Oldham Local Plan

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



December 2023

Site ref / name: HLA0029 Ashton Road Woodhouses	Potential Use: Residential	Area: 1.68ha	Capacity: 48 homes (major)	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern =	?	The site has some wetland habitats and trees.	Ecology and tree HRA addresses significant effect
		Site will require ecological assessment = ?		However, the site has been screened in by HRA as increases in population could	In addition, polic Local Plan and I
		Site has ecological interest and will require a greater degree of ecological investigation = ?/x		result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	details on the po necessary mitiga Plan will conside
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site is immediately adjacent to Incised Urban Fringe Valley and will need to consider the	PfE policy JP-G provides the pol landscape.
		Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		guidance for this LCT.	
3, 4 and 5	Historic	Does the site have heritage concerns:	?	On the boundary of	Any developmen
	environment	No heritage concerns: +		Woodhouses conservation area.	views and vistas area. Most impo conservation are
		Some heritage concerns which can be mitigated:			form. Developm account to prese
		Major heritage concerns – mitigation may be possible: ?			Policies HE1 to policies JP-P1 'S 'Heritage' provid
		Heritage concerns which cannot be mitigated: X			considering the
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Passes Sequential Test. FRA required.	See Flood Risk details on flood
		Site does not pass the Sequential Test and so Exception Test is required - ?			required to addr and as site is ov
		Site does not pass Sequential Test and Exception Test is likely to be passed:			In addition, Polic Water Environm Local Plan provi
		Site has not passed Sequential Test and is unlikely to pass Exception test: X			managing flood
		Sequential Test not applicable: N/A			
10	Water Quality	The site falls outside of a Groundwater Source Protection zone (SPZ) = +	+	Site not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			

ree surveys will be required The es mitigation for any likely ects.

blicy N1 to N3 on nature of the d PfE Greener chapter provides policy approaches, including any tigation. Policy N4 of the Local sider tree replacement/ mitigation.

-G1 'Landscape Character' policy framework for considering

nent should take into account tas in and out of the conservation portant feature of the area is its predominantly linear oment should take this into eserve

to HE5 of the Local Plan and PfE 1 'Sustainable Places' and JP-P2 vide the policy framework for the historic environment. sk Sequential Report for further od risk. Flood Risk Assessment ddress surface water flood risk over 1 ha.

olicy JP—S5 'Flood Risk and the nment' and Policy CC3 of the ovides the policy framework for od risk.

Site ref / name: HLA0029 AshtonPotentialRoad WoodhousesUse:Residential		Area: 1.68ha	Capacity: 48 homes (major)	Minimum Density (as proposed in policy H3): 35dph		
IA Objective	Theme	Criteria	Score	Comments	Mitigation	
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / Edge of settlement =	X	Site is greenfield (saved UDP phase 2 housing allocation)	N/A	
		X				
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	N/A	N/A	Development wi with PfE policies JP-S3 'Heat and 'Sustainable Pla addition to Loca	
14	Air Quality	Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 =		Not next to road exceeding or close to exceeding legal limits for NO2.	Development wi with PfE policy LE3 'Air Quality'	
15	Local environmenta I quality	Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X	?	Site is next to M60 (Approx 50 m) so some noise mitigation may be required. Woodhouses primary school and Woodhouses church is adjacent to site therefore may need to consider these uses.	Any mitigation re through the dev process at Plan	
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development (above 10 or more dwellings or 0.4 ha and above) with high accessibility = + Major development with medium accessibility = X	XX	Site has low accessibility.	PfE 'Connected policies alongsid the Local Plan the for promoting su	

vill need to come forward in line es JP-S2 'Carbon and Energy', nd Energy Networks' and JP-P1 laces' also addresses energy in al Plan policy CC1. vill need to come forward in line JP-S6 'Clean Air' and policy y' of the Local Plan.
required would be flagged up velopment management nning application stage.
d Places' chapter includes ide policies T1-3, D1 and D2 in that provide the policy context sustainable transport choices.

Site ref / name: HLA0029 AshtonPotentialRoad WoodhousesUse:Residential		Area: 1.68ha	Capacity: 48 homes (major)	Minimum Density (as proposed in policy H3): 35dph		
IA Objective	Theme	Criteria	Score	Comments	Mitigation	
		Major development with low (or not achieving low accessibility) accessibility: = XX				
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals can link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =	?	Yes.	Policies in the L A Design-Led A Mixed-Use Dev Design Led App Commercial and will ensure acco	
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle.	Subject to detail arrangements a requirements of necessary.	
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	This assessment will be completed at a later stage	N/A	
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX	X	Site has access to a primary school and church within 800m. There is a secondary school just over 800m from the site.	Local Plan polic Housing Offer', Facilities' and C Accessible Com ensuring sites a	

Local Plan such as; Policy D1 – Approach for Residential & velopment; and Policy D2 – A oproach to Non-Residential, nd Employment Developments count is taken of footpaths.
ailed design, site layout, access and subject to addressing
of a transport assessment where
icies H1 'Delivering a Diverse , C2 'Local Services and CO9 'Creating Sustainable and mmunities' can help influence are accessible to key services.

Site ref / name: HLA0029 Ashton Road Woodhouses	Potential Use: Residential	Area: 1.68ha	Capacity: 48 homes (major)	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
2, 6, 7, 8, 16, 17, 26	Health and well being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ? For employment: N/A	?	At this stage sites would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ? For employment: N/A	?	At this stage sites would be expected to contribute to education facilities in line with planning policy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area / mixed Use site or centre = + Outside of BEA / SEA / mixed use site or centre = X For housing sites: N/A	N/A	N/A	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use / housing sites where employment is still in active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X	N/A	N/A	N/A

Site ref / name: HLA0029 Ashton Road Woodhouses	Potential Use: Residential	Area: 1.68ha	Capacity: 48 homes (major)	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		-1ha + = XX			
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	Red (scores 1-3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	+	IMD score 6. Site will make a moderate contribution to assisting regeneration of the borough.	N/A
20	Centres	Housing / mixed use within centre or within 400m of centre = + Not within 400m of centre or 400m of centre or 400m of centre:		Not within 400m of centre.	N/A
2 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	At this stage it is not known what the housing mix will be for housing sites. Development will be required to provide an appropriate housing mix in line with Planning policy	N/A. See housing Plan.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment	See Policy H12 G Travelling Showpe
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Outside MSA	GM Minerals Plan minerals.
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No = + Yes for employment: ?	+	Not affected by waste allocations.	N/A. GM Waste Pl waste.

The site is a Phase 2 UDP Housing Allocation which remains largely undeveloped, except for three homes which are currently under construction on a small part of the site (PA/341528/18).

The site has some wetland habitats and trees. Ecology and tree surveys will be required. The site has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects. The HRA addresses mitigation for any likely significant effects.

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sing policies in PfE and Local
12 Gypsies, Travellers and owpeople.
Plan contains policies on
te Plan sets out policies on
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The site scored negatively against three IA objectives as it is a greenfield site and its location in Woodhouses which is more rural means that the site is low in terms of access to services and public transport accessibility (with access to only a primary school and a church within 800m).

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

The site scored positives against other criteria in particular those on flood risk, water quality highways and waste.

Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review, however deliverability will be further investigated.

Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns? No / little concern =		No overriding ecological concerns.	The H any lik
		Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	In add nature Greer the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	No heritage concerns.	Policie Plan a 'Susta 'Herita frame histori
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test but Exception Test is likely to be passed: Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the Sequential Test. See Flood Risk Sequential Report for further details on flood risk.	See F for fur addition and th policy provic mana
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	Site is not within SPZ.	N/A

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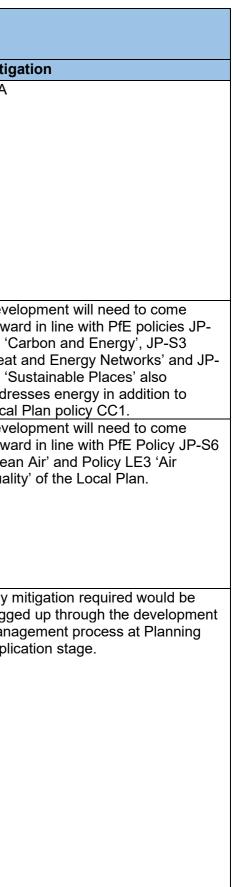
e HRA addresses mitigation for / likely significant effects.

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

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

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

Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
1, 2, 6, 11 and 18	Land and soils	 Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = X 	++	Site is previously developed land in the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Devel forwa S2 'C 'Heat P1 'S addre Local
14	Air Quality	 Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = 		Site is not within close proximity to a road which is close to exceeding or exceeds the legal limit for NO2 emissions.	Devel forwa 'Clear Qualit
15	Local environmental quality	 Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible) No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X 		Site is not considered to be affected by Local environmental quality.	Any m flagge mana applic



Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	+	Site is major development with high accessibility as it has access to a frequent bus route.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =		Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific highways concerns; the site is considered to be acceptable in principle.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++	+++	Site is major development with access to five key services and facilities (including primary and secondary education, community facilities and health services) within 800m.	Local Plan policies H1 'Deliv Diverse Housing Offer', C2 ' Services and Facilities' and 'Creating Sustainable and Accessible Communities' ca influence ensuring sites are accessible to key services.

n density (as d in policy H3):	
nts	Mitigation
ajor development accessibility as it ss to a frequent e.	N/A
s not have any s running through would be l.	N/A
fic highways ;; the site is ed to be le in principle.	Detailed design required.
essment will be ed at a later stage	N/A
ajor development ess to five key and facilities g primary and ry education, ity facilities and ervices) within	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX			
2, 6, 7, 8, 16, 17 and 26	Health and well- being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ?	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need. Development of the site will require mitigation in the form of replacement provision, in line with Local Planning policy.
7, 17 and 22	Provision of education facilities	For employment sites = N/A Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ? For employment sites = N/A	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites = N/A For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = + Outside of BEA / SEA / mixed use site or centre = X	N/A	N/A	N/A

Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		For housing sites: N/A			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing site where employment is still in active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	X	Site is still within active employment use, however it is not within an employment area.	Mitiga Local are at land r oppor reloca
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	+	IMD score = 1The site is in a significantly deprived area.Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre / within 400m of centre = + Housing site outside of centre / not within 400m of centre:		Site outside of centre and not within 400m of centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. S Local size a
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. S Trave Show
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	N/A. (policie
25	Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A

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gation is contained within the cal Plan which ensures that we able to meet out employment d requirement. Our BEAs provide portunities for business wishing to pocate.
ſ
A. See housing policies in PfE and cal Plan for ensuring the right mix, and type of housing.
a. See Policy H12 Gypsies, vellers and Travelling pwpeople.
. GM Minerals Plan contains cies on Minerals.

Site name / ref: HLA2351 Pretoria Road, Oldham	Potential use: Residential	Area: 0.46ha	Indicative capacity: 14 homes (major)	Minimum density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		Yes (for any use other than employment) = x No for any use = + Yes for employment: ?			

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

The site scores very positively for being accessible to several key services and facilities and public transport. The site also scores positively as it is previously developed land within the urban area.

The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with Planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses.

An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site scores potentially negatively in terms of loss of employment uses, as it is currently in active use for employment. Mitigation is contained within the Local Plan which ensures that we are able to meet out employment land requirement.

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

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Site ref / name: OLD0170 (SHA1728) Former Windsor Mill	Potential Use: Employment	Area: 0.60ha	Indicative Capacity: N/A	Minimum Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns?		No overriding ecological constraints.	The H any lik
		No / little concern =		However, the site has been screened in by HRA as	In add
		Site will require ecological assessment = ?		increases in population could result in increased road traffic	Greer the po
		Site has ecological interest and will require a greater degree of ecological investigation = $?/x$		resulting in increased air pollution effects.	the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site does not fall within an LCT.	N/A
		Development falls within a LCT and will need to consider			
		guidance / take into account sensitivity = / ?			
3, 4 and 5	Historic environment	Does the site have heritage concerns:		Some heritage concerns which can be mitigated, the site is a	Policie Plan a
		No heritage concerns: +		former mill site with potential archaeological finds. Former	'Susta 'Herita
		Some heritage concerns which can be mitigated:		Hollinwood Gas Works Canal Bridge nominated for Local	frame histori
		Major heritage concerns – mitigation may be possible: ?		listing.	
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: +	+	Site is 100% within FZ1. Passes Sequential Test.	See F for fur
		Site does not pass the Sequential Test and so Exception Test is required - ?		See Flood Risk Sequential Report for further details on	addition and the policy
		Site does not pass Sequential Test and Exception Test is likely to be passed:		flood risk.	provid
		Site has not passed Sequential Test and is unlikely to pass Exception test: X			
		Sequential Test not applicable: N/A			
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	The site is not within a SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++	++	Site is previously developed land in urban area	N/A
		Previously developed land in Green Belt = +			

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HRA addresses mitigation for likely significant effects.

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

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

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

Site ref / name: OLD0170	Potential Use:	Area: 0.60ha	Indicative	Minimum Density (as	
(SHA1728) Former Windsor Mill	Employment		Capacity: N/A	proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x			
40		Greenfield in urban area = X			Davial
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Develo forwar S2 'Ca 'Heat P1 'Su addres Local
14	Air Quality	Employment: locating B2/B8 within close proximity (20m) to existing residential areas: ?		Site is not within 20m of an existing residential area.	Develo forwar 'Clean Qualit
		locating B2/B8 further than 20m from existing residential areas:			
15	Local	Is the site likely to be affected by or cause Local environmental		Site is not in close proximity to	Any m
	environmental quality	quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).		homes so is not likely to cause amenity issues if it is developed as employment.	flagge manag applic
		Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility			
		(a distance of 20 metres will be applied where possible) No:			
		Yes but could be mitigated: ?			
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++	++	Site is a major development site with very high accessibility as it is in close proximity to a	PfE 'C include T1-3,
		Major development with high accessibility = +		frequent bus service and is within 800m of Hollinwood tram	that promo
		Major development with nedium accessibility = X		stop.	choice
		Major development with low (or not achieving low accessibility) accessibility: = XX			

gation

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

r mitigation required would be ged up through the development nagement process at Planning lication stage.

'Connected Places' chapter udes policies alongside policies 3, D1 and D2 in the Local Plan provide the policy context for moting sustainable transport ices.

Site ref / name: OLD0170 (SHA1728) Former	Potential Use: Employment	Area: 0.60ha	Indicative Capacity:	Minimum Density (as proposed in policy H3): 70dph	
Windsor Mill	Theme	Criteria	N/A Score	Comments	Mitigation
IA Objective 1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =		Site does not have any footpaths running through the site, however there is a Public Right of Way adjacent to the east of the site.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	?	Access off Hollins Road may be difficult due to the number of traffic signals and cycling / walking improvements currently being considered. Preferred access would potentially be off Albert Street but would also need to consider traffic accumulation of neighbouring uses.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Employment: N/A	N/A	N/A	N/A
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Employment: N/A	N/A	N/A.	N/A

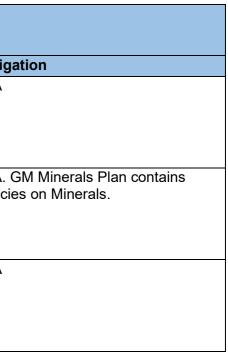
Site ref / name: OLD0170 (SHA1728) Former Windsor Mill	Potential Use: Employment	Area: 0.60ha	Indicative Capacity: N/A	Minimum Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	N/A
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area mixed use site or centre = + Outside of BEA / SEA / mixed use site or centre = X For housing sites: N/A	+	The site is within the Hollinwood Business District BEA.	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use: 1ha + = ++ 0.01ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	+	Site would provide around 0.6ha of employment land.	N/A
18	Proximity to deprived areas (Index of multiple deprivation score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	+	IMD score = 4 The site is in a deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre:	?	Site is an out of centre location but it is unknown if it will be developed for office or industry and warehousing so scored uncertain for this stage of assessment.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	N/A	N/A

Site ref / name: OLD0170 (SHA1728) Former Windsor Mill	Potential Use: Employment	Area: 0.60ha	Indicative Capacity: N/A	Minimum Density (as proposed in policy H3): 70dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
23 and 26	Gypsy and Travellers:	providing for pitches = +	N/A	N/A	N/A
	Number of	0 pitches =			
	transit pitches				
	provided				
24	Is the development	Outside a Minerals Safeguarding Area =		Site not within MSA.	N/A. 0
	in a Minerals	Within a Minerals Safeguarding Area = ?			
	Safeguarding				
	Area (MSA)	(prior extraction would need to be considered)			
25	Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A
		Yes (for any use other than employment) = x			
		No for any use = +			
		Yes for employment: ?			

The site has limited ecological interest, however the site has been screened in by HRA; as increases in population could result in increased road traffic, resulting in increased air pollution effects. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positively in relation the objectives around brownfield land and public transport accessibility and positives for the objectives around flood risk, being in an employment area and with regards deprivation. It scores a number of neutral scores due minerals safeguarding areas not being present and for not being in close proximity to existing residential areas. There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage and the objective regarding access to the site is undetermined and therefore scored uncertain. Another uncertain is the effect on our centres, this is because it is unknown as yet if the site will be suitable for office or industrial and warehousing.

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



Site ref / name: SHA1029 Kaskenmoor School, Roman Rd	Potential use: Residential	Area: 5.11ha	Indicative capacity: 137 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns? No / little concern = Site will require ecological assessment = ?	?	No overriding ecological constraints, however mature trees should be retained. The site has been screened	The H any lik In add nature
		Site has ecological interest and will require a greater degree of ecological investigation = ?/x		in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	Green the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider		Site does not fall within an LCT.	N/A
		guidance / take into account sensitivity = / ?			
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: +	+	No heritage concerns.	Policie Plan a 'Susta
		Some heritage concerns which can be mitigated:			'Herita frame histori
		Major heritage concerns – mitigation may be possible: ?			
0 and 13	Flood Risk	Heritage concerns which cannot be mitigated: X Site passes the Sequential Test: +	+	Site is 100% within Flood	See F
9 and 13 Floo	TIOUTNISK	Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed:		Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	for fur additic and th policy provid manag
		Site has not passed Sequential Test and is unlikely to pass Exception Test: X			
		Sequential Test not applicable: N/A			
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
1 , 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++	x	Site is mixed as there are areas of grassed land/ former sports pitches onsite which	N/A

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HRA addresses mitigation for likely significant effects.

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

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

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

Site ref / name: SHA1029 Kaskenmoor School, Roman Rd	Potential use: Residential	Area: 5.11ha	Indicative capacity: 137 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = X		surround the footprint of the former school building (to the north). Less than 50% of the site is brownfield.	
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Devel forwa S2 'C 'Heat P1 'S addre Local
14	Air Quality	Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 =		Site is not within close proximity to a road which is close to exceeding or exceeds the legal limit for NO2 emissions. Site is partially within an AQMA.	Devel forwa 'Clear Qualit
15	Local environmental quality	Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible) No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X	?	Site is adjacent to the M60 motorway (although at a different level) which could cause noise/ amenity issues which would need to be mitigated. However, there are several other houses nearby.	Any n flagge mana applic
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	+	Site is major development with high accessibility as it is partly within 800m of Hollinwood Metrolink stop and partly accessible to a bus stop with a frequent service.	N/A

igation

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

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

Site ref / name: SHA1029 Kaskenmoor School, Roman Rd	Potential use: Residential	Area: 5.11ha	Indicative capacity: 137 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =	?	A PROW runs through the site alongside the western boundary.	Devel consid up to site, ir develo
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary.	Detail
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX	++	Site is major development with access to two key services and facilities (including primary and secondary education and community facilities) within 800m.	Local Divers Servic 'Creat Acces influer acces
2, 6, 7, 8, 16, 17 and 26	Health and well-being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities =	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy.	Consi criteri which where

igation

velopment would need to nsider how proposals would link to / enhance footpath within the e, incorporating it as part of velopment of the site.

tailed design required.

cal Plan policies H1 'Delivering a verse Housing Offer', C2 'Local rvices and Facilities' and CO9 reating Sustainable and cessible Communities' can help uence ensuring sites are cessible to key services.

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

Site ref / name: SHA1029 Kaskenmoor School, Roman Rd	Potential use: Residential	Area: 5.11ha	Indicative capacity: 137 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ? For employment sites = N/A		Site includes former sports pitches relating to previous school use that will need to be considered/ mitigated as part of development of the site.	Consi provis policy
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ?	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consi criteri which where
18, 19, 20 and 26	Is the site in	For employment sites = N/A For employment sites only - Is the site:	N/A	N/A	N/A
	close proximity to areas of employment	Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = + Outside of BEA / SEA / mixed use site or centre = X For housing sites: N/A			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing sites where employment is still in active / recent use: 1ha + = ++ 0.1ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	N/A	N/A	N/A
18	Proximity to deprived areas (Index of multiple deprivation score	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	+	IMD score = 2 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A

igation

nsider existing onsite open space vision in line with Local Planning icy.

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

Site ref / name: SHA1029 Kaskenmoor School, Roman Rd	Potential use: Residential	Area: 5.11ha	Indicative capacity: 137 homes	Minimum Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
20	Centres	Housing / mixed use within centre / within 400m of centre = +		Site outside of centre and not within 400m of centre.	N/A
		Housing site outside of centre / not within 400m of centre:			
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. S Local size a
23 and 26	Current and	Other uses = N/A		Need will be based on	
	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =		outcome of any updated Gypsy and Travellers Assessment.	N/A. S Trave Show
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	N/A. (policie
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has no overriding ecological constraints, however the mature trees should be retained. The site has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites. The HRA addresses mitigation for any likely significant effects.

The site scores positively for being in an accessible location with access to several transport options and positive for access to services and facilities.

The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with Planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses.

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

An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to the M60 motorway, although the site is at a different level and within other residential properties nearby. It is considered that any impact can be mitigated in line with Planning policy.

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

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

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
1	Ecology	Does the site have ecological concerns? No / little concern =	?/x	Significant areas of semi- natural habitat, mature broadleaved trees.	Will re The H any lik
		Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	In add nature Green the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	No heritage concerns.	Policie Plan a 'Susta 'Herita frame histori
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See F for fur additio and th Policy provid manag
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A

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I require ecology surveys. HRA addresses mitigation for likely significant effects.

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

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

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

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitig
		The site falls within a Groundwater Source Protection Zone = ?			
1 , 2, 6, 11 and 18	Land and soils	 Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = 	X	Site is greenfield within the urban area.	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Devel forwa S2 'C 'Heat P1 'S addre Local
14	Air Quality	 Housing: Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2 = 		Site is not within close proximity to a road which is close to exceeding or exceeds the legal limit for NO2 emissions.	Devel forwa 'Clear Qualit
15	Local environmental quality	 Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible) No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X 	?	Site is adjacent to the M60 motorway (although at a different level) which could cause noise/ amenity issues which would need to be mitigated. However, it is a primarily residential area.	Any m flagge mana applic

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

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	X	Site is major development with medium accessibility as it is only has access to a bus stop (not with a frequent service).	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =		Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific highways concerns; the site is considered to be acceptable in principle.	Detailed design required.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17 , 18, 19 and 26	Accessibility	Is the site accessible to other key services: Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++	++	Site is major development with access to four key services and facilities (including primary education, secondary education and community facilities) within 800m.	Local Plan policies H1 'Deliv Diverse Housing Offer', C2 ' Services and Facilities' and 'Creating Sustainable and Accessible Communities' ca influence ensuring sites are accessible to key services.

(as proposed in 3): 35dph	
nts	Mitigation
ajor development ium accessibility hly has access to op (not with a service).	N/A
s not have any s running through would be l.	N/A
fic highways ;; the site is ed to be le in principle.	Detailed design required.
essment will be ed at a later stage	N/A
ajor development ess to four key and facilities g primary n, secondary n and community within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX			
2, 6, 7, 8, 16, 17 and 26	Health and well- being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X Unknown at current stage = ?	?	At this stage, the site would be expected to contribute to health facilities / open space in line with Planning policy. Site is identified as natural/semi-natural open space.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need. Development of the site will require mitigation in the form of replacement provision, in line with Local Planning policy.
7, 17 and 22	Provision of education facilities	For employment sites = N/A Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ? For employment sites = N/A	?	At this stage sites would be expected to contribute to education facilities in line with Planning policy.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites = N/A For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = + Outside of BEA / SEA / mixed use site or centre = X	N/A	N/A	N/A

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		For housing sites: N/A			
18 and 19	Net employment land gain / loss	For employment / mixed use / housing site where employment is still in active / recent use: 1ha + = ++	N/A	N/A	N/A
		0.1ha to 0.99ha of land = +			
		0 ha =			
		-0.1 ha to 0.99 + = X			
18	Proximity to	-1ha + = XX Red (scores 1 to 3 high deprivation): ++	+	IMD score = 1	N/A
10	deprived areas (Index of multiple deprivation	Amber (scores 7 to 5 high deprivation): + Green (scores 7 to 10 low deprivation):	T	The site is in a significantly deprived area. Development of the site	N/A
	score			could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre / within 400m of centre = +		Site outside of centre and not within 400m of centre.	N/A
		Housing site outside of centre / not within 400m of centre:			
23 and 26	Housing: provide an appropriate mix of type, size, tenure and	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an	?	Housing mix is not known at this stage. Development will be required to provide an appropriate housing mix in line with Planning	N/A. S Local size a
	density?	appropriate mix of housing type, size, tenure and density = X		policy.	
00 100		Other uses = N/A			
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. S Trave Show
24	Is the development in a Minerals Safeguarding	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	N/A. C policie
25	Area (MSA) Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A

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

Site name / ref: SHA1033 Higher Lime Recreation Ground, Limeside	Potential use: Residential	Area: 3.98ha	Indicative capacity: 110 homes (major)	Density (as proposed in policy H3): 35dph	
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		Yes (for any use other than employment) = x No for any use = + Yes for employment: ?			

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

The site scores very positively for being accessible to several key services and facilities (including primary education, secondary education and community facilities) within 800m. However the site scores potentially negative in terms of access to public transport.

The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration. The site also either scores positive where the site is not affected by a constraint / not likely to impact or neutral because no adverse impacts are expected.

There are a few uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with Planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses.

The site scores potentially negatively as it is greenfield land within the urban area and is identified as natural/semi-natural open space. Development of the site would need to provide mitigation to account for the loss of the open space, including providing replacement provision, in line with Local Planning policy.

An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage.

The site also scores uncertain in terms of amenity due to being located adjacent to the M60 motorway, although the site is at a different level and within a primarily residential area. It is considered that any impact can be mitigated in line with Planning policy.

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

gation

I traffic resulting in increased air pollution 800m. However the site scores potentially here the site is not affected by a constraint / specific criteria to address this could be I to provide mitigation to account for the loss

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mit
1	Ecology	Does the site have ecological concerns? No / little concern =		No overriding ecological constraints.	The any
		Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on	In a nati Gre on t incl miti Pla
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		European sites. N/A	PfE Cha frar land
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: Major heritage concerns – mitigation may be possible: ?	+	No heritage concerns. Site does come within the 250m buffers of both a listed building (St John's Church) and the Failsworth Conservation Area.	Poli Pla 'Su 'He fran hist
9 and 13	Flood Risk	Heritage concerns which cannot be mitigated: X Site passes the Sequential Test: + Site does not pass the Sequential Test and so exception test is required - ? Site does not pass Sequential Test and Exception Test is likely to be passed: Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A (this applied to change of use – eg a mill – we are assuming we will retain)	+	Site is 100% within Flood Zone 1 and therefore passes the sequential test. See Flood Risk Sequential Report for further details on flood risk.	See for In a Rist and pro man
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is outside of Groundwater Source Protection Zone	

litigation

he HRA addresses mitigation for ny likely significant effects.

n addition, policy N1 to N3 on nature of the Local Plan and PfE Greener chapter provides details on the policy approaches, ncluding any necessary nitigation. Policy N4 of the Local Plan will consider tree eplacement/ mitigation.

PfE Policy JP-G1 'Landscape Character' provides the policy ramework for considering andscape.

Policies HE1 to HE5 of the Local Plan and PfE Policies JP-P1 Sustainable Places' and JP-P2 Heritage' provide the policy ramework for considering the istoric environment.

ee Flood Risk Sequential Report or further details on flood risk.

n addition, policy JP—S5 'Flood Risk and the Water Environment' and policy CC3 of the Local Plan provides the policy framework for nanaging flood risk.

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		The site falls within a Groundwater Source Protection Zone = ?			-
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area / edge of settlement = X	++	Not clear what, if anything was on the site previously. Site is tarmacked and appears to be used as open storage/car parking.	N/A
12	Low carbon energy	No score is given for this objective as all sites will be required to meet PfE policies. However, any known low carbon opportunities will be stated i.e. if a site is within a heat network.	?	No known opportunities at this stage from available mapping.	Development will nee forward in line with Pf JP-S2 'Carbon and En S3 'Heat and Energy and JP-P1 'Sustainab also addresses energ to Local Plan policy C
14	Air Quality	 Housing: Within close proximity (20m) to a road which exceeds or is close to exceeding the legal limit for NO2 = ? Not within close proximity (20m) to a road which exceeds or is close to exceeding legal limit for NO2 = + 	+	Site is not within 20m of a road exceeding the legal limit.	Development will nee forward in line with Pf S6 'Clean Air' and Po Quality' of the Local F
15	Local environmental quality	 Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). (a distance of 20 metres will be applied where possible) No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X Note from CD – as the air quality one above should prob be a ? If its for commercial use and there is resi loacted close by. 		Site is a residential area, no concerns in relation to Local environmental quality apart from passing traffic.	

Mitigation
N/A
Development will need to come forward in line with PfE policies JP-S2 'Carbon and Energy', JP- S3 'Heat and Energy Networks' and JP-P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
Development will need to come forward in line with PfE Policy JP- S6 'Clean Air' and Policy LE3 'Air Quality' of the Local Plan.

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mit
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = $++^1$ Major development with high accessibility = $+^2$ Major development with medium accessibility = X ³ Major development with low (or not achieving low accessibility) accessibility: = XX ⁴	++1	Within the 800m buffer of Failsworth Metrolink. Very High Accessibility.	PfE incl poli Loc cor trar
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =		No PROW present.	Pol T2 Pol App Mix Pol App Con Dev acc
14, 15 and 16	Highways	In principle site acceptable (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	No specific concerns. Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary	N/A
14, 15 and 16	Impact on strategic highway network (not available yet)	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown at this stage= ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Major housing site with access to at least three key services and where two services include an education and health facility = +++	+++	Site has access to several key services and facilities (including health and education services) within 800m.	Loc a D 'Loc CO Acc help acc

¹ Very High Accessibility: within 400 metres of a bus stop with a frequent route and 800 metres of a rail station or Metrolink stop ² High Accessibility: within 400 metres of a bus stop with a frequent route or 800 metres of a rail station or Metrolink stop ³ Medium Accessibility: within 400 metres of a bus stop (not frequent) or within 800 metres of a rail station or Metrolink stop ⁴ Low Accessibility: not within approximately 400 metres of a bus stop or 800 metres of a Metrolink or rail stop.

litigation
off Connected Places' chapter includes policies alongside olicies T1-3, D1 and D2 in the ocal Plan that provide the policy ontext for promoting sustainable ransport choices.
Policies in the Local Plan such as 2 'Creating Sustainable Streets'; Policy D1 'A Design-Led Approach for Residential & Nixed-Use Development'; and Policy D2 'A Design Led Approach to Non-Residential, Commercial and Employment Developments' will ensure account is taken of footpaths.
I/A
I/A
ocal Plan policies H1 'Delivering Diverse Housing Offer', C2 Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can elp influence ensuring sites are ccessible to key services.

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mit
· · · · · · · · · · · · · · · · · · ·		Major housing site with access to at least three key services and where one service is an education or health facility = ++			
		Major housing site with access to at least three key services = +			
		Major housing site with access to one or two key services = X			
		Major housing site with no access to key services = XX			
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or	Development would contribute to the provision of additional open space and/or health facilities = +	?	At this stage, the site would be expected to contribute to health facilities / open	Cor crite whi
	open space	Development would not place additional pressure on open space or health facilities =		space in line with Planning policy.	Pla
		Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X			
		Unknown at current stage = ?			
7, 17 and 22	Provision of education facilities	Development would provide additional education facilities on site or contribute to the provision of education facilities = +	?	At this stage sites would be expected to contribute to education facilities in line	Cor crite whi Pla
		Development is not expected to increase pressure on educational facilities =		with Planning policy.	nee
		Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X			
		Unknown at current stage = ?			
18, 19, 20 and 26	Is the site in close proximity to areas	For employment sites only - Is the site:	N/A	N/A	N/A
	of employment	Within Business Employment Area / Saddleworth Employment Area or centre = +			
		Outside of BEA / SEA or centre = X			
		For housing sites: N/A			

litigation
Consider site specific policy
riterions for any site allocations
hich progress to publication
Plan, where there is an identified eed.
Consider site specific policy
riterions for any site allocations
hich progress to publication
Plan, where there is an identified
eed.
I/A
I/A

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mit
18 and 19	Net employment land gain / loss	For employment / or housing sites where employment is still in active / recent use: 1ha + = ++ 0.01ha to 0.99ha of land = + 0 ha =	N/A	N/A	N/A
		-0.1 ha to 0.99 + = X			
		-1ha + = XX CD note - Consider existing use when doing this one.			
18	Proximity to deprived areas (Index of Multiple Deprivation Score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	++	IMD Score of 3. The site is in a deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Housing / mixed use within centre = + Housing/ mixed use outside of centre:		Site is within the 400m of Failsworth Town Centre.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	At this stage it is not known what the housing mix will be for housing sites. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A and
23 and 26	Gypsy and Travellers: Number of transit pitches provided (same response for all housing. Clare put N/A for emp)	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment.	See Tra Sho
24	Is the development in a Minerals Safeguarding Area (MSA) (Mapping GM)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	GM poli
25	Waste (see Proposals map)	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A

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/A
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/Α
/A. See housing policies in PfE nd Local Plan.
ee Policy H12 Gypsies,
ravellers and Travelling howpeople.
nowpeople.
M Minerals Plan contains
olicies on minerals.
/A

Site ref/ name: SHA1225 Land at Higher Memorial Park, Joseph St, Failsworth	Potential Use: Residential	Area: 0.25	Capacity: 10 homes (Major)	Minimum Density (as proposed under policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mit
	Higginshaw / Failsworth area only	Yes = x No = +			

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

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

There are some uncertainties around provision of health and education, which at this stage all housing would be expected to contribute to in line with Planning policy. Site specific criteria to address this could be added to an allocation if the allocation progresses.

In terms of highways the site is acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary.

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

litigation

Site ref / name: SHA2044 Land at James Street, Windsor Street, Failsworth, M35 9PY	Potential Use: Residential	Area: 0.26ha	Indicative capacity: 10 (Major)	Minimum density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1	Ecology	Does the site have ecological concerns? No / little concern = Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		No overriding ecological constraints, although mature trees should be retained if possible or replaced if not – bats have been recorded feeding over the site, but it is too small to sustain local bat populations which will rely on the wider landscape. However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.	The HRA a likely signi Policy N1 t and PfE G on the poli necessary
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	Site is within 250m of a conservation area. Development of the site should have consideration to this, but overall, there are no heritage concerns.	Policies HI and PfE po Places' an policy fram historic en
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential Test and Exception Test is likely to be passed: Site has not passed Sequential Test and is unlikely to pass Exception test: X Sequential Test not applicable: N/A	+	Site is 100% within Flood Zone 1 and therefore passes the Sequential Test. See Flood Risk Sequential Report for further details on flood risk.	See Flood further det Policy JP-S Environme Local Plan for managi

on

A addresses mitigation for any inificant effects.

I1 to N3 on nature of the Local Greener chapter provides details policy approaches, including any ary mitigation.

HE1 to HE5 of the Local Plan policies JP-P1 'Sustainable and JP-P2 'Heritage' provide the amework for considering the environment.

ood Risk Sequential Report for details on flood risk. In addition, IP-S5 'Flood Risk and the Water ment' and Policy CC3 of the lan provides the policy framework aging flood risk.

Site ref / name: SHA2044 Land at James Street, Windsor Street, Failsworth, M35 9PY	Potential Use: Residential	Area: 0.26ha	Indicative capacity: 10 (Major)	Minimum density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigatio
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = +	+	Site is not within SPZ.	N/A
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++	x	Site includes cleared previously developed land, however there are portions of	N/A
		Previously developed land in Green Belt = +		grassed land within the	
		Mixed: More than 50% brownfield within site boundary = +		boundary, and the cleared building footprint is now grassed over.	
		Mixed: Less than 50% brownfield within site boundary = x			
		Greenfield in urban area = X			
12	Low carbon energy	No score is given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Developm in line with and Energ Networks'
					Places' al
14	Air Quality	Housing:		Site scores a neutral as it is	Developm
		Within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 = ?		not within close proximity to a road which exceeds or is close to exceeding legal limit for NO2.	in line with and policy Plan.
		Not within close proximity to a road which exceeds or is close to exceeding the legal limit for NO2 =			
15	Local environmental quality	Is the site likely to be affected by or cause Local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses).		Site is in a residential area and unlikely to be affected or cause Local environmental quality or amenity issues.	Any mitiga up through managem application
		Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where			
		possible) No:			

on
ment will need to come forward ith PfE policies JP-S2 'Carbon rgy', JP-S3 'Heat and Energy s' and JP-P1 'Sustainable also addresses energy in to Local Plan policy CC1.
ment will need to come forward th PfE policy JP-S6 'Clean Air' cy LE3 'Air Quality' of the Local
gation required would be flagged gh the development ment process at Planning on stage.

Site ref / name: SHA2044 Land at	Potential Use:	Area: 0.26ha	Indicative	Minimum density (as	
James Street, Windsor Street, Failsworth, M35 9PY	Residential		capacity: 10 (Major)	proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = + Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX	++	Site is major development with very high accessibility. Due to its proximity to a frequent bus service and because it is within 800m of a tram stop.	N/A
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =		Site does not have any footpaths running through site that would be impacted.	N/A
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	Acceptable in principle subject to detailed design, site layout, access arrangements and subject to addressing requirements of a transport assessment where necessary.	Detailed design needed. Need to explore wider improvements to deal with cumulative impacts.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X	?	This assessment will be completed at a later stage	N/A

Site ref / name: SHA2044 Land at	Potential Use:	Area: 0.26ha	Indicative	Minimum density (as	
James Street, Windsor Street, Failsworth, M35 9PY	Residential		capacity: 10 (Major)	proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Unknown = ?			
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Major housing site with access to at least three key services and where two services include an education and health facility = +++ Major housing site with access to at least three key services and where one service is an education or health facility = ++ Major housing site with access to at least three key services = + Major housing site with access to one or two key services = X Major housing site with no access to key services = XX	+++	Site has access to four types of key services including primary and secondary education, community facilities and health services, within 800m.	Local Plan policies H1 'Delivering a Diverse Housing Offer', C2 'Local Services and Facilities' and CO9 'Creating Sustainable and Accessible Communities' can help influence ensuring sites are accessible to key services.
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of health facilities or open space	Development would contribute to the provision of additional open space and/or health facilities = + Development would not place additional pressure on open space or health facilities = Development would place additional pressure / loss of open space and / or health facilities and would not contribute towards additional facilities = X	?	At this stage all housing sites would be expected to contribute to health facilities / open space in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
7, 17 and 22	Provision of education facilities	Unknown at current stage = ? Development would provide additional education facilities on site or contribute to the provision of education facilities = + Development is not expected to increase pressure on educational facilities = Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities or result in loss or education facilities = X Unknown at current stage = ?	?	At this stage all housing sites would be expected to contribute to education facilities in line with Planning policy, unsure as to the additional pressure the site will cause at this stage though.	Consider site specific policy criterions for any site allocations which progress to publication Plan, where there is an identified need.
18, 19, 20 and 26	Is the site in	For housing sites: N/A	N/A	N/A	N/A
10, 19, 20 anu 20		FUT TOUSING SILES. IN/A	IN/A	IN/A	IN/A

Site ref / name: SHA2044 Land at James Street, Windsor Street, Failsworth, M35 9PY	Potential Use: Residential	Area: 0.26ha	Indicative capacity: 10 (Major)	Minimum density (as proposed in policy H3): 50dph	
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	to areas of employment				
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use:	N/A	N/A	N/A
		1ha + = ++			
		0.01ha to 0.99ha of land = +			
		0 ha =			
		-0.1 ha to 0.99 + = X			
		-1ha + = XX			
18	Proximity to deprived areas	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): +	++	IMD score = 3	N/A
	(Index of multiple deprivation score)	Green (scores 7 to 10 low deprivation):		The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	
20	Centres	Housing / mixed use within centre or 400m of a centre = +	+	The site is outside of a centre but it is within 400m of Failsworth Centre.	N/A
		Housing site outside of centre or 400m of a centre:			
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	At this stage if the site is developed for housing it is not known what the housing mix will be for housing sites. Development will be required to provide an appropriate housing mix in line with Planning policy.	N/A. See housing policies in P Local Plan for ensuring the rig and type of housing.
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =		Need will be based on outcome of any updated Gypsy and Travellers Assessment.	N/A. See Policy H12 Gypsies, and Travelling Showpeople.
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	N/A. GM Minerals Plan contair on Minerals.
25	Waste	Is the development within / close to waste management site / area	+	Site not within a waste area / site.	N/A
		Yes (for any use other than employment) = x			

ls H3):	
	Mitigation
	N/A
cantly opment of e prove	N/A
a centre of	N/A
e is g it is not sing mix res. required riate ith	N/A. See housing policies in PfE and Local Plan for ensuring the right mix, size and type of housing.
n Ited S	N/A. See Policy H12 Gypsies, Travellers and Travelling Showpeople.
	N/A. GM Minerals Plan contains policies on Minerals.
te area /	N/A

Site ref / name: SHA2044 Land at James Street, Windsor Street, Failsworth, M35 9PY IA Objective	Potential Use: Residential Theme	Area: 0.26ha Criteria	Indicative capacity: 10 (Major) Score	Minimum density (as proposed in policy H3): 50dph Comments	Mitigation
		No for any use = +			

The site has some landscape features onsite, such as mature trees, foraging bats have also been sited, although there is no overriding ecological concern in relation to the site. The site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects and increased recreational disturbance on European sites.

The site scored significantly positively for access to services and public transport. The site scored significantly positive for assisting with regeneration as it is within a deprived area. The site also scores positive for objectives such as with 400m of a centre, for flood risk and for not being in a SPZ.

The site scores potentially negatively for being a mixed site within the urban area where it is considered that less than 50% of the site is previously developed.

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

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

Oldham Site Allocations IA

Site ref / name: B1.1.3 Land at Mersey Rd North / Albert Street	Potential Use: Employment	Area: 0.89ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitig
1	Ecology	Does the site have ecological concerns? No / little concern =	?	No overriding ecological constraints, although mature trees should be retained.	The H any lil
		Site will require ecological assessment = ? Site has ecological interest and will require a greater degree of ecological investigation = ?/x		However, the site has been screened in by HRA as increases in population could result in increased road traffic resulting in increased air pollution effects.	nature Greer the po neces the Lo replac
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT): Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?		Site does not fall within an LCT.	N/A
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: + Some heritage concerns which can be mitigated: Major heritage concerns – mitigation may be possible: ? Heritage concerns which cannot be mitigated: X	+	No heritage concerns.	N/A
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ? Site does not pass Sequential test and Exception Test is likely to be passed: Site has not passed Sequential Test and is unlikely to pass Exception Test: X Sequential Test not applicable: N/A	+	Site is 100% within FZ1. Passes Sequential Test. See Flood Risk Sequential Report for further details on flood risk.	See F for fur addition and th policy the po flood
10	Water Quality	The site falls outside of a Groundwater Source Protection Zone (SPZ) = + The site falls within a Groundwater Source Protection Zone = ?	+	The site is not within a SPZ.	N/A

gation

e HRA addresses mitigation for / likely significant effects.

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

e Flood Risk Sequential Report further details on flood risk. In dition, Policy JP—S5 'Flood Risk d the Water Environment' and licy CC3 of the local plan provides e policy framework for managing od risk.

Site ref / name: B1.1.3 Land at Mersey Rd North / Albert Street	Potential Use: Employment	Area: 0.89ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = + Mixed: More than 50% brownfield within site boundary = + Mixed: Less than 50% brownfield within site boundary = x Greenfield in urban area = X	++	Site is previously developed land in urban area	N/A
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Development will need to come forward in line with PfE policies JP- S2 'Carbon and Energy', JP-S3 'Heat and Energy Networks' and JP- P1 'Sustainable Places' also addresses energy in addition to Local Plan policy CC1.
14	Air Quality	Employment: locating B2/B8 within close proximity (20m) to existing residential areas: ? locating B2/B8 further than 20m from existing residential areas:	?	Site is within 20m away of existing residential area so could potentially cause some air quality issues depending on the use.	Development will need to come forward in line with PfE policy JP-S6 'Clean Air' and policy LE3 'Air Quality' of the local plan.
15	Local environmenta I quality	Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible) No:	?	Site is in close proximity to homes so depending on the employment use proposed there may be amenity issues to consider such as traffic or noise disruption.	Any mitigation required would be flagged up through the development management process at planning application stage.

Site ref / name: B1.1.3 Land at Mersey Rd North / Albert Street	Potential Use:	Area: 0.89ha	Indicative Capacity:		
IA Objective	Employment Theme	Criteria	N/A Score	Comments	Mitig
-		Yes but could be mitigated: ?			
		Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = +	++	Site is a major development site with very high accessibility due to its proximity to a	PfE '(incluc T1-3, that p
		Major development with medium accessibility = X		frequent bus service and as it is within 800m of Hollinwood tram	prom choic
		Major development with low (or not achieving low accessibility) accessibility: = XX		stop.	
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Site does not have any footpaths running through site that would be impacted.	N/A
		Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ?			
		No. Development unlikely to impact on public footpaths, cycleways or bridleway =			
44.45 and 40		Cite eccentable in principle (subject to tracenent	?	Access would most	Datai
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = +	<i>?</i>	Access would most likely need to be off Mersey Road North,	Detai
		Some highways concerns which can be mitigated = ?		however it may be unlikely that the site	
		Highways concerns and unlikely to be mitigated = X		would be suitable to service HGV's given the surrounding uses.	
14, 15 and 16	Impact on strategic highway	Potential positive impact on highway network = + No impact on highway network =	?	This assessment will be completed at a later stage	N/A
	network	Potential adverse impact on highway network = X			

gation
'Connected Places' chapter udes policies alongside policies 3, D1 and D2 in the local plan provide the policy context for noting sustainable transport ces.
ailed design required.

Site ref / name: B1.1.3 Land at Mersey Rd North / Albert Street	Potential Use: Employment	e: ployment			Mitigation	
IA Objective	Theme			Comments		
		Unknown = ?				
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Employment: N/A	N/A	N/A	N/A	
Health and well being: Provision of health facilities or open space		Employment: N/A	N/A	N/A.	N/A	
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	N/A	
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area / mixed use site or centre = + Outside of BEA / SEA / mixed use site or centre = X For housing sites: N/A	+	The site is within the Hollinwood Business District BEA.	N/A	
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use: 1ha + = ++ 0.01ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	+	Site would provide around 0.9 of employment land.	N/A	
18	Proximity to deprived areas (Index of multiple deprivation score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	+	IMD score = 4 The site is in a deprived area. Development of the site could promote regeneration and improve deprivation.	N/A	

Site ref / name: B1.1.3 Land at Mersey Rd North / Albert Street	Potential Use: Employment	Area: 0.89ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitig
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre:	?	Site is an out of centre location, but it is unknown if it will be developed for office or industry and warehousing so scored uncertain for this stage of assessment.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	N/A	N/A
23 and 26	Gypsy and Travellers: Number of transit pitches provided	providing for pitches = + 0 pitches =	N/A	N/A	N/A
24	Is the development in a Minerals Safeguarding Area (MSA)	Outside a Minerals Safeguarding Area = Within a Minerals Safeguarding Area = ? (prior extraction would need to be considered)		Site not within MSA.	N/A. (policie
25	Waste	Is the development within / close to waste management site / area Yes (for any use other than employment) = x No for any use = + Yes for employment: ?	+	Site not within a waste area / site.	N/A

The site has limited ecological concerns, although it is noted that the mature trees on the site should be retained. However, it has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects. The HRA addresses mitigation for any likely significant effects.

The site scores significantly positively in relation objectives around brownfield land and public transport accessibility and positive for objectives such as flood risk, historic assets and deprivation. It scores a number of neutral scores due constraints not being present such as ecological features, minerals safeguarding areas or footpaths.

There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage and there may be some mitigation needed regarding the access, so this has also scored uncertain.

Another uncertain is the effect on our centres, this is because it is unknown at this stage if the site will be suitable for office or industrial and warehousing.

No negative scores were given.

Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review, where some of the more uncertain issues can be investigated further.

gation
GM Minerals Plan contains cies on Minerals.

Oldham Site Allocations IA

Site ref / name: B1.2.6 Albert Street	Potential Use: Employment	Area: 6.75ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitig
1	Ecology	Does the site have ecological concerns? No / little concern = Site will require ecological assessment = ? Site has ecological interest and will require a greater degree	?	The site supports semi-natural habitat with reasonable bird interest. The site will require habitat and bird surveys. The site has been screened in by HRA as increases in population	GME devel trees scree requir
		of ecological investigation = ?/x		could result in increased road traffic resulting in increased air pollution effects.	place The H any lii
					In add nature Greer the po neces the Lo replace
3 and 5	Landscape Character	Development does not fall within a landscape character type (LCT):		Site does not fall within an LCT.	N/A
		Development falls within a LCT and will need to consider guidance / take into account sensitivity = / ?			
3, 4 and 5	Historic environment	Does the site have heritage concerns: No heritage concerns: +	+	No heritage concerns.	N/A
		Some heritage concerns which can be mitigated:			
		Major heritage concerns – mitigation may be possible: ?			
		Heritage concerns which cannot be mitigated: X			
9 and 13	Flood Risk	Site passes the Sequential Test: + Site does not pass the Sequential Test and so Exception Test is required - ?	+	Site is 100% within FZ1. Passes Sequential Test. FRA needed to address surface water flood risk and because the site is over 1ha. See Flood Risk Sequential Report	See F for fur addition and the Policy
		Site does not pass Sequential test and Exception Test is likely to be passed:		for further details on flood risk.	the po flood
		Site has not passed Sequential Test and is unlikely to pass Exception Test: X			
10	Watar Quality	Sequential Test not applicable: N/A The site falls outside of a Groundwater Source Protection		The site is not within a SDZ	NI/A
10	Water Quality	Zone (SPZ) = +	+	The site is not within a SPZ.	N/A

gation

EU have commented that velopment should look to retain es along motorway, to act as eening and reduce offsite BNG uirements.

ther liaison with GMEU will take ce.

HRA addresses mitigation for likely significant effects.

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

e Flood Risk Sequential Report further details on flood risk. In dition, Policy JP—S5 'Flood Risk d the Water Environment' and licy CC3 of the local plan provides policy framework for managing od risk.

Site ref / name: B1.2.6 Albert Street	Potential Use: Employment	Area: 6.75ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitiga
		The site falls within a Groundwater Source Protection Zone = ?			
1, 2, 6, 11 and 18	Land and soils	Previously developed land (including vacant / or under used buildings) in urban area = ++ Previously developed land in Green Belt = +	++	Site is previously developed land in urban area	N/A
		Mixed: More than 50% brownfield within site boundary = +			
		Mixed: Less than 50% brownfield within site boundary = x			
		Greenfield in urban area = X			
12	Low carbon energy	No score if given for this objective as all sites will be required to meet PfE policies.		No known opportunities at this stage from available mapping.	Devel forwar S2 'Ca 'Heat P1 'Sr addre Local
14	Air Quality	Employment: locating B2/B8 within close proximity (20m) to existing residential areas: ? locating B2/B8 further than 20m from existing residential areas:		Site is not within 20m of an existing residential area.	Devel forwar 'Clear Qualit
15	Local environmental quality	Is the site likely to be affected by or cause local environmental quality or amenity issues (e.g. noise pollution, amenity issues and bad neighbour uses). Local environmental quality noise: housing site next to a motorway or major road or B2/B8 use odour: site next to a waste management facility (a distance of 20 metres will be applied where possible)		Site is not in close proximity to homes so is not likely to cause amenity issues if it is developed as employment.	Any m flagge mana applic
		No: Yes but could be mitigated: ? Yes and unlikely to be mitigated to an acceptable level: X			
14, 16, 18, 19, 20 and 26	Public Transport Accessibility	Major development (above 10 or more dwellings or 0.4 ha and above) with very high accessibility = ++ Major development with high accessibility = +	+	Site is a major development site with high accessibility due to being within 800m of the Hollinwood tram stop.	PfE 'C includ T1-3, that p

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

y mitigation required would be gged up through the development nagement process at planning blication stage.

Connected Places' chapter udes policies alongside policies 3, D1 and D2 in the local plan t provide the policy context for

Site ref / name: B1.2.6 Albert Street	Potential Use: Employment	Area: 6.75ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
		Major development with medium accessibility = X Major development with low (or not achieving low accessibility) accessibility: = XX			promoting sustainable transpo choices.
1 and 16	Footpaths	Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site? Yes. Development would need to consider how proposals link up to / enhance footpaths, cycleways or bridleways within the site = ? No. Development unlikely to impact on public footpaths, cycleways or bridleway =	?	Site has two Public Rights of Way running through site that might be impacted.	Public Rights of Way will need considered as part of the design the site.
14, 15 and 16	Highways	Site acceptable in principle (subject to transport assessment / site layout etc) = + Some highways concerns which can be mitigated = ? Highways concerns and unlikely to be mitigated = X	+	Access arrangements are already in place. Site has extant planning permission which has considered highway impact.	Site has extant planning perm Should the approved developr not be delivered, any future development of the site would require detailed highway desig planning application stage.
14, 15 and 16	Impact on strategic highway network	Potential positive impact on highway network = + No impact on highway network = Potential adverse impact on highway network = X Unknown = ?	?	This assessment will be completed at a later stage	N/A
7, 8, 14, 16, 17, 18, 19 and 26	Accessibility	Is the site accessible to other key services Employment: N/A	N/A	N/A	N/A
2, 6, 7, 8, 16, 17 and 26	Health and well being: Provision of	Employment: N/A	N/A	N/A.	N/A

	Mitigation
	promoting sustainable transport choices.
ay be	Public Rights of Way will need to be considered as part of the design of the site.
dy ng ed	Site has extant planning permission. Should the approved development not be delivered, any future development of the site would require detailed highway design at planning application stage.
eted	N/A
	N/A
	N/A

Site ref / name: B1.2.6 Albert Street	Potential Use: Employment	Area: 6.75ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitigation
	health facilities or open space				
7, 17 and 22	Provision of education facilities	Employment: N/A	N/A	N/A.	N/A
18, 19, 20 and 26	Is the site in close proximity to areas of employment	For employment sites only - Is the site: Within Business Employment Area / Saddleworth Employment Area or centre = + Outside of BEA / SEA or centre = X For housing sites: N/A	+	The site is within the Hollinwood Business District BEA.	N/A
18 and 19	Net employment land gain / loss	For employment / mixed use/ or housing sites where employment is still in active / recent use: 1ha + = ++ 0.01ha to 0.99ha of land = + 0 ha = -0.1 ha to 0.99 + = X -1ha + = XX	++	Site would provide over 6ha of employment land.	N/A
18	Proximity to deprived areas (Index of multiple deprivation score)	Red (scores 1 to 3 high deprivation): ++ Amber (scores 4 to 6 medium deprivation): + Green (scores 7 to 10 low deprivation):	++	IMD score = 2 The site is in a significantly deprived area. Development of the site could promote regeneration and improve deprivation.	N/A
20	Centres	Office use within centre: + Office use outside of centre: x / ? Industrial / warehousing use within centre: x Industrial / warehousing outside of centre:	?	Site is an out of centre location, unknown if it will be developed for office or industry and warehousing so both scores noted.	N/A
23 and 26	Housing: provide an appropriate mix of type, size, tenure and density?	Development would have a positive effect on the contribution towards an appropriate mix of housing type, size, tenure and density = + Development is unlikely to provide an appropriate mix of housing type, size, tenure and density = X Other uses = N/A	N/A	N/A	N/A
23 and 26	Gypsy and Travellers:	providing for pitches = + 0 pitches =	N/A	N/A	N/A

Site ref / name: B1.2.6 Albert Street	Potential Use: Employment	Area: 6.75ha	Indicative Capacity: N/A		
IA Objective	Theme	Criteria	Score	Comments	Mitiga
	Number of transit pitches provided				
24	Is the development	Outside a Minerals Safeguarding Area =		Site not within MSA.	N/A. C policie
	in a Minerals Safeguarding	Within a Minerals Safeguarding Area = ?			
	Area (MSA)	(prior extraction would need to be considered)			
25	Waste	Does the site conflict with a designated waste site / area:	+	Site not within a waste area / site.	N/A
		Is the development within a waste management site / area			
		Yes = x			
		No = +			

The site supports semi-natural habitat with reasonable bird interest. The site will require habitat and bird surveys. The site has been screened in by the HRA as increases in population could result in increased road traffic resulting in increased air pollution effects. The HRA addresses mitigation for any likely significant effects.

The site has an extant planning permission for the erection of employment led mixed-use development (PA/333717/13). The planning application process has considered several of these objectives as part of the approval process to ensure sustainable development. Should the approved development scheme not come forward, any future development of the site would be expected to come forward in line with local planning policy.

The site scores significantly positively in relation the objectives around brownfield land and regeneration and positives for the objectives around public transport accessibility, flood risk and historic assets. It scores a number of neutral scores due minerals safeguarding areas not being present and for not being in close proximity to existing residential areas. There are some non-applicable responses too as some of the objectives relate to site we are proposing as housing allocations rather than employment ones such as provision of open space, education and health facilities. An assessment on the strategic highway network is not yet complete and so this is uncertain at this stage, an ecological assessment may be needed so that also scores uncertain and the presence of PRoW on site has also scored uncertain, which would need to be taken into account in the detailed layout and design of the site.

Based on the IA and HRA assessment the site does appear to be acceptable to progress through the next stages of the Local Plan Review, where some of the more uncertain answers can be investigated further.

