

Rail Services: Greenfield station is 0.6 miles away (approx. 12 min walk)

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.

Haybottoms Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: High

Employment Potential: Medium

Haybottoms Mill



Other Planning Constraints

Trees: Towards the eastern area of the site there appears to be a few trees with TPOs and a large TPO area to the east of the mill.

Ecology: The site is directly adjacent to the Green Belt, which is located north-west of the site. North of the site is the Manchester Road green corridor. The site is also likely to be a suitable habitat for protected species.

Flood Risk: The majority of the site is situated within Flood Zone 1, with a small area of the site in Flood Zone 3. The southern area of the site appears to be at high risk of surface water flooding.

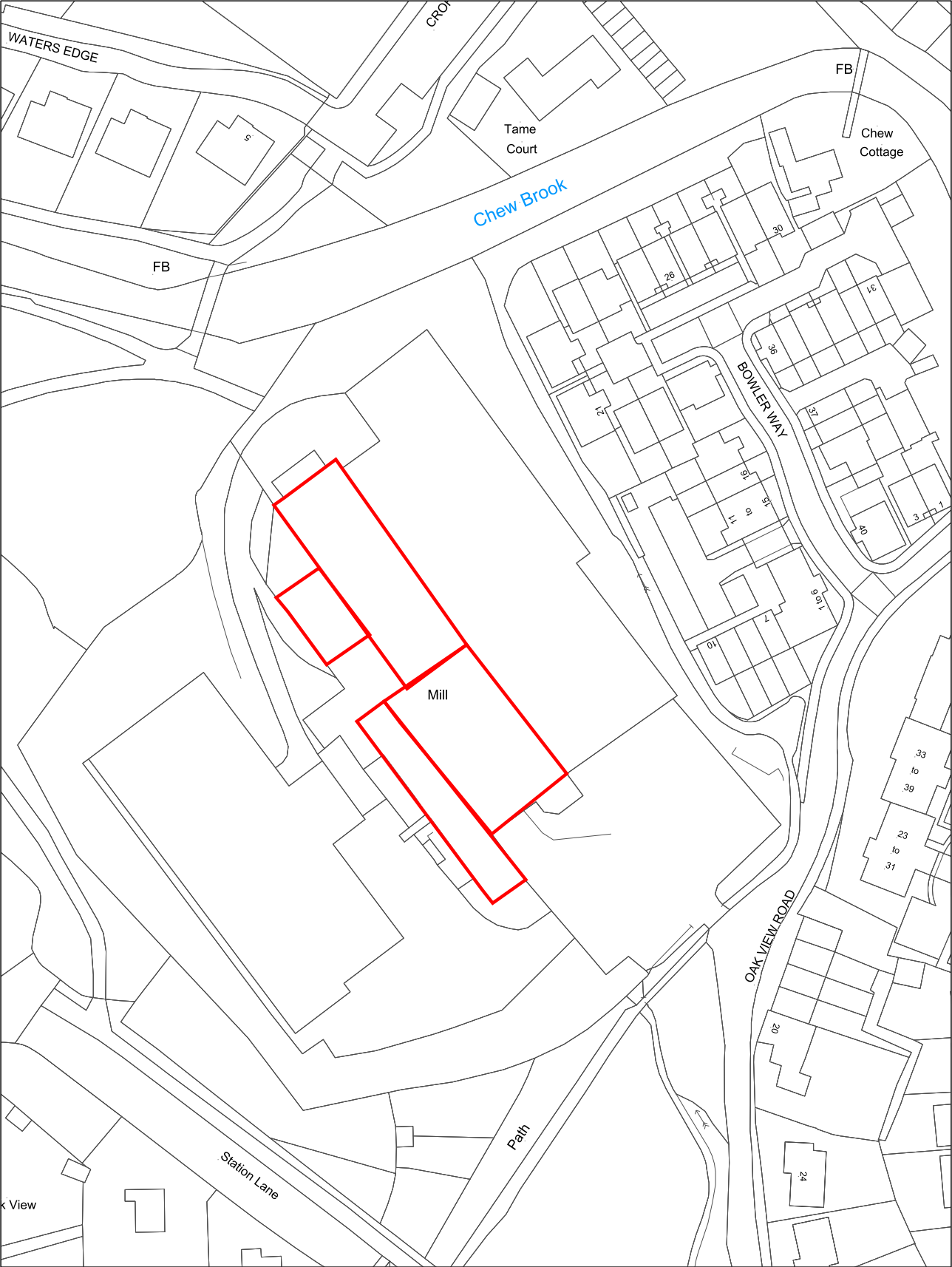
PRoW: Bridleway SADD 284 is situated near to the western boundary of the site.

Summary:

Haybottoms Mill forms part of a designated Saddleworth Employment Area within the adopted Development Plan. The site is in active employment use and it is therefore expected that the site will be retained in such use in the short to medium term in line with the allocation. However, the site lies within an established residential area in a relatively accessible location within the settlement of Greenfield. The site also performs well in terms of viability being located within Value Area 2 and, subject to demonstrating compliance with loss of employment land policy requirements, may therefore be suitable for new residential development in the longer term.

Haybottoms Mill has been identified as being of medium value in heritage and landscape terms and, as such, any future proposals in relation to the site should be assessed in line with the recommended policy approach for MEDIUM PRIORITY mills.

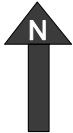
Haybottoms Mill



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Jubilee Mill (Fulling)



Physical Characteristics

Address: Off Milnrow Road, Shaw, Oldham, OL2 8BX

Orientation: West

Floor Plan Depth: Northern Block - approx. 16m
Southern Block - approx. 22m

Floorspace Estimate: 3,043sqm

No. of floors: 1 & 2

No. Chimneys: 1



Description:

The site is situated in a rural area. To the north is farmland and to the east is a reservoir, which is adjacent to the mill building. To the south are other buildings that would have made up the colliery complex. To the west is the tram line and Milnrow Road. Due to the site being vacant the remaining buildings are in a poor condition. Both Oakfield and Jubilee House both appear to have already been converted into residential properties.

Planning History:

PA/342885/19 - 1) Demolition of existing mill 2) Proposed residential development of 11 dwellings
3) Associated works. Refused: 3rd September 2021.

Jubilee Mill (Fulling)



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 1

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low originally a water powered mill site although date unknown.

Historical interest: Marked on the 1896 OS plan and thought to have been a water powered spinning mill.

Architectural interest: Two storey stone-built mill of 12 bays with single storey addition to front. Rectangular windows with stone lintels and cills. Two later stone buildings, circular brick chimney. Managers house and row of terraced cottages.

Setting: The site is difficult to access and not seen from the main road, except for the circular chimney which suggests a mill site.

Experience: Limited experience or access.

Communal value: Possible associations with former use but limited.



Jubilee Mill (Fulling)



Planning Policy

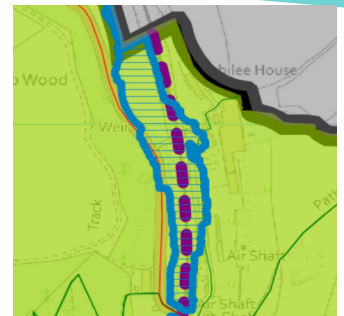
Current Designation: Situated within the Green Belt

SHLAA 2020: SHA1667. The site is identified as a potential site.

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has poor access to a range of services. The majority of services are located around the centre of Shaw which is over 1.3 miles from the site. There are 3 primary school that are within 1.1 miles of the site, with the closest secondary schools being approx. 1.7 miles and 2.5 miles away.

Bus Services: Good access to a number of bus routes with frequent services. Bus stops along Milnrow Road (A663) provides services that run between Oldham and Rochdale - within 0.3 miles. There are further bus routes available from the centre of Shaw, which are within 1 mile from the site.

Rail Services: There are no train stations within a reasonable distance.

Tram Stops: Newhey tram stop is 0.8 miles from the site.

Overall, despite the rural location, the site performs moderately in terms of accessibility.

Jubilee Mill (Fulling)



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building is understood to be largely vacant. Therefore, VBC could potentially be applied.

Condition: Very Bad

Housing Potential: Low

Employment Potential: Medium

Jubilee Mill (Fulling)



Other Planning Constraints

Trees: There appears to be no TPOs on the site.

Ecology: The site is adjacent to a priority habitat and is also likely to be a habitat for protected species.

Flood Risk: The Mill is situated in Flood Zone 1.

PRoW: Footpath 33 CROMP is located to the south and runs through the southern part of the colliery complex.

Other: A major constraint with this site is access. The current vehicular access is comprised of a track which runs through the colliery complex to the south. The current access point is off Milnrow Road as the main road crosses over the tram line. The current access point is located in a relatively dangerous position, because there is a lack of visibility splays in particular as vehicles are exiting the access road and joining Milnrow Road.

Furthermore, the access road at the moment only appears to be wide enough to accommodate a singular vehicle. If the site was to be development, the number of vehicles using the access would subsequently increase, therefore, the access road would also need to be widened or measures will need to be put in place to overcome this constraint.

Additional Comments:

Jubilee House and Oakfield appear to have already been converted into residential dwellings.

Jubilee Mill (Fulling)



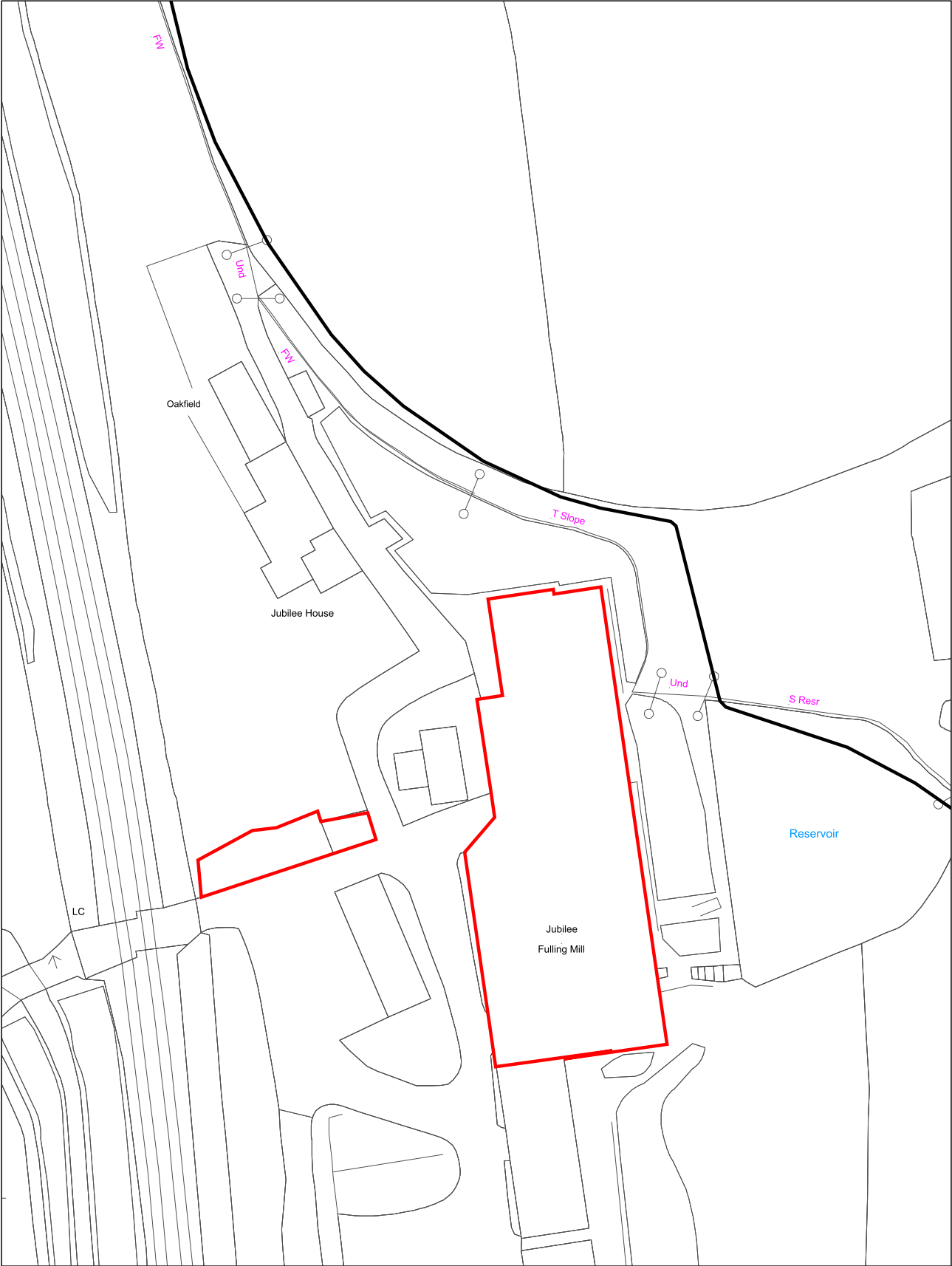
Summary:

Jubilee Mill is situated within the Green Belt and currently lies vacant with the remaining mill buildings in a dilapidated state. A recent planning application for demolition of the existing mill buildings to enable the erection of 11 No. dwellings, which was refused on 4th September 2021 on highway grounds. The site and associated buildings are in poor condition may therefore be suitable for residential development subject to compliance with Green Belt policy requirements. There should be a general presumption for the retention of the key elements of the existing mill buildings, however, given the current condition of the building it is worth acknowledging that this may not be possible and would result in significant development costs if the mill buildings were retained versus demolishing them and redeveloping the site completely.

Any future applications should be accompanied by a Heritage Statement to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. A building recording should also be undertaken for any elements to be lost.

Jubilee Mill has been identified as being of medium value in both landscape and heritage terms, as such, any future planning applications in relation to Jubilee Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

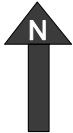
Jubilee Mill (Fulling)



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Jubilee Mill



Physical Characteristics

Address: Brideoake Street, Waterhead, Oldham, OL4 2HA

Orientation: North-east

Floor Plan Depth: approx. 13m

Floorspace Estimate: 1,445sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site has a reasonable amount of curtilage, which is situated to the north-east of the main mill block. There are three access points to the site, one off Brideoake Street, one from Hague Street and the other from Heywood Street. The site is currently vacant, and as a result, the site is in a fairly poor condition. There is a war memorial adjacent to the north-western boundary of the site, where Heywood Street, Brideoake Street and Huddersfield Road join. North-east of the site are a number of residential properties that front either Brideoake Street or Huddersfield Road (A62). To the east/south-east are a number of small industrial units and uses. There is an area of open space to the south-west of the site as well as some residential properties. Anchor - Spring Hill Court (a retirement housing scheme) is situated to the west of the site.

Planning History:

PA/058454/10 - Erection of 2 no. industrial units following demolition of existing mill buildings.
Granted (subject to legal agreement): 14th March 2011.

Jubilee Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium, demolished complex undeveloped.

Historical interest: 1848 cotton mill known as Hague Street Mill. Engine Wood Bros. Huge stone blocks on ground to north gable, possible site of former engine house.

Architectural interest: Brick construction with timber internal structure. Three storeys. Small square chimney attached to north gable. Slate roof. Small rectangular brick arch windows.

Setting: Hill top position at corner of two roads. Prominent in views on approach. Seen in context of church spire to south.

Experience: Derelict building having adverse effect on local character and appearance. Potential to stimulate local regeneration.

Communal value: Association with former use. Site in poor condition.



Jubilee Mill



Planning Policy

Current Designation: Not designated.

SHLAA 2020: SHA0833. The site is identified as a potential site. The site is adjacent to another potential housing site (ref: SHA2058).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has adequate access to services. Although, the majority of services are around 1 mile away.

Bus Services: The site has relatively good access to a few frequent bus services, with different destinations available.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps which is 1.4 mile away.

Overall, the site performs moderately in accessibility terms.

Jubilee Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building is vacant and there may be scope to apply VBC.

Condition: Poor

Housing Potential: Medium

Employment Potential: Low

Jubilee Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat on the opposite side of Heywood Street - within 20m. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. All of the site is identified as being at very low risk of surface water flooding - although, Brideoake Street (which runs along the north-eastern boundary of the site) is identified as being at high and medium risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Jubilee Mill is not subject to any specific land use or environmental designations within the adopted Development Plan and is therefore deemed to be white land. The site is currently vacant.

The site comprises of previously developed land in a reasonably accessible location within the main urban area. The surrounding land use is predominantly residential with exception of a number of small industrial units to the east. It is considered that the site would be suitable for residential use in principle, with a general presumption for the retention of the existing mill building.

The site has been identified as being of medium value in landscape and heritage terms. Any future redevelopment should therefore seek to retain the key elements of the existing mill buildings as far as possible, with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording of any elements to be lost. Any future planning applications in relation to Jubilee Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Jubilee Mill



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Knarr Mill



Physical Characteristics

Address: Oldham Road, Delph, Oldham, OL3 5RQ.

Orientation: South

Floor Plan Depth: Eastern Block: approx. 14m, Western Block: approx. 19m

Floorspace Estimate: 3,282sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site is nestled within a valley and enclosed somewhat on three sides (north, east and west). Oldham Road loops around the site but is higher up the hillside. The site is surrounded on all sides by countryside. There is a large amount of curtilage with hardstanding around the mill buildings, which provides parking provision both to the north and south of the mills.

Planning History:

No relevant planning history.

Knarr Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low. Site of 18th century mill, possible power system features.

Historical interest: Marked on map as woollen mill. Spinning mill early to mid-19th century. Knarr Mill was a woollen mill from its inception in 1791, but for a short time from around 1824 to 1840 cotton spinning was carried out here by Ralph Thornley. Engine from Victor Coates of Belfast 1901 to replace a beam engine and waterwheel.

Architectural interest: Spinning mill is early to mid-19th century and stone built with timber internal structure. Rectangular windows with stone lintels and cills. 20th century addition to front which detracts from architectural value of original mill.

Setting: Adjacent to fast flowing stream. Set within steep valley around which the road climbs and affords visibility down to the mill from above, although not prominent/clear in that view.

Experience: The site is nestled in the valley and only really visible on closer proximity.

Communal value: In active use but limited communal value.



Knarr Mill



Planning Policy

Current Designation: The site is identified as being in the Green Belt.

SHLAA 2020: SHA1671 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has a poor level of access to services. Some services are available in Delph however, it is over 1 mile away, with other services available in Uppermill which is nearly 2 miles away.

Bus Services: There are bus stops in fairly close proximity to the site on Oldham Road (A62), however, only a couple of services operate that route. As a result, there are no frequent bus services or various routes available.

Rail Services: The closest train station is Greenfield, which is 2.1 miles away.

Tram Stops: There are no tram stops within reasonable distance from the site.

The transport accessibility is relatively poor, largely limited to infrequent bus services.

Knarr Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: High

Employment Potential: Low

Knarr Mill



Other Planning Constraints

Trees: There appears to be no TPO's on the site.

Ecology: The site is a potential habitat for protected species.

Flood Risk: The site is located in flood zone 1, which indicates it is at the lowest probability of flooding from fluvial sources. The site varies in its degree of risk of flooding from surface water. The majority of the site is identified to be at high and medium risk, with other areas (to the north and the south-east) identified as being at low risk.

PRoW: Footpath 183 SADD runs along the access road to the mills from Oldham Road, and goes through the site and loops around the south and western side mill buildings.

Other:

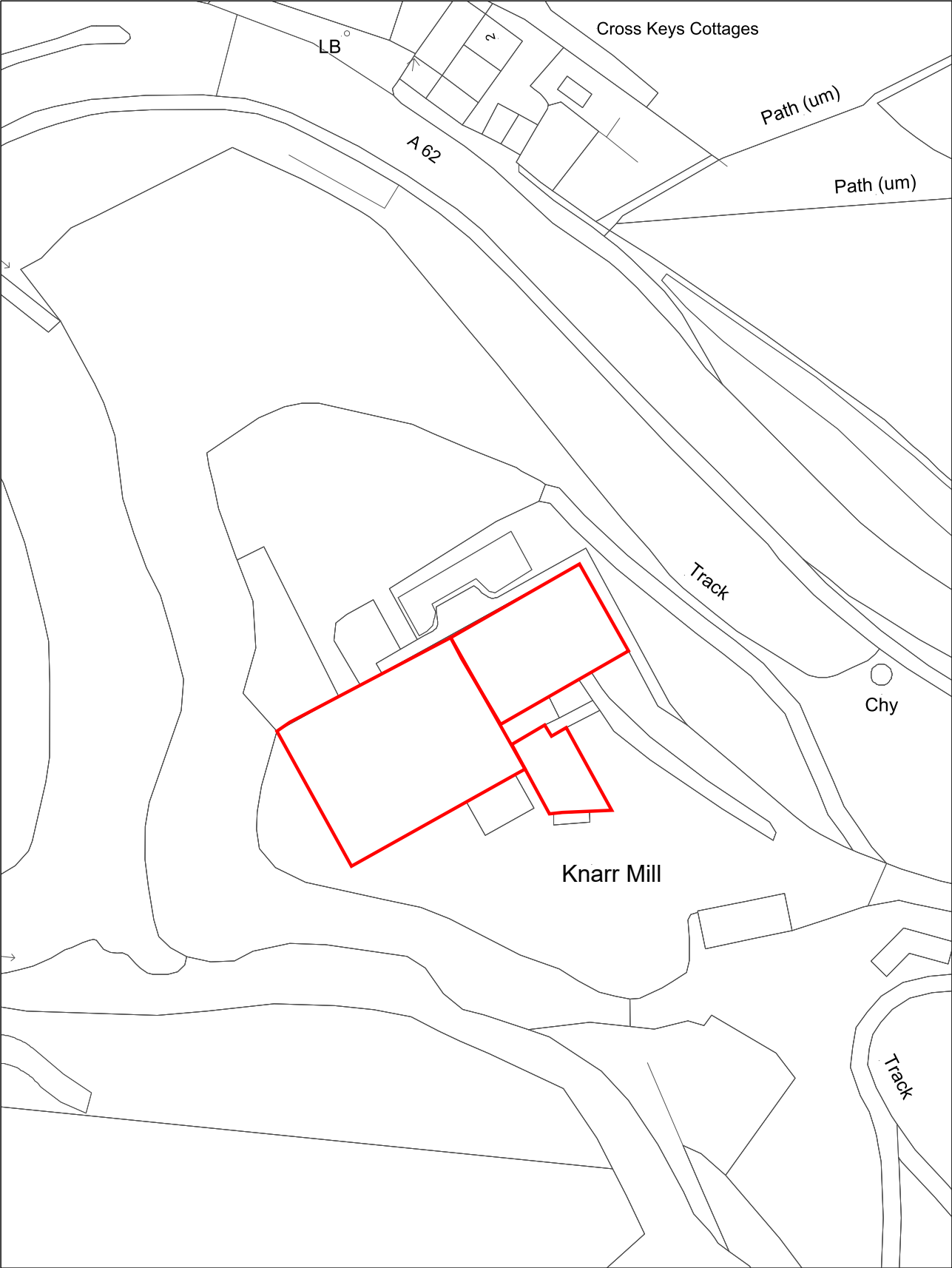
Summary:

Knarr Mill lies within the Green Belt and is currently in active employment use and it is therefore expected that this use will be retained in the short to medium term.

However, the site performs well in terms of viability being located within Value Area 2 and may offer scope for future residential development subject to demonstrating compliance with established Green Belt policy requirements. It is considered that a conversion scheme could be delivered, although given the configuration of the building, this could involve a townhouse type scheme rather than the provision of apartments.

The site was assessed as being of medium value in both landscape and heritage terms and any future scheme should seek to retain the key elements of the original mill buildings with a detailed Heritage Statement required to justify the approach adopted, with a detailed building recording also deemed appropriate. Any future proposals in relation to Knarr Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

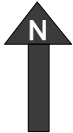
Knarr Mill



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Lilac Mill



Physical Characteristics

Address: Beal Lane, Shaw, OL2 8PJ

Orientation: West

Floor Plan Depth: approx. 42m

Floorspace Estimate: 40,776sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill is part of a very large industrial site. Briar Mill is connected to Lilac Mill (via a link bridge) and is situated to the north-west. There are various other industrial/commercial buildings that are attached to Lilac Mill, most notably two large buildings to the north-east and south of Lilac Mill. The Metrolink tram line runs along the western boundary of the site. Due to Lilac Mill being part of a conglomeration of large buildings, the curtilage appears to be shared, due to the area being one large industrial/commercial site. The area to the west of Lilac Mill appears to be used as a service area due to there being multiple loading bays situated on the western elevation of the mill which is utilised by the large-scale distribution company that occupies the site.

Planning History:

PA/025145/89 - Conversion of existing mill to comprise mail order distribution centre, incorporating Briar Mill and link bridge. Granted: 8th February 1990.

PA/054325/07 - Phase 1 - Erection of a multi-storey (3 levels) car park to provide 352 parking spaces plus 10 visitor and 2 disabled spaces. Phase 2 - Erection of a high bay warehouse linked to the existing Mill with a 2 storey link structure. Phase 3 - Erection of a smaller high bay warehouse linked to phase 2 to provide further storage/ capacity. Refused: 6th March 2008

PA/058754/10 - Erection of 1no. BDC picking warehouse and link buildings with associated car parking, landscaping, security and acoustic fencing and extended security lodge. Granted (subject to legal agreement): 17th March 2011.



Lilac Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1918 cotton mill by Lilac Mill Co. Associative value with PS Stott. Platts machinery. Buckley & Taylor engine.

Architectural interest: Brick construction. Steel internal structure, five storeys. Tall, rectangular windows closely spaced. Tower to north-west corner. Large engine house to east side, large boiler house and weaving shed.

Setting: Good relationship with terraced housing surrounding. Set on edge of settlement with views of Lilac Mill and neighbouring mills contributing to group value.

Experience: Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Lilac Mill



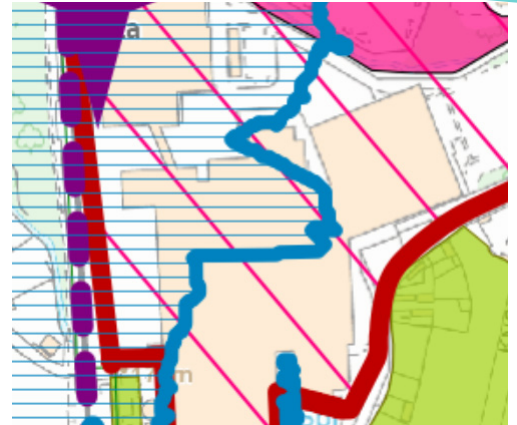
Planning Policy

Current Designation: The site is situated in a Business Employment Area and a flood zone.

SHLAA 2020: SHA1674 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has very good access to services, due to the site being in close proximity to the centre of Shaw.

Bus Services: The site has very good access to a number of frequent bus services which operate a number of different routes.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 4 miles away.

Tram Stops: Shaw and Crompton tram stop is within 100m of the site, as the Metrolink line runs along the western boundary of the site.

Overall, the site performs very well in accessibility terms.



Lilac Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Lilac Mill



Other Planning Constraints

Trees: There are a number of TPOs and a TPO area in close proximity to the site to the north-east.

Ecology: Shaw Side SBI is approx. 220m south-west of the site. The site could also be a potential habitat for protected species.

Flood Risk: The northern and western parts of the site are situated in flood zone 2, the rest of the site is situated in flood zone 1. The entire site varies in the risk level of surface water flooding from high to very low. The area to the western elevation of Lilac Mill is identified as being at high and medium risk of surface water flooding. The rest of that area is identified as being at low risk. There are only small areas of the site around the mill that are identified as being at very low risk of surface water flooding.

PRoW: Footpath 109 OLDH is to the east of the site with Footpath 110 OLDH running along the south-western edge of the site.

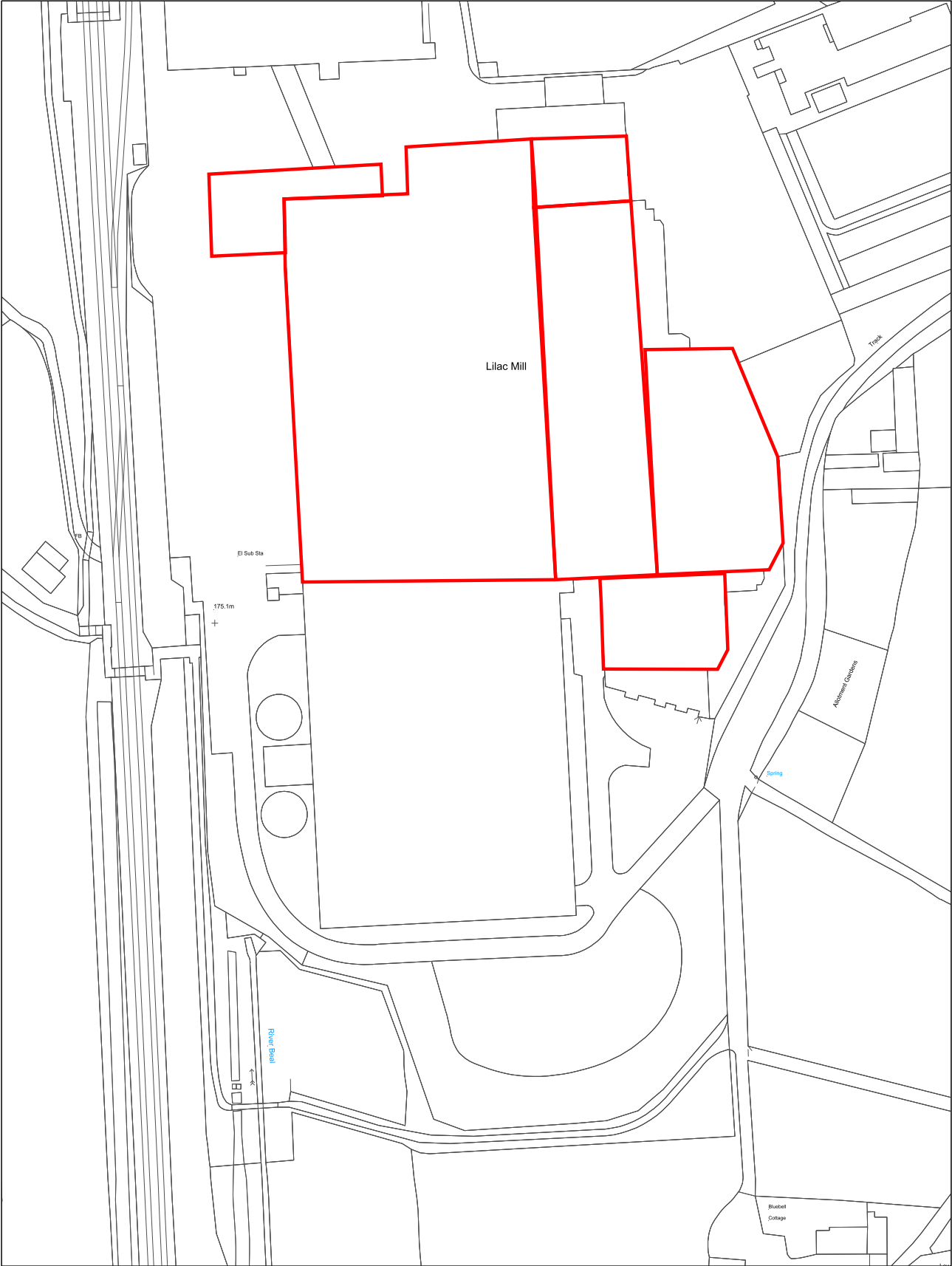
Summary:

Lilac Mill is currently in active employment use and is located within a designated 'Business Employment Area'. The site is surrounded by other employment uses (commercial / storage and distribution) and due to the surrounding land uses, it is evident that there is no scope for the site to be used for residential purposes. Therefore, the existing employment use should be retained in line with the allocation.

It is therefore wholly apparent that the most appropriate land use for Lilac Mill is employment (E / B2 / B8) and any future proposals for additional / improved employment floorspace at the site should be viewed as being entirely appropriate in principle. The site has been identified as being of high value in landscape (due to the group value of neighbouring mills) and medium value in heritage terms. However, Lilac Mill has been identified as part of an important cluster of mills and as such, there should be a clear presumption in favour of the retention of the mill.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape value of the site.

Lilac Mill



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Lily Mills



Physical Characteristics

Address: Linney Lane, Shaw, OL2 8HB

Orientation: North

Floor Plan Depth: No.1: Upper floors - approx. 42m, Lower floors: approx. 51m. No.2: Upper floors - approx. 42m, Lower floors - approx. 72m

Floorspace Estimate: No.1 - 24,376sqm, No.2 - 21,884sqm

No. of floors: No.1 has 6, No.2 has 5

No. Chimneys: 0

Description:

The mill buildings are part of a conglomeration of various other large industrial buildings including Elm Mill and are situated in the centre of a large industrial/commercial site. Both mill buildings are attached to each other via a modern link bridge. Mill No.1 is also connected to a large industrial building (distribution centre) which is situated to the south of Lily Mill. There is a large industrial building to the north of the mill buildings and Elm Mill is to the north-west. The River Beal is directly adjacent to the east of Mill No.1. There are residential properties situated to the east/south-east of the site. The Metrolink line runs along the western boundary of the site. Due to Lily Mills being part of a conglomeration of large buildings, the curtilage appears to be shared, due to the area being one large industrial/commercial site.

Planning History:

OUT/345898/20 - Outline planning permission (with all matters reserved except for access) is sought for: 'Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Ongoing.



Lily Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium.

Historical interest: Cotton mill. Associative value with G Stott. Mill No.1 Platts machinery, Bukley & Taylor engine. Mill No.2 George Saxon engine.

Architectural interest: Constructed of red brick with steel and concrete internal structure. Flat roof, large rectangular brick arch windows. Simple corner pilasters. Tower with full arched windows to north-west corner. Engine house attached to north-east corner.

Setting: Commercial setting behind other commercial buildings.

Experience: Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Lily Mills



Planning Policy

Current Designation: The site is situated in a Business Employment Area and a flood zone.

SHLAA 2020: SHA2131. The site is identified as a potential site.

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has good access to services, due to the site being in close proximity to the centre of Shaw.

Bus Services: The site has very good access to a number of frequent bus services which operate a number of different routes.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 4 miles away.

Tram Stops: Shaw and Crompton tram stop is approx. 0.2 mile from the site.

Overall, the site performs very well in accessibility terms.

Lily Mills



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is understood that the buildings are largely vacant, and as such, VBC could potentially be applied.

Condition: Good

Housing Potential: Low

Employment Potential: High

Lily Mills



Other Planning Constraints

Trees: There are no Tree Preservation Orders either on or adjacent to the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The River Beal runs from the north of Mill No.1 under a culvert and comes out directly adjacent to the eastern elevation of Mill No.1. Subsequently, all of Mill No.1 and most of Mill No.2 are situated in flood zone 3. Although, some the parts of Mill No.2 is situated in flood zone 2.

PRoW: There are no public rights of way either through or adjacent to the site.

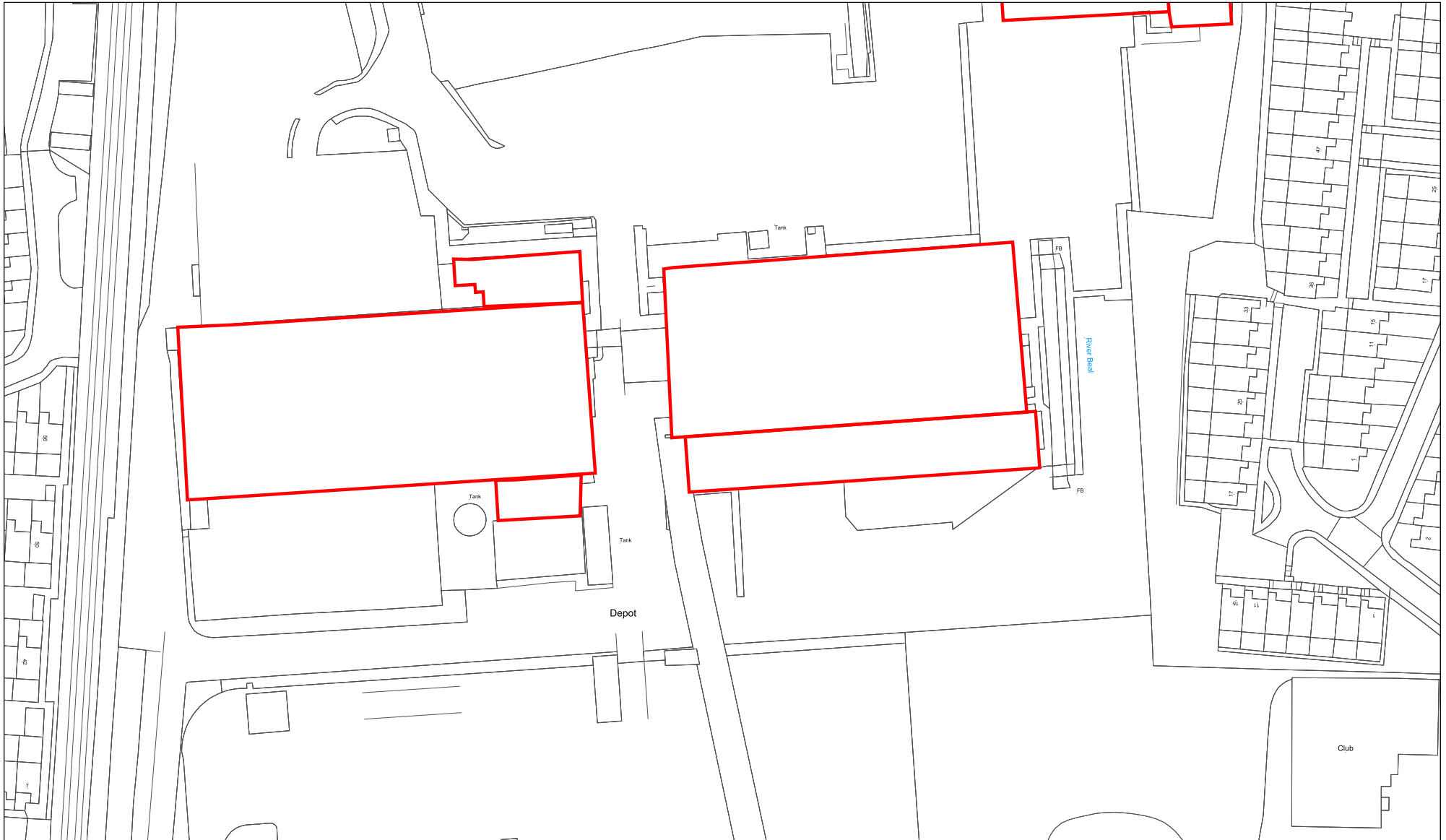
Summary:

Lily Mills lie within Shaw and currently form part of a Business Employment Area allocation. On this basis any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. However, the landowners have indicated that the occupiers of the building, along with those of Elm Mill, have now vacated leaving a large, vacant brownfield site within Shaw, with limited interest from potential commercial occupiers. It is considered that, subject to demonstrating compliance with established loss of employment land policies, the site would represent an appropriate location for new housing in principle.

Lily Mills have been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building. The landowner has indicated that the retention of this mill for housing would be challenging in policy, market, and viability terms. However, this would need to be robustly demonstrated as part of any future submission seeking the loss of the existing building. It is recommended that the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape value of the site.

The mill has been identified as forming part of a key mill cluster, however, following the original assessment there has been a resolution to the granting of planning permission for the redevelopment of the wider site, which includes the demolition of Elm and Lily Mills. This evidently represents a material change in circumstances that may impact on the group value of the identified mill cluster and should therefore be factored in by the Council in the drafting of a mill policy as part of the emerging Development Plan.

Lily Mills



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Lumb Mill



Physical Characteristics

Address: Huddersfield Road, Delph, Oldham, OL3 5DF

Orientation: South

Floor Plan Depth: Northern Block: approx. 17m, Southern Block: approx. 11m

Floorspace Estimate: 3,863sqm

No. of floors: 3

No. Chimneys: 0



Description:

The two mill buildings are part of a conglomeration of other industrial buildings and is part of Saddleworth Business Centre. To the north and east of the site is a recently built residential estate. There are other industrial buildings to the south beyond which is the Old Bell Inn - a Grade II listed building. The River Tame is to the west of the site with other commercial and industrial buildings on the opposite side of the river.

Planning History:

CL/342057/18 - Certificate of lawfulness for use class B1
Granted: 4th September 2018



Lumb Mill



Heritage

Listed Status: Not listed, although the site is adjacent to two listed buildings - The Old Bell Inn and Bell House.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The site is within 100m of Delph Conservation Area - which is north-west of the site. The Saddleworth Business Centre, which the two mill buildings are part of, is also adjacent to New Delph Conservation Area - which is to the south, within 40m of the mill buildings.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low however site of earlier mill, although significantly redeveloped.

Historical interest: 1794 woollen mill used for cotton 1804-10 by Joseph Lawton.

Architectural interest: Brick construction, three storey, sprinkler tower attached. Various other buildings date to 19th century. Modern houses surrounding.

Setting: The site is quite enclosed with stone wall and narrow entrance to west. Main building seen from new housing estate to east.

Experience: Industrial site adjacent to village, largely enclosed.

Communal value: Associations with former use.

Lumb Mill



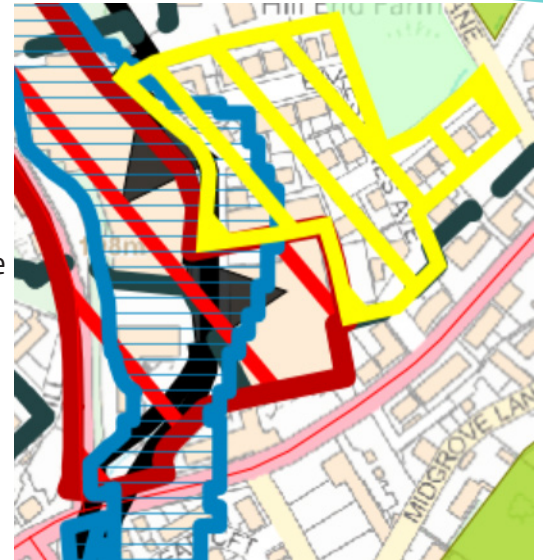
Planning Policy

Current Designation: The site is situated within an area that is identified in the Local Plan as a Saddleworth Employment Area. The northern mill building is situated within a mixed-use allocation - highlighted in the insert by the yellow diagonal lined area. The site is also adjacent to a Conservation Area and in close proximity to another Conservation Areas.

SHLAA 2020: SHA1493 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has a good level of access to services. Those services that are available are located towards the central area of Delph, however, those that are not available are further afield (over 1.5 miles away).

Bus Services: There are various bus stops within a fairly close proximity (0.1 mile) to the site, with frequent services in operation, providing numerous routes.

Rail Services: The closest train station is Greenfield (2.4 miles away).

Tram Stops: There are no tram stops within a reasonable distance.

Overall, the site performs moderately in accessibility terms.

Lumb Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building appears to be in active use. Therefore, VBC cannot be used.

Condition: Good

Housing Potential: High

Employment Potential: Medium

Lumb Mill



Other Planning Constraints

Trees: There are no TPOs on the site.

Ecology: The site is adjacent to the Hill End Rd green corridor (which is to the west of the site). There is also the likelihood that the mill buildings provide a habitat for protected species.

Flood Risk: The site is identified as being at medium and high risk of surface water flooding. The majority of the site is situated in flood zone 1. However, there is a small area (south-west of the northern mill building and north-west of the southern mill) which is identified as flood zone 2.

PRoW: Footpath 13 SADD runs along the western edge of the site.

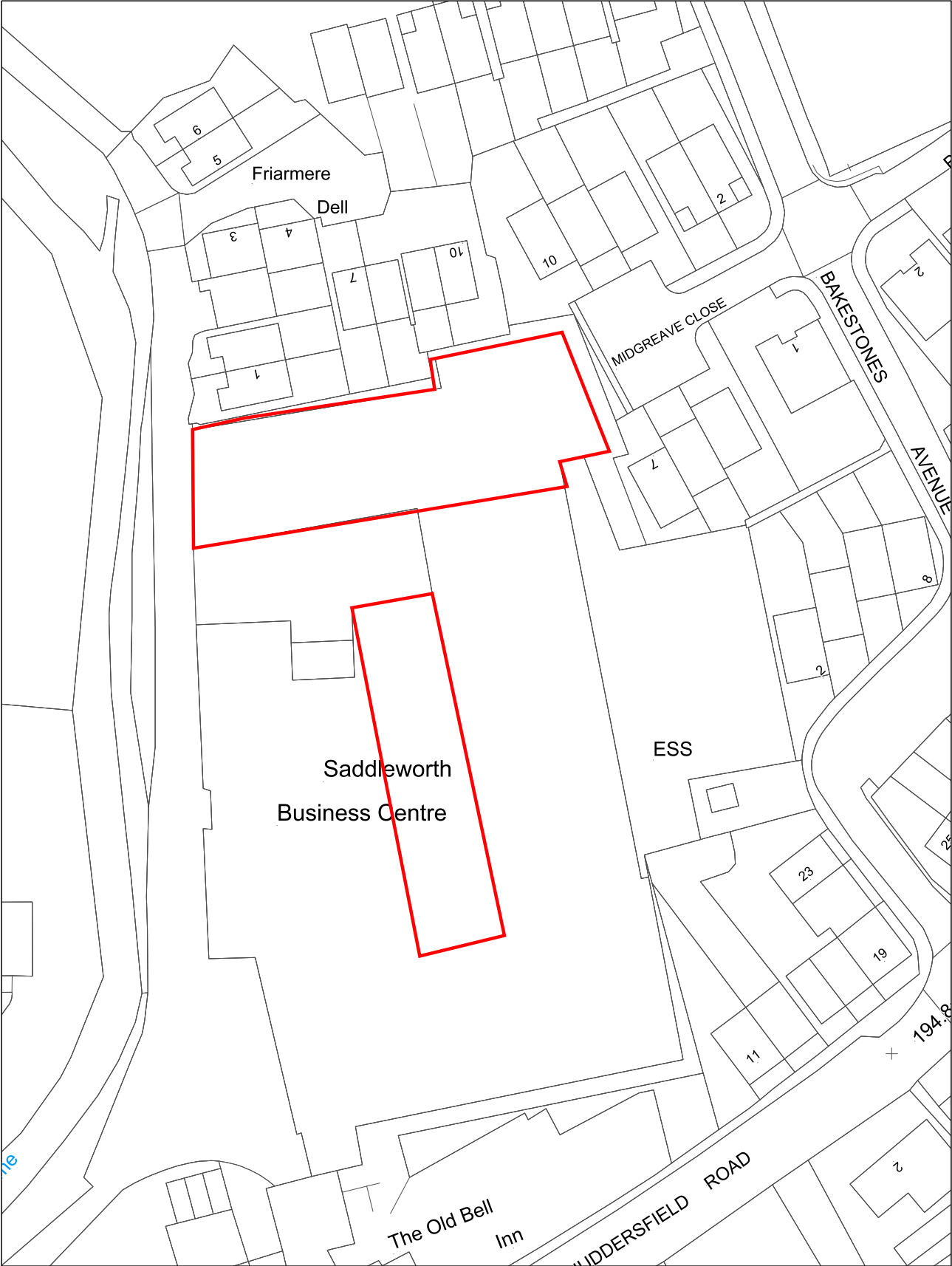
Summary:

Lumb Mill is situated within a 'Saddleworth Employment Area' and is currently in active employment use. It is expected that the building will remain in employment use in the short term, in line with the allocation. However, should the existing use cease it is considered that there is scope to utilise the site for residential uses, including potential retirement living or care home accommodation, subject to compliance with policies relating to the loss of employment land and residential amenity.

It is considered that any future development of Lumb Mill for residential use should seek to retain the key elements of the existing mill buildings, such as the three storey mill building which is deemed important on heritage grounds, as far as possible, it is noted that a conversion scheme may be challenging on viability grounds, however, this will need to be robustly demonstrated as part of any future application seeking the part or complete loss of the existing buildings. A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with detailed building recording of any element to be lost also deemed appropriate.

Any future planning applications in relation to Lumb Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Lumb Mill



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Oak View Mills



Physical Characteristics

Address: Oak View Mills, Manchester Rd, Greenfield, Oldham, OL3 7HG

Orientation: South-west

Floor Plan Depth: 31m

Floorspace Estimate: 5,764 sqm

No. of floors: 4

No. Chimneys: 0

Description:

Existing parking provisions to the south of the site, which is accessed via Friezland Lane. There are residential properties situated to the north, south and west of the site. To the east is a farm which is located within the Green Belt. The site is currently occupied by a number of small businesses.



Planning History:

No relevant planning history identified.

Oak View Mills



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

Proximity to Conservation Area: Within 100m of Ladhill Lane Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low although on site of former mill.

Historical interest: Late 19th century woollen mill. With previous mill during the early 19th century however no evidence of such on site.

Architectural interest: Stone built mill of four storeys with hipped slate roof. Rectangular windows with stone lintels and sills. Tower projecting to front which is close to roadside. Warehouse lowered to single storey. Later spinning block to west.

Setting: Roadside location to edge of built form. On same watercourse as Haybottoms Mill to the north. Group value with heybottoms mill and former Greenfield Industrial Cooperative Society.

Experience: Building is on a busy road and set at an angle which when combined with the advancement of the warehouse to the front masks views on approach.

Communal value: Possible associations with former use.



Oak View Mills



Planning Policy

Current Designation: Saddleworth Employment Area

SHLAA 2020: SHA1509 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is near to the centre of Greenfield (0.3 miles) where there are various services available. There are multiple primary schools available within 1.2 miles, with the closest secondary school 1.7 miles away.

Bus Services: There are bus stops along Manchester Road (A635), which runs along the northern boundary of the site. There are regular buses that operate along Manchester Road, with other frequent services also available from Chew Valley Road just 0.3 mile away.

Rail Services: Greenfield Station is 0.7 miles (approx. 14 min walk).

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.

Oak View Mills



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: Medium

Oak View Mills



Other Planning Constraints

Trees: On the opposite side of Manchester Road from the mill is a TPO Area, ORN: 213897.

Ecology: On the opposite side of Manchester Road is a priority habitat. The mill is also likely to be suitable habitat for protected species.

Flood Risk: The mill is situated in Flood Zone 1, therefore, it is at the lowest possible risk of flooding from fluvial sources. However, the site varies in risk from very low to high risk of flooding from surface water. The south-west area of the site is identified as being at high and medium risk of surface water flooding and appears to be a hotspot for surface water flooding.

PRoW: No public rights of way through the site.

Other: Green Belt situated on the other side of Friezland Lane from the Mill.

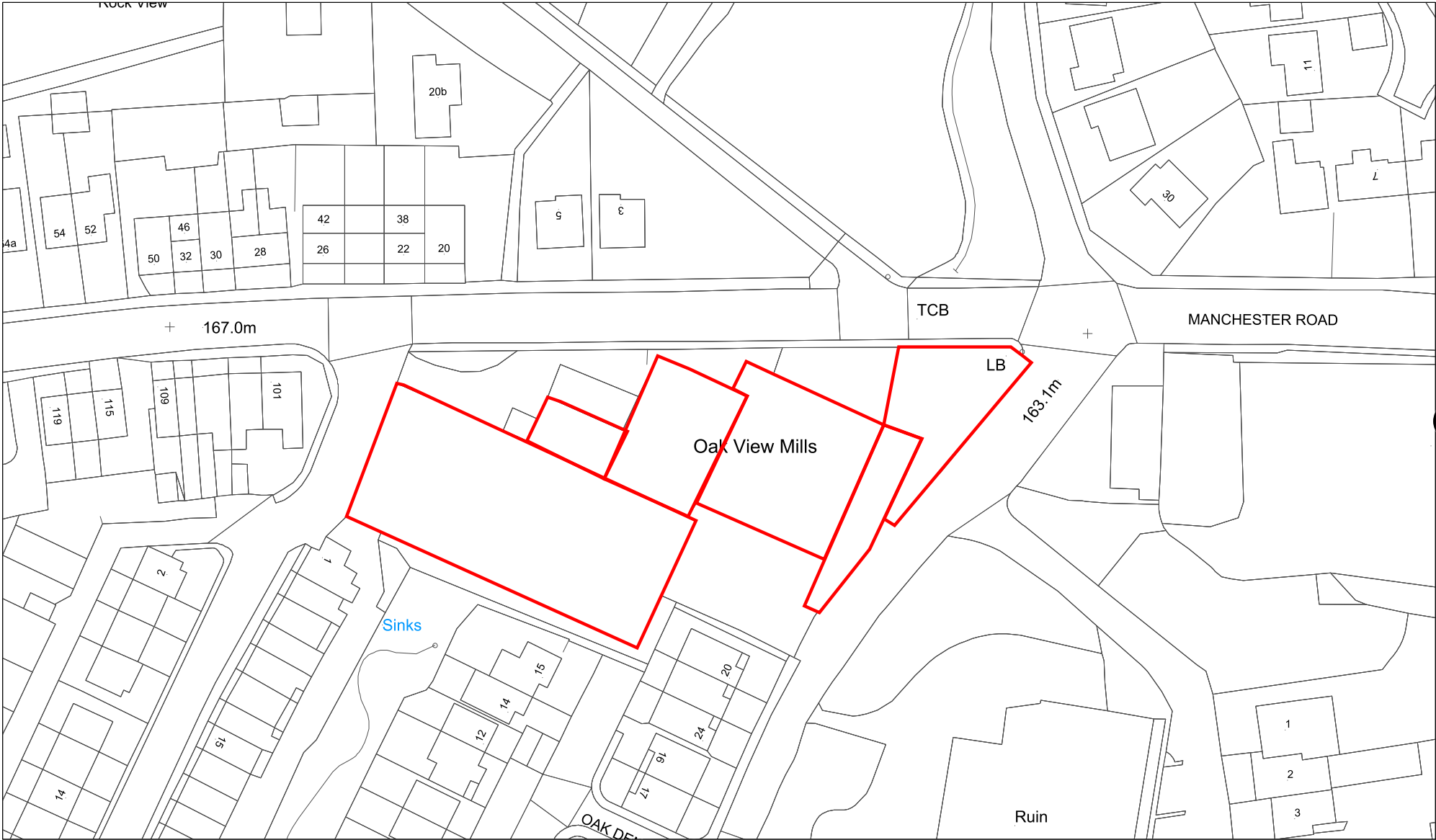
Summary:

Oak View Mills is identified as a 'Saddleworth Employment Area' in the Development Plan, however, the mill lies within a predominantly residential area and could offer scope for new housing development, subject to compliance with any loss of employment land policies.

Any redevelopment of the site should seek to retain the key elements of the existing mill building as far as possible. A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with detailed building recording of any elements to be lost also deemed appropriate.

Any future planning applications in relation to Oak View Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY site.

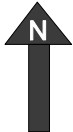
Oak View Mills



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Pingle Mill



Physical Characteristics

Address: Pingle Lane, Delph, Oldham, OL3 5EX

Orientation: North-east

Floor Plan Depth: Due to the mills form and various building components, the building depth varies. The largest depth is approx 24m.

Floorspace Estimate: 2,820sqm

No. of floors: 2 & 3

No. Chimneys: 0

Description:

The mill building makes up a small industrial complex with other industrial buildings to the north and north-east, with a recently erected industrial unit to the east. To the south and west is farmland / countryside. The River Tame runs along the eastern boundary of the site and is in close proximity to the mill.



Planning History:

PA/333292/12 - First floor side extension
Granted: 8th January 2013

PA/336557/15 - New steel frame storage building [5m to eaves and 8m high ridge]
Granted: 5th June 2015

Pingle Mill



Heritage

Listed Status: Not listed.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The nearest Conservation Area (Delph) is over 380m to the east.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: c1780 marked on maps as a woollen mill. Originally known as Farrands Mill after John Farrand its first occupier when it was a scribbling mill. Converted to cotton spinning soon after 1800. From c.1892 occupied by the Delph coop Society manufacturing flannels and shawl.

Architectural interest: Two main buildings, 1. stone building of two storeys towards site entrance. 2. three storey stone building with later phases. Three storey domestic house in the centre which may be oldest part of whole site.

Setting: Valley bottom along watercourse. Rural location with hills to backdrop.

Experience: Very narrow access into site. Enclosed site within countryside setting.

Communal value: Possible associations with former use.



Pingle Mill



Planning Policy

Current Designation: The site is situated in the Green Belt.

SHLAA 2020: SHA1694 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

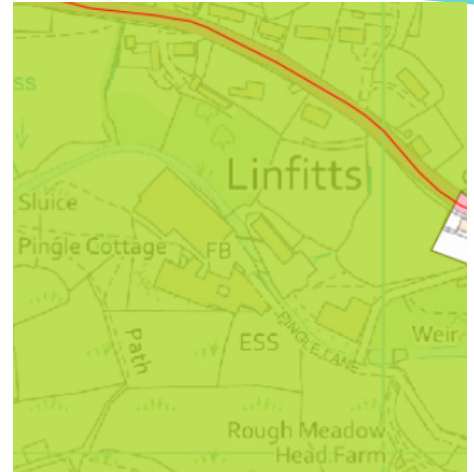
Services: The site has adequate access to services, with some services available in Delph which is approx. 0.5 miles away. The closest primary school is just 0.3 miles away, although the closest secondary school is over 2.3 miles away. The majority of other services are further away due to the rural location of the site.

Bus Services: The site has access to various services, however, those that are nearby on Denshaw Road (A6052) don't operate frequent services. The majority of frequent services that are available, use bus stops in the centre of Delph which is 0.5 miles away.

Rail Services: Greenfield Station is 3 miles away.

Tram Stops: There are no tram stops in reasonable distance.

Overall, the site has relatively poor transport accessibility, reflective of its rural location. Although, infrequent bus services are available on Denshaw Road with more frequent services available in Delph.



Pingle Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building appears to be in active use. Therefore, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: Low

Pingle Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site is adjacent to a priority habitat and Slackcote Valley SBI. There is also potential that the site is a habitat for protected species.

Flood Risk: The northern part of the site is identified as flood zone 3, due to the close proximity to the River Tame that runs along the site boundary. However, the southern area of the mill is identified as flood zone 1. The majority of the site appears to be at very low risk of surface water flooding, however there is an area (north-east) of the mill which is identified as being at high and medium risk of surface water flooding.

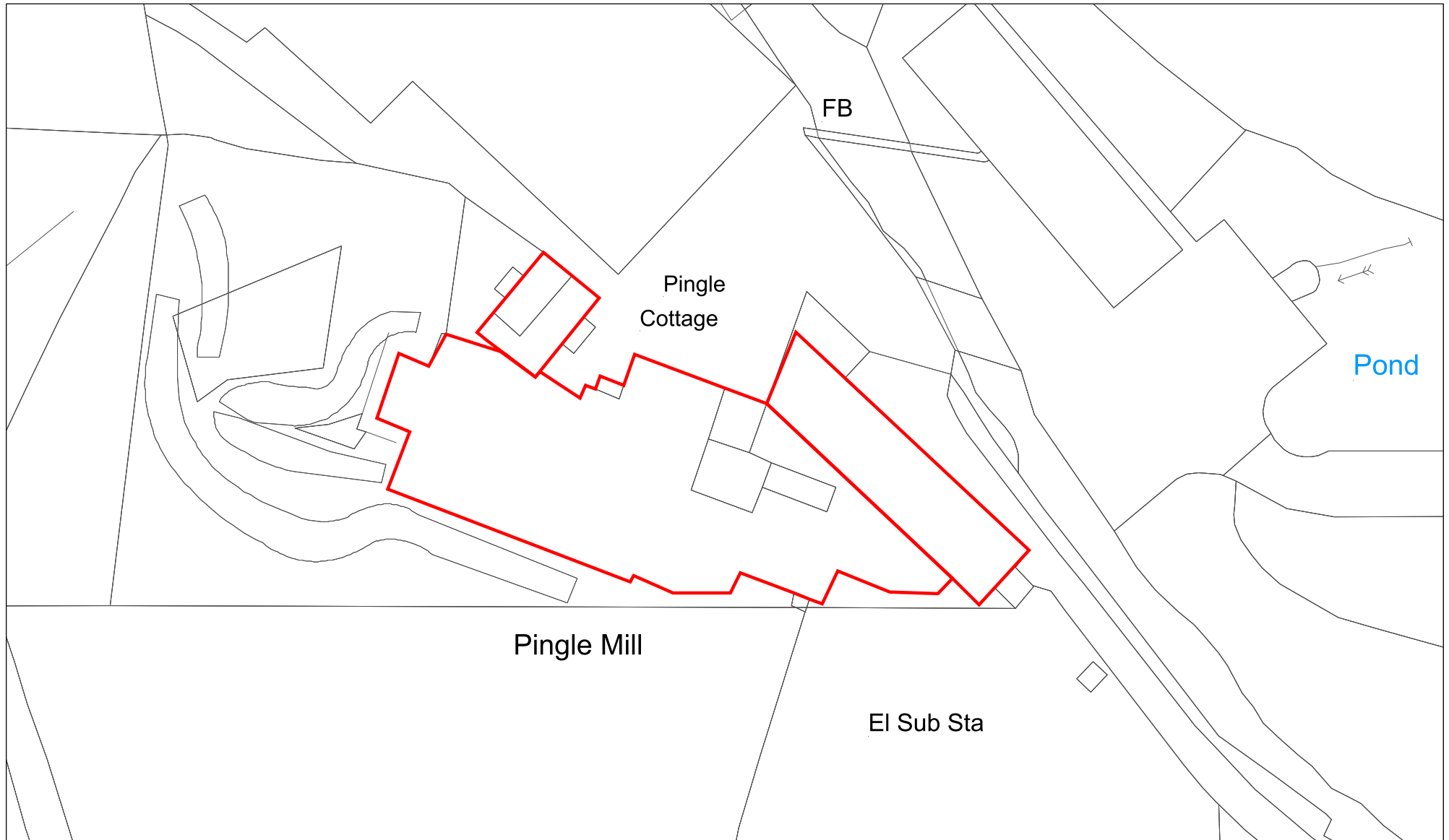
ProW: Footpath 13 SADD runs directly through the site and is situated along the northern side of the mill.

Summary:

Pingle Mill lies within the Green Belt and is currently in active employment use and it is therefore expected that this use will be retained in the short to medium term. However, the site performs well in terms of viability being located within Value Area 2 and may offer scope for future residential development subject to demonstrating compliance with established Green Belt policy requirements.

Pingle Mill was identified as being medium value in both landscape and heritage terms and, as such, any future proposals relating to the site should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Pingle Mill



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Stockfield Mill



Physical Characteristics

Address: Stockfield Road, Chadderton, Oldham, OL9 9ES

Orientation: East/South-east

Floor Plan Depth: Large mill building varies between approx. 43m and 36m, the smaller mill building is approx. 34m.

Floorspace Estimate: 13,996sqm

No. of floors: Main mill building has 4 floors plus basement, there are smaller building components which have 2 floors.

No. Chimneys: 0

Description:

The site is predominantly surrounded by various industrial and commercial uses and units, which are to the north, east and south of the site. There are residential properties to the west. The mill benefits from relatively extensive curtilage, with the northern part of the site occupied by a builder's merchant independent of the use of the main mill building. The south-eastern part of the site is mainly used for parking and is accessed via Stockfield Road.

Planning History:

PA/058404/10 - Change of use to sandwich shop
Granted: 16th September 2010



Stockfield Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The Old Town Hall Conservation Area is approx. 200m north-west of the site.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1862 cotton mill. Associative value with PS Stott. Buckley & Taylor engine.

Architectural interest: Red brick construction of four storey. Large rectangular brick arched windows. Patterned brickwork to the eaves. Phase 2 attached at 90-degree angle L plan. Early 20th century engine house. Boiler house and chimney demolished. Possible office block and warehouse.

Setting: Industrial area with housing to west. No relationship with surrounding housing. Tower with name provides views towards.

Experience: Active use well maintained.

Communal value: Possible associations with former use.



Stockfield Mill



Planning Policy

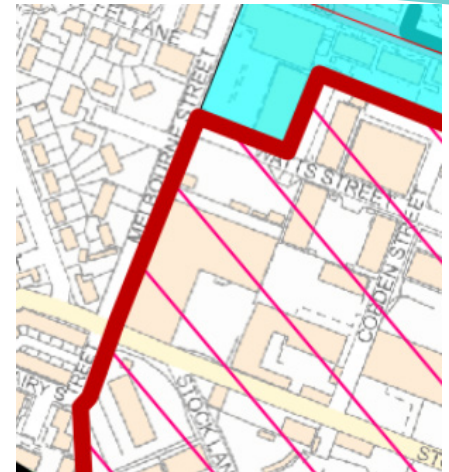
Current Designation: The site is situated in a Business Employment Area. Chadderton Town Centre is adjacent to the site (to the north).

SHLAA 2020: SHA0912 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site is adjacent to the centre of Chadderton, therefore the site has very good access to various services.

Bus Services: The site is within 0.1 mile of Middleton Road (A669), where there a number of frequent bus services that operate various routes.

Rail Services: Mills Hill train station is approx. 1.4 mile from the site.

Tram Stops: The site is just 0.5 mile from Freehold tram stops.

Overall, the site performs very well in accessibility terms.

Stockfield Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Stockfield Mill



Other Planning Constraints

Trees: There are TPOs on the site.

Ecology: The site is within 125m of Stock Lane green corridor which is south-west of the site. The site also has the potential to be a habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The site is identified as being a low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

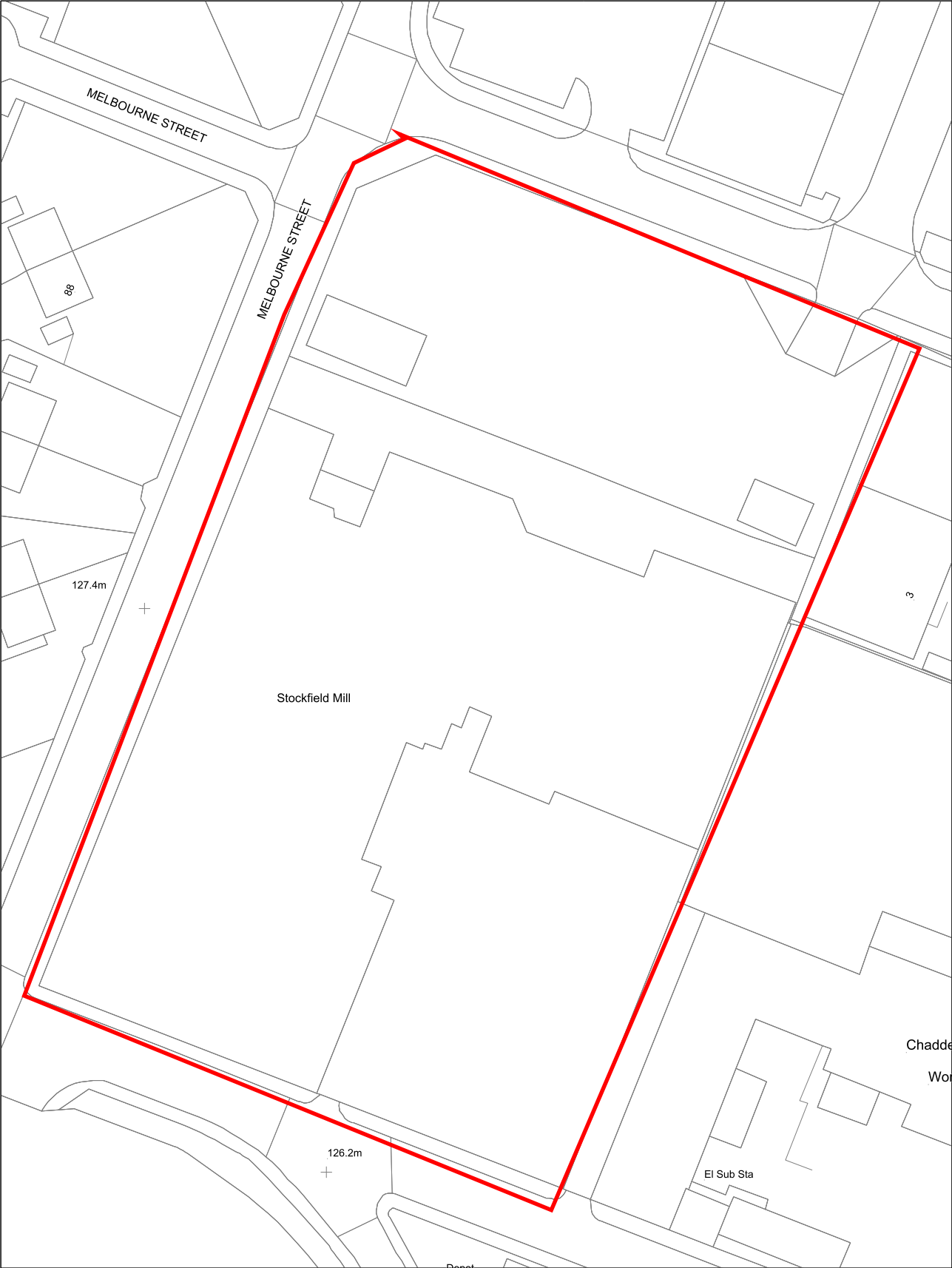
Summary:

The site lies within the main urban area and forms part of a designated Business Employment Area within the adopted Development Plan. Stockfield Mill is currently in active employment use and is expected to be retained in such use in line with the allocation. It is considered that any proposals that come forward for the refurbishment / repurposing of the mill for employment use should be deemed entirely acceptable in principle.

Stockfield Mill has been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building.

It is recommended that the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape value of the site.

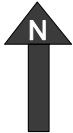
Stockfield Mill



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Thornham Mill



Physical Characteristics

Address: Oozewood Road, Royton, Oldham, OL2 5SJ

Orientation: West

Floor Plan Depth: Main Mill building approx. 21m, smaller mill building on the north-east of the site approx. 13.5m

Floorspace Estimate: 6,904sqm

No. of floors: 5

No. Chimneys: 0



Description:

The site has a reasonable amount of curtilage, which is situated on the northern area of the site. The site has two access points off Oozewood Road, one to the east and the other to the west of the main mill building. The site is surrounded by residential properties and associated amenity space on all sides. The mill building is currently vacant.

Planning History:

FUL/346141/21 - Demolition of existing derelict mill to be replaced with the proposal of a 5 storey, 60 unit residential development with under-croft parking and shared landscaped amenity. Ongoing

Thornham Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1885 cotton mill. Associative value with J Mawson. Platts, Woolstenhule & Rye engine. Built by Thornham Spinning Co Ltd. Earlier block demolished.

Architectural interest: Brick construction five storeys in height. Multi ridge roof. Rectangular windows with stone lintels and cills. Corner pilasters and two projecting towers to the north side. Engine house attached to north west corner with two stone arched windows. Late 19th century warehouse and weaving shed.

Setting: Central to residential area but no surviving relationship with surrounding terraces.

Experience: Quiet location with low level activity. Building not in use and declining condition.

Communal value: Possible association with former use.



Thornham Mill



Planning Policy

Current Designation: Not designated.

SHLAA 2020: HLA2785. The site is identified as a potential site. The site formerly had planning permission for residential purposes but has since lapsed.

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has good access to services. The centre of Royton is approx. 0.6 mile from the site.

Bus Services: There are some services which are available, however, only a few services are frequent and offer a variety of routes.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2.5 miles from the site.

Overall, the site performs moderately in accessibility terms.

Thornham Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is vacant and it may be possible to apply VBC.

Condition: Poor

Housing Potential: Low

Employment Potential: Medium

Thornham Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The majority of the site is identified as being at very low risk of surface water flooding, although there are two specific areas that are identified as being at a higher risk level.

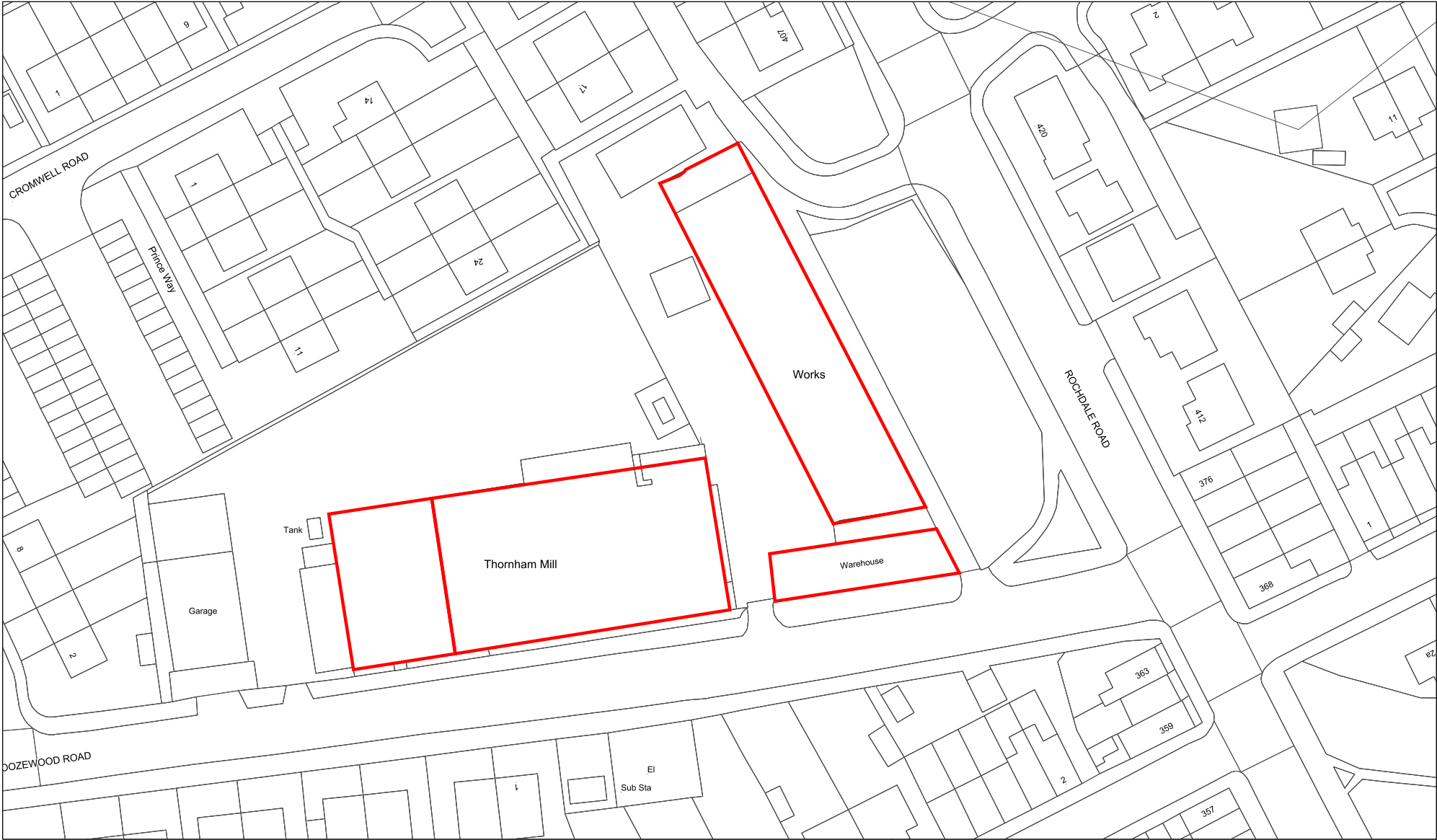
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Thornham Mill occupies a prominent location adjacent to the A671 within a predominantly residential area towards the north of the settlement of Royton. The mill buildings have stood vacant for a prolonged period and, coupled with limited maintenance during this period, have fallen into a state of disrepair and are having a significant adverse impact on the visual amenity of the area and the wider local community. The site occupies an accessible location within the main urban area and therefore represents an entirely appropriate location for new housing in principle.

Thornham Mill has been identified as being of high value in landscape terms and medium value in relation to heritage. The site is also identified as forming part of an identified key mill cluster and there should be a clear presumption in favour of the retention of the mill in this context. Thornham Mill has evidently fallen into a state of disrepair following a prolonged period of vacancy and lack of general maintenance intervention and, as such, it is advised that the Council enter into dialogue with the landowner to discuss the long term future of Thornham Mill. This should include advice on the policy approach that will be adopted providing a clear presumption in favour of the retention of the mill and the potential for the imposition of an Article 4 direction to prevent the demolition of the mill without planning permission, as well as possible enforcement measures that will be taken to secure physical improvements to the building.

Thornham Mill



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Vale Mill



Physical Characteristics

Address: Chamber Road, Hollins, Oldham, OL8 4PX

Orientation: North/ West

Floor Plan Depth: Approx. 38m

Floorspace Estimate: 12,518sqm

No. of floors: 3 - with some parts only having 2.

No. Chimneys: 1



Description:

The mill buildings are now part of Chambers Business Centre. There are two vehicular access points to the site, one off Chamber Road to the north-east area of the site and the other to the west off Chapel road. There is a significant amount of existing parking provision within the site located to the east, south and west of the main mill building. To the north of the site are a number of industrial units which appears to be used for commercial and industrial purposes. There are residential properties to the north-east and east of the site. St Margaret's and St Chad's Church lie to the south of the site with The Church pub to the south-west. On the opposite site of Chapel Road is the Bridgewater Hotel. The A62 (Manchester Road) is adjacent to the north-western corner of the site.

Planning History:

PA/054423/08 - Retrospective application for change of use from B1 to D1 (Training Centre).
Granted: 19th March 2008

PA/056515/09 - Erection of external ramp running from ground floor level to first floor level
Granted: 30th July 2009



Vale Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1868 cotton mill, extensions 1882 and 1920. Lowered to three storey.

Architectural interest: Brick construction three storey height. Large rectangular windows. Flat roof. Distinctive brick projection to front wall with stone moulding. Prockter & Co Ltd above main entrance. Engine house to west demolished. Retains lowered chimney.

Setting: Main road setting with views into site and of chimney. Grade II church in close proximity.

Experience: Historic building with terraced housing in close proximity. Active use.

Communal value: Possible association with former use.



Vale Mill

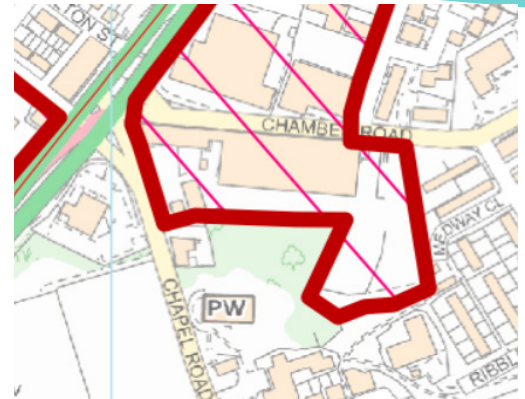


Planning Policy

Current Designation: The site is identified as being in a Business Employment Area.

SHLAA 2020: SHA1718 (Discounted Site).

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has very good access to a range of services. There are also educational facilities (both primary and secondary schools) in close proximity to the site.

Bus Services: The site has very good access to local bus services. The site is in close proximity to numerous bus stops that are located in close proximity to the site.

Rail Services: The closest train station is Moston, which is 1.7 miles from the site.

Tram Stops: South Chadderton is the closest tram stop which is 0.6 miles away.

Overall, the site performs very well in accessibility terms.

Vale Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Vale Mill



Other Planning Constraints

Trees: There appears to be an area that is covered by a Tree Preservation Order which is situated to the north-east of the site, on the opposite side of Chamber Road.

Ecology: Adjacent to the southern boundary of the site is a priority habitat. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, which indicates the site has an annual probability of 1 in 1000 of flooding from fluvial sources. The majority of the site is highlighted as being at low risk of surface water flooding. Although, the vehicular access point to the site off Chamber Road (the north-east area of the site) is identified as being at a high level of risk of surface water flooding.

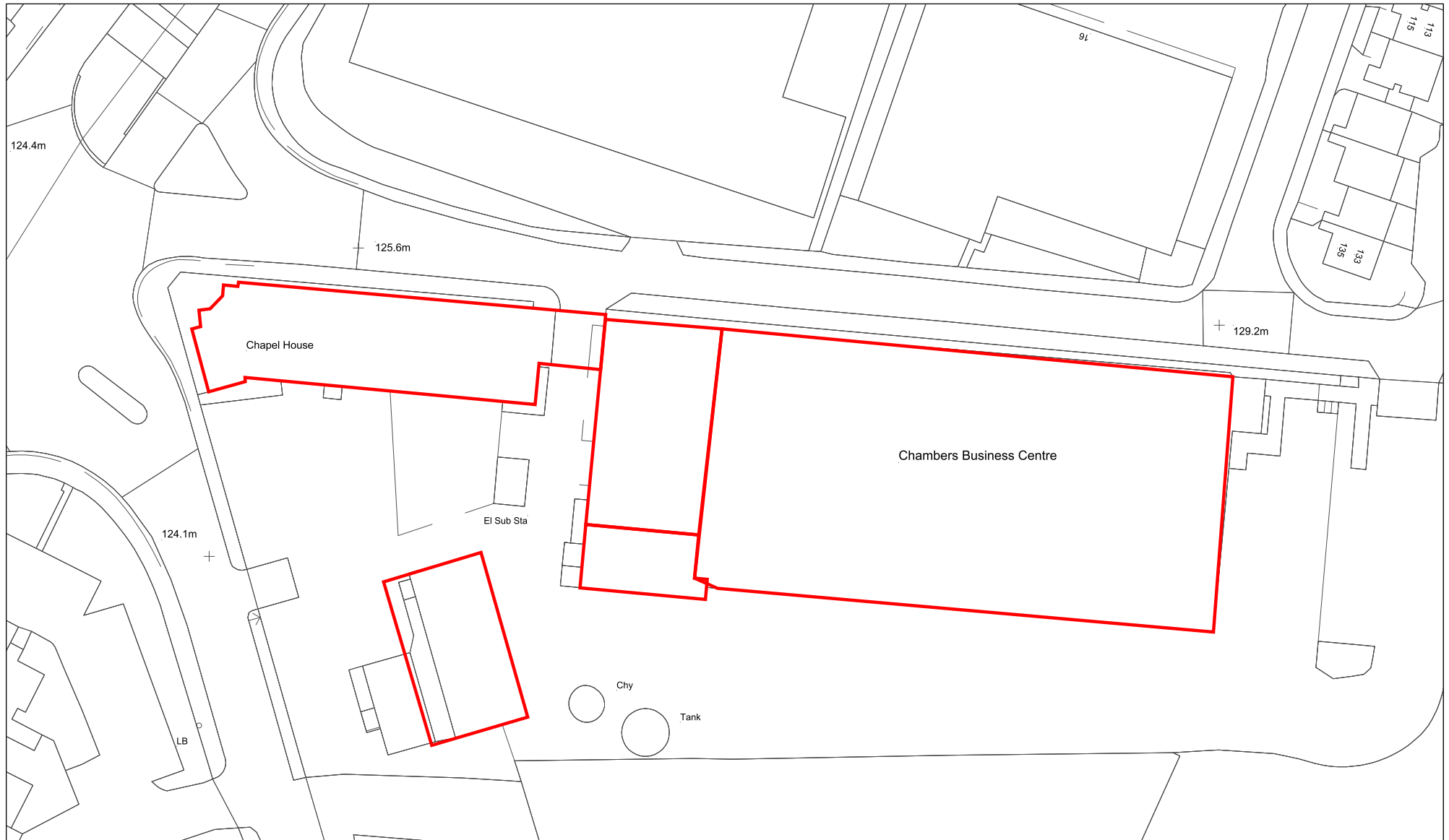
PRoW: Footpath 218 OLDH is situated to the south of the site and is in close proximity to the periphery of the site.

Summary:

Vale Mill lies within the main urban area and forms part of a designated Business Employment Area within the adopted Development Plan. The buildings are in good condition reflective of the fact that they have been repurposed to form the Chambers Business Centre, which is a multi-occupancy facility providing office space, as well as warehouse / workshop units with separate self-storage facilities. The buildings are therefore well-used and maintained and no specific immediate action is required in relation to Vale Mill, although it is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape value of the site.

The site has been assessed as being of high value in landscape terms and medium in heritage terms. However, any future proposals in relation to the site should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Vale Mill (Chamber Rd)



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Vine Mill



Physical Characteristics

Address: Middleton Road, Royton, Oldham, OL2 5LN

Orientation: North-west

Floor Plan Depth: approx. 41m

Floorspace Estimate: 17,358sqm

No. of floors: 4

No. Chimneys: 0



Description:

The site has a fairly sizeable amount of curtilage, which is situated to the north, south and west of the mill. The northern and western areas appear to provide parking provisions, whilst the area to the south is used as a service area due to the loading bays being situated on the south-eastern elevations. There are residential properties to the north and various industrial and commercial units to the east. Grape Mill is to the south and Land End Mill and other industrial units to the west. There are two access points to the site off Middleton Road and another access point via Holden Fold Lane

Planning History:

No relevant planning history.

Vine Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 90m of St.Pauls Royton Conservation Area.

Building at Risk Grade (BAR Report): 5

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value medium power system features. One reservoir infilled.

Historical interest: 1897 cotton mill. Associative interest with Wild, Collins & Wild. Platts machinery. George Saxon engine. Built by the Vine Mill Co.

Architectural interest: Brick construction of four storeys. Multi ridge roof. Large rectangular brick arch windows. Three projecting towers to north side with staggered narrow arched windows and corner pilasters. Name to top of tower. Boiler house, engine house and chimney demolished, reservoir infilled.

Setting: Largely residential area and fronting main road. Set on top of hill with Grape Mill downslope.

Experience: Appears under used if at all and in declining condition.

Communal value: Possible associations with former use. Very limited remaining terraces nearby.

Vine Mill



Planning Policy

Current Designation: The site is identified as being situated in a flood zone.

SHLAA 2020: SHA1721 (Discounted Site).

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has exceptionally good access to a range of services. This is largely down to the fact that the site is within a reasonable distance of the centre of Royton.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within a reasonable distance from the site.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 2.1 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2 miles from the site. Therefore, the site is considered to have moderate transport accessibility because the site has access to a high number of frequent services, providing different destinations.

Overall, the site performs moderately in accessibility terms.

Vine Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building appears to be in active use. However, if this is not the case then it may be possible to apply VBC.

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Vine Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: The site is within approx. 210m of a priority habitat, which is to the north of the site. The site could be a potential habitat for protected species.

Flood Risk: The site is identified as being in flood zone one, however there is a fluvial water sources that is in close proximity to the mill and runs along the southern boundary of the site. The entire site varies in the risk level of surface water flooding between high and very low. The western part of the mill building is identified as being at very low risk, however the eastern area of the site is identified as the main area which is at the highest risk of surface water flooding, with parts being at high and medium risk. The rest of the site is identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

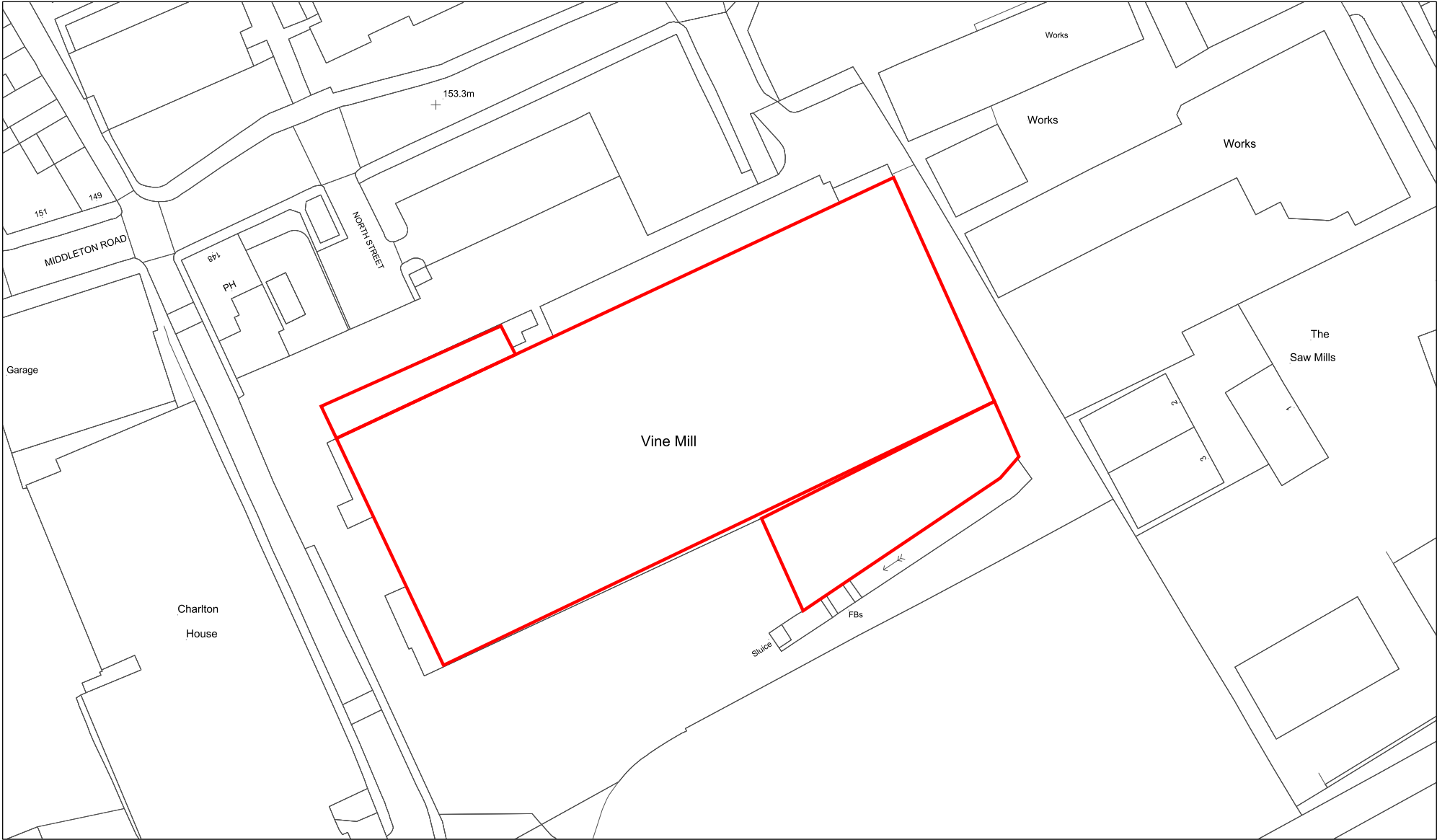
Summary:

Vine Mill is not subject to any specific land use designations within the adopted Development Plan, although it is identified as being in a flood zone. The mill is partly in employment use and forms part of a well-established employment area which incorporates Grape Mill, Delta Mill, Lane End Mill and other industrial units.

The site forms part of an established industrial / trading estate and proposals for the redevelopment / refurbishment of the mill for employment use should be viewed as being acceptable in principle in this context. The site occupies a highly accessible location within the main urban area. The site may therefore present a long-term option for housing as part of a comprehensive regeneration of the wider industrial / trading estate, although viability may represent a challenge in this location.

Any future development should seek to retain the key elements of the existing mill, as far as possible with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording also deemed appropriate. Any future planning applications in relation to Vine Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Vine Mill



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Waterside Mill



Physical Characteristics

Address: Waterside, Greenfield, Oldham, OL3 7NH

Orientation: West

Floor Plan Depth: 51m

Floorspace Estimate: 6,100 sqm

No. of floors: 2 & 3

No. Chimneys: 0

Description:

The main parking provisions are to the east of the mill, with additional parking to the south. Original mill is now connected to a modern addition to the north. To the east is the old mill pond which is situated within the Green Belt. To the west are residential properties.



Planning History:

PA/045891/03 - Change of use of part of second floor of existing building to office, canteen, store room and two training rooms and erection of 1 no. 17 metre training tower, and 1 no. 25 metre lattice steel stile tower - Approved 11th Dec 2003.

PA/057076/09 - Installation of a non operational wind turbine for training purpose - Approved 9th Dec 2009

Waterside Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area.

Proximity to Conservation Area: Not situated within close proximity of a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low, most buildings survive.

Historical interest: 1856 cotton mill. Largest in Saddleworth. Associative value with J Petrie and Co. Scott and Hodgson engine.

Architectural interest: Spinning mill is mid to late 19th century and stone built. Three storey, gabled slate roof. Rectangular windows with stone lintels and cills. Stone built weaving shed with seven roof ridges. Second weaving shed to north of site in red brick. Late 19th century engine house. Reservoir east of site.

Setting: Edge of village location. Narrow access track/bridge over watercourse. Screened from view. Valley bottom location.

Experience: Quiet location in active use. Some individual houses within close proximity.

Communal value: None.



Waterside Mill



Planning Policy

Current Designation: Identified as a Saddleworth Employment Area.

SHLAA 2020: SHA1001 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

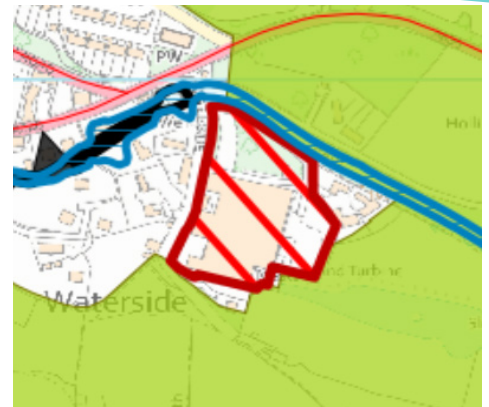
Services: There are various services that can be accessed which are predominantly located within the central area of Greenfield which is approximately 0.7 miles from the site. Only primary education facilities are in reasonable distance from the site, the closest being 0.3 miles away, with the nearest secondary school being over 2 miles away.

Bus Services: The site is just 0.2 miles away from bus stops on Manchester Road and Chew Valley Road. There are regular services available which provide a small range of routes to various destinations.

Rail Services: Greenfield Station is 1 mile from the site.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.



Waterside Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: The building appears to be in active use, if so VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: Medium

Waterside Mill



Other Planning Constraints

Trees: There is a large TPO area to the west of Waterside Mill.

Ecology: There is a priority habitat located to the north and to the west of the site. Furthermore, given the characteristics of the site, it is likely that the site is a habitat for protected species. The site is situated within 350m of the Peak District National Park. The site is also 1350m from the Dark Peak Moor which is a SBI (Site of Biological Importance) and a SSSI (Site of Special Scientific Interest). The same area is also classified as the South Pennine Moors SAC (Special Area of Conservation - SAC EU Code: UK0030280) and SPA (Special Protection Area - UK9007021).

Flood Risk: The mill is situated in Flood Zone 1. However, to the north of the modern additions on the northern side of the mill, this area is identified as Flood Zone 3b.

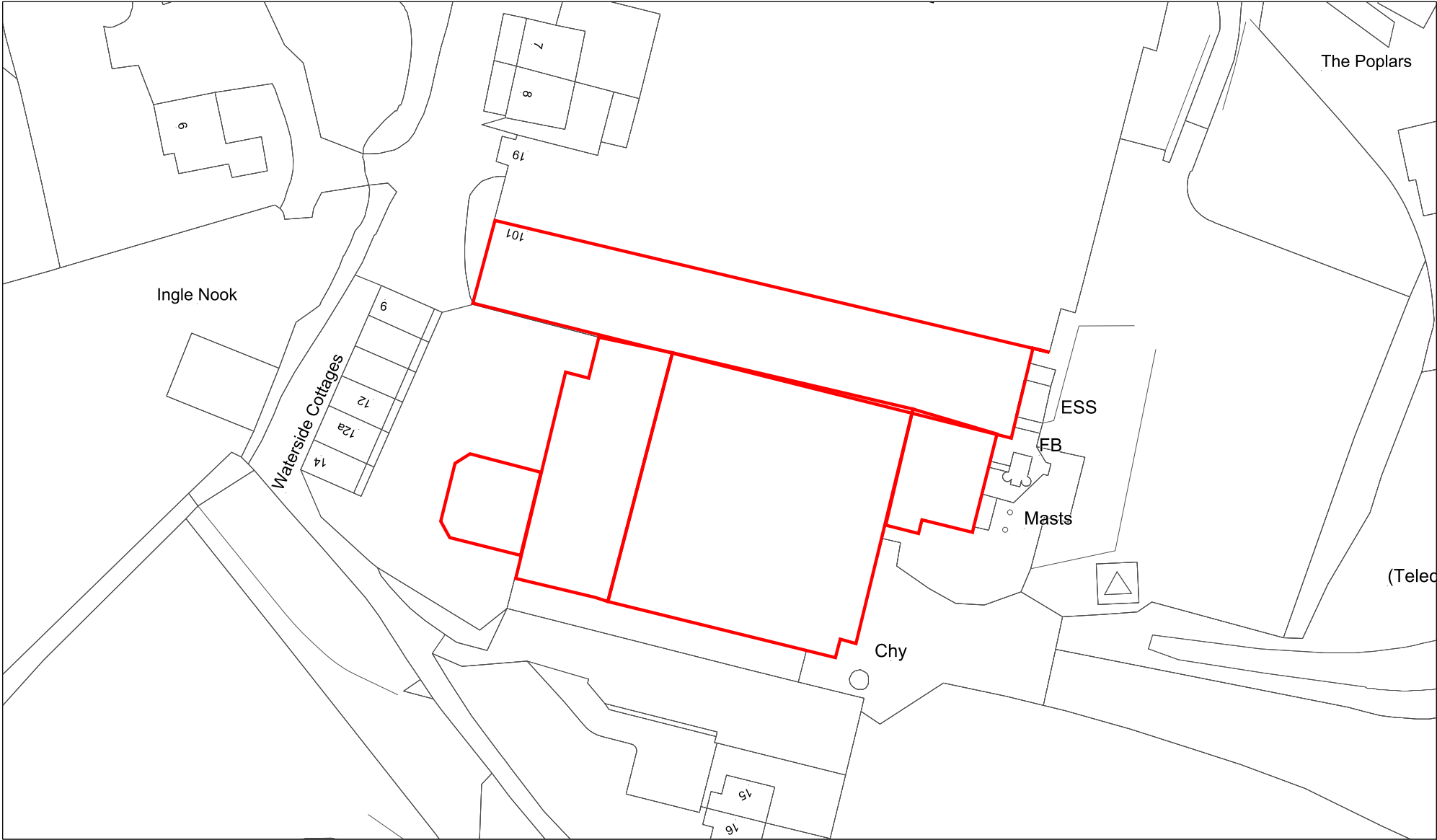
PRoW: Footpath 230 SADD runs along Waterside to the western boundary of the site. This footpath leads to footpath 262 SADD which runs along the southern boundary of the site.

Summary:

Waterside Mill is identified as a 'Saddleworth Employment Area' in the adopted Development Plan and is in active employment use. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle.

A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with a detailed building recording of any elements to be lost also deemed appropriate. Any future planning applications in relation to Waterside Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Waterside Mill

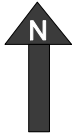


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Wellington Mill



Physical Characteristics

Address: Wellington Road, Greenfield, Oldham, OL3 7BT

Orientation: South-east

Floor Plan Depth: 15m

Floorspace Estimate: 3,675sqm

No. of floors: 3 plus a basement

No. Chimneys: 0



Description:

Small amount of curtilage space, the majority of which is situated towards the north of the mill. To the north and east is a large Tesco superstore with industrial units situated to the east and south of the site. The site is close to the central area of Greenfield. The mill is currently vacant.

Planning History:

PA/040885/00 - Outline application for comprehensive regeneration scheme consisting of erection of canal basin, public house/restaurant with hotel accommodation. Canal-side leisure related units (A1,A3,B1 uses), 99 dwellings (48 houses and 51 flats), 25,000 sq ft (gross) retail food store, 13 500 sq ft of new business and industrial floorspace and conversion of mill building to B1 uses, all with associated bridges access roads and environmental works. Siting and access to be considered, all other matters reserved. Granted 6th December 2005.

FUL/346142/21 - Conversion and addition of lift tower and two floors above existing mill, along with alterations to external elevations, to create 38 apartments with basement car parking. Ongoing

Wellington Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area

Proximity to Conservation Area: Not in or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: Likely to be low considering redeveloped site.

Historical interest: 1853 cotton mill by Shaw Sons and Lees. Only one mill of the original complex survives with the remainder redeveloped for Tesco.

Architectural interest: Three storey with basement building of stone construction in poor condition. Rectangular square headed windows of multi panes.

Setting: Edge of town location adjacent to road. Historic building remnant of past use of site.

Experience: Edge of town location, quiet street of some character.

Communal value: None.



Wellington Mill



Planning Policy

Current Designation: Situated in a mixed-use allocation. The site is also adjacent to a Saddleworth Employment Area (which is to the east).

SHLAA 2020: SHA1723. The site is identified as a potential site.

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: Due to the location, which is close to the central area of Greenfield, the site has good access to a range of services. The site also has good access to educational services, with the nearest primary and secondary schools being 0.2 miles and 1.2 miles away, respectively.

Bus Services: The site is within 150 yards of bus stops situated on Chew Valley Road where there are a range of frequent services offering a variety of routes.

Rail Services: Greenfield station is just 0.3 miles away. With this in mind the site has a good level of transport accessibility due to nearby bus and rail transportation.

Tram Stops: Non identified that are within a reasonable distance.

Wellington Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: The building is vacant. Therefore, it may be possible to apply VBC.

Condition: Poor

Housing Potential: Medium

Employment Potential: Low

Wellington Mill



Other Planning Constraints

Trees: The site is situated in a blanket TPO (ORN: 214914)

Ecology: The site is within 90m of the River Tame and within 190m of the Huddersfield Narrow canal which is identified as a SBI, a priority habitat and the area is also identified as the Chew Valley Road green corridor. Furthermore, the mill is also a potential habitat for protected species.

Flood Risk: The site is predominantly situated within Flood Zones 3. However, it is understood that once the EA maps are updated the site will in fact be situated in Flood Zone 1.

PRoW: There appears to be no public rights away either through or adjacent to the site.

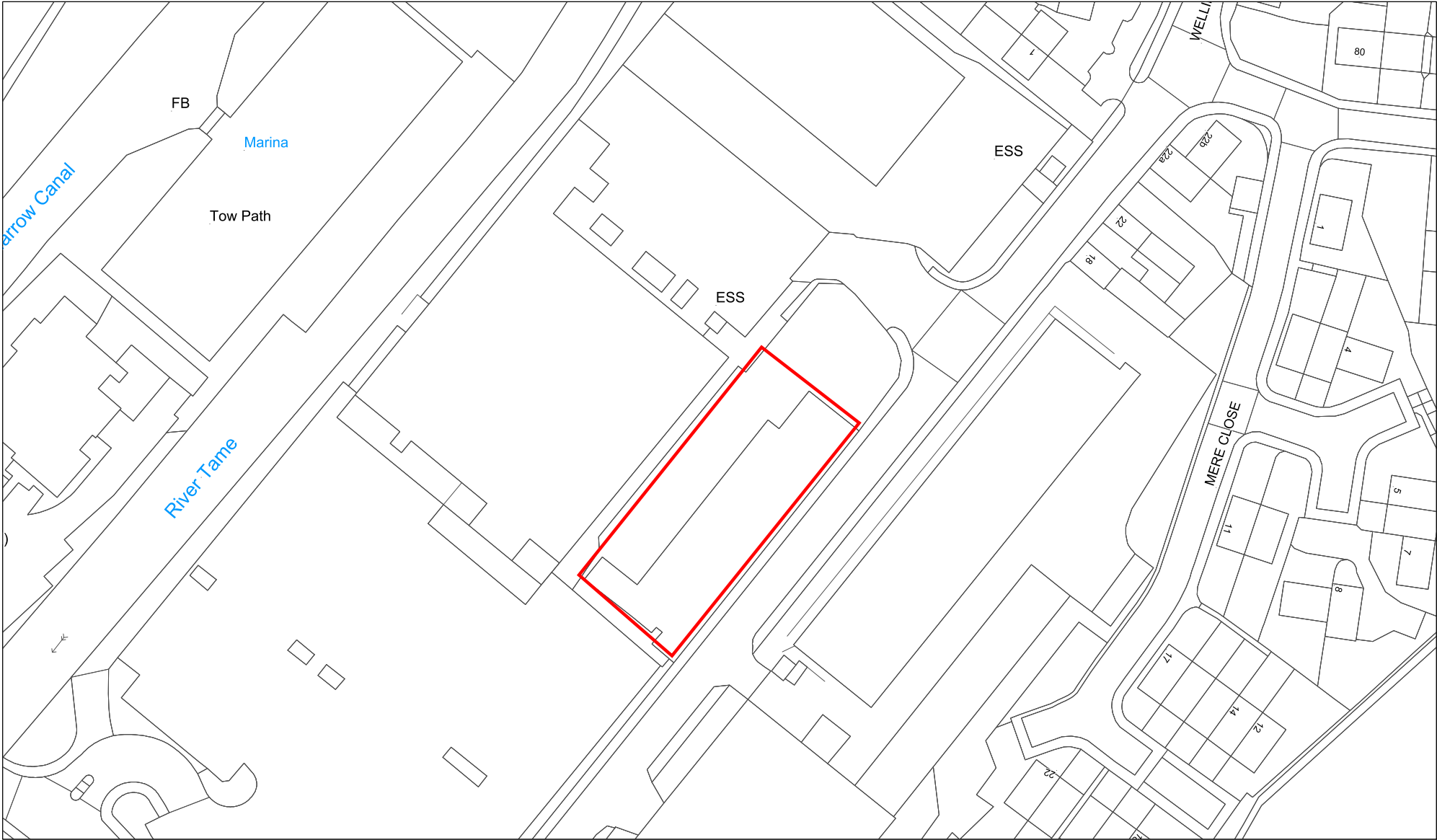
Summary:

Wellington Mill forms part of a mixed-use allocation within the Development Plan, although the site is currently vacant.

The site is considered to be entirely acceptable in principle for residential use. It is considered that the site would be more suitable for residential conversion, and based on an initial assessment, such a scheme may be financially viable. However, a pragmatic approach may be needed from the LPA in terms of affordable housing and other planning obligations, as well as the landowner having realistic aspirations on land value. The site could also be suitable for conversion to a specialist older person's accommodation, due to its accessible location within a strong market area.

Wellington Mill has been identified as being of medium value in landscape and heritage terms. Therefore, any future redevelopment should seek to retain the key elements of the existing mills, as far as possible with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording also deemed appropriate. Any future planning applications in relation to Wellington Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Wellington Mills



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