

Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	Stakeholder Submission
Type	Web
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	Our Vision
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	It is unsound because it has been warped by political interference from the very top downwards and out to the individual local councils. Decisions have been made and policies forced not by the needs of the people of Greater Manchester and the constituent authorities, but by the political needs and electoral ambitions of the politicians involved throughout. The whole idea is so far removed from that agreed between George Osbourne and the former leader of Manchester Council that it is largely irrelevant. I am not a professional town planner, but I read the blogs of the major planning consultants and I am sure they will have a lot to say about the matter on which the Government Inspectors might take more notice of!
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	The responses of the professional town planners will set those out more eloquently than I can do.
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	Our Strategic Objectives
Type	Web

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Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	<ol style="list-style-type: none"> 1. Meet our housing need 2. Create neighbourhoods of choice 3. Ensure a thriving and productive economy in the districts involved 5. Reduce inequalities and improve prosperity
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	As before this is a politically compliant exercise more than it is a strategic planning exercise.
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to	In the case of Oldham housing on new sites that WOULD have been built have been severely hacked back and replaced by housing in Oldham town centre that has NO chance of being built and even if it was no one would move into the centre from the outside areas! A touch of reality is needed here! The same applies to the old mill sites in areas that you would not want a stray cat to live in!

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co-operate. Please be as precise as possible.	
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Development of the Oldham part of this site is entirely dependent on development of the Rochdale part first as there is no access only from the Rochdale side. As Rochdale currently has many other industrial sites on the go, such as Kingsway, and other more important proposed sites towards Birch, and with many of the current Stakehill units currently empty, then you can forget anything happening on the Oldham part of this site for the next 50 years!
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 12: Beal Valley
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to	If the brief to planners was to come up with sites, without going up into the Saddleworth hills, that are as far away as possible from motorway connections, that have access problems, that would turn out traffic onto already severely congested roads with standing traffic and pollution issues, that would need traffic to pass through congested town centres to reach motorway connections or to go into Manchester or to reach railway stations,

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comply with the duty to co-operate. Please be as precise as possible.	and which probably have sewage and surface water drainage issues then this fits the bill!
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Look at all the much better located greenfield sites that were put forward in the call for sites process, sites that do not have these issues!!
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 14: Broadbent Moss
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>As for Beal Valley if the brief to planners was to come up with sites that have TERRIBLE access issues (Cop Road, Meek Street, Broadbent Road, Sumner Street etc), that without going up into the Saddlewoth hills are as far away as possible from motorway connections, that will turn out masses of traffic onto already badly congested roads with standing traffic and pollution issues, that have traffic having to go through town centres with standing traffic in order to reach motorway connections or to go into Manchester , that will probably have drainage and sewerage issues and adversely affect the River Beal and sites further down the river, then this fits the bill.</p> <p>It is called Broadbent Moss because that is what part of it is. Moss and peat lands are carbon stores and water stores and according to policy in other sections of the PfE should not be disturbed. Why is this site being disturbed?</p> <p>A part of this site should by now be an 18 hole public golf course with club house. The full story of what has gone on here needs uncovering. It appears that the people of Oldham may have lost millions of pounds in what was laid out to buy in Harley Road Farm and other land to add to already council owned land (around £1.5 million) , and in what was reported by the Oldham Chronicle as millions paid out in compensation to the contractors involved in the dubious joint venture when a change of political control of the council stopped the permission for contaminated waste to be tipped on part of the site. Tens of millions of pounds have been generated by tipping on the site, did the people of Oldham who owned the site at the time get any of it? The people of Oldham did not get their 18 hole golf course and club house, why</p>

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	not? Land Registry records appear to indicate that the golf course part of the site was sold on a 250 year lease for a mere £750,000 in 2013 to the contractors involved with no overage clause but with Oldham Council retaining the freehold, although no plan is filed possibly deliberately - why was it sold, why is no plan filed? Then 3 years later part of the golf course site appears in the first GMSF draft, now this PfE allocation, - why? There do not seem to be any sound planning reasons for allocating this site.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Look at all the other much better located greenfield sites that were put forward in the call for sites process, sites that do not have these issues!!
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 16: Cowlshaw
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	This site contained what was for the North of England and Greater Manchester a strategic facility, the Abattoir, a highly successful and prosperous business that employed 40+ people directly together with many other businesses supplied and jobs dependent on this facility, and which fed and kept alive people of Greater Manchester and the North. Government and DEFRA policy is and was to retain and support abattoirs, the current crises over the lack of abattoir capacity and the prospect of animals having to be culled and of food shortages to come emphasises the importance of these facilities . Yet Oldham Council have recently, without carrying out any due diligence, accepted an untrue claim (the filed company accounts and director"s report tell a different story!) that the abattoir was declining and likely to close down soon and given planning permission for the abattoir to be killed off together with 40+ jobs directly and many more businesses and jobs indirectly! All this in desperation to be seen to be doing something by granting permission for 200+ houses as the town continues to decline. A large Irish operator reportedly wanted to buy the site, invest money and create many more jobs but was rebuffed. The whole thing was pre-planned with ownership of the site being transferred to Channel Islands based entity about 4 years ago. If you kill off strategic facilities and the employment base you might as well forget about housing, affordable or not as no one will have

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	<p>the money to buy it and people will continue to leave Oldham for better housing and employment as they are currently increasingly doing!</p> <p>There are existing severe surface water and sewerage issues with this area. The access issues are bad and the road onto which all the traffic is turned out onto is already massively congested at rush hours - even the planning officer at the publicly broadcast and on Youtube council meeting that approved the application admitted this - she travelled along it twice a day!!</p> <p>As I said in my introductory comments, people can make comments but the chances of them being listened to are remote, there were hundreds of objections to this application, many on very sound grounds. Oldham will just continue to blunder on.</p>
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Look at all the much better located greenfield sites that were put forward in the call for sites process - sites that do not have these issues!!
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 17: Land South of Coal Pit Lane (Ashton Road)
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Dangerous access at Coal Pit Lane, terribly busy Oldham to Ashton road already! Long distance to motorway connections, access by vehicle to Manchester on already massively congested roads.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant	Dangerous access at Coal Pit Lane, terribly busy Oldham to Ashton road already! Long distance to motorway connections, access by vehicle to Manchester on already massively congested roads.

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and sound, in respect of any legal compliance or soundness matters you have identified above.	
Family Name	Shepherd
Given Name	John
Person ID	1287354
Title	JPA 18: South of Rosary Road
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	As for Coal Pit Lane above.