

Appendix 1: Appraisal of Alternative Sites

The table below sets out the various sites that were considered and reasons why these were discounted.

Alternative Site	Reasons Discounted
Land opposite Newhouse Academy, Heywood 	▪ Ownership issues associated with a covenant and the site was included in the land transfer when Newhouse became an Academy ▪ The site is located within the 'Defined Urban Area' but is subject to UDP Policy G3 'Protection Of Existing Recreational Open Space' which represents a planning constraint.
Land to the Rear of Newhouse Academy, Heywood 	▪ Ownership constraints ▪ Allocated in the GM Places for Everyone Joint Plan (JPA1.1, Heywood / Pilsworth (Northern Gateway) for mixed use ▪ Allocated for housing (ref SH 2325, LAND TO SOUTH OF HEYWOOD DISTRIBUTION PARK, HARE HILL ROAD, HEYWOOD). Permitted.
Demesne Community Centre, Middleton 	▪ Initial investigations were conducted into land registry titles, the MUGA and leases of the community groups using the various buildings. Discounted due to significant community value with existing tenants and services, including sports pitches and kick pitches, community groups, third party adult support services and was the location for Bowlee gymnastics club. ▪ The site is located within the 'Defined Urban Area', and 'Physical Regeneration Area' but is subject to UDP policy G3 'Protection Of Existing Recreational Open Space' which represents a planning constraint.

	Identified in housing land supply for mixed development (ref SH 2559, LAND OFF BOWNESS ROAD, LANGLEY, MIDDLETON). Not permitted.
Land off Walton Street, Heywood 	- Currently used as a playing field, - Potential highways impacts on adjacent residential roads. - The site is located within the 'Defined Urban Area' but is subject to UDP policy G3 'Protection Of Existing Recreational Open Space' which represents a planning constraint
Land adjacent to Woodlands Primary School, off Regent Street, Heywood 	- high level of use for locals and parents taking children to and from school. - The site is located within the 'Defined Urban Area' but is subject to UDP Policy G3 'Protection Of Existing Recreational Open Space' which represents a planning constraint.
Land to rear of Middleton Technology School, surrounding Tonge Hall 	- Tonge Hall is a grade II* listed building, dating from the 16th century. The Historic England listing notes that "the house enjoys a commanding position on top of a hill and is an outstanding example of C16 carpentry and planning". This site was discounted due to heritage implications of development within the setting of the listed building. - The site is located within the 'Defined Urban Area' but is subject to UDP Policy G3 'Protection Of Existing Recreational Open Space'

	which represents a planning constraint. ▪ There are protected Public Rights of Way across the site. ▪ The site has significant tree cover. ▪ The site is allocated for housing (ref SH 1980, WILLIAM STREET, MIDDLETON). Not permitted.
Moon Furniture Store, Rochdale 	▪ A proposal to convert the building was dropped due to legal and planning issues.