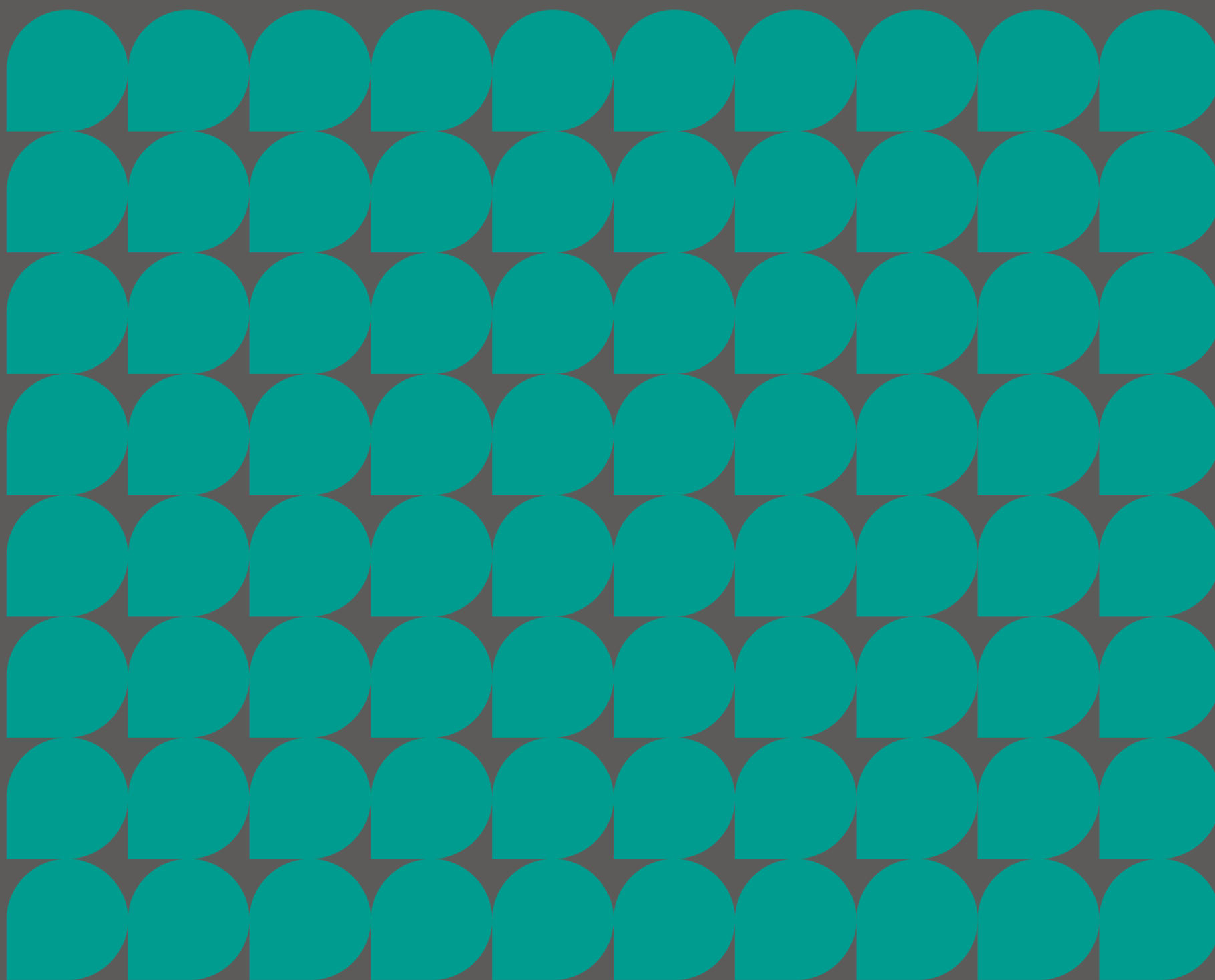


Places for Everyone

Oldham Omission Sites Issues Summary

February 2022



Omission Sites – Oldham

A summary of the issues raised in relation to Omitted Sites in Oldham and the relevant respondents to PfE 2021 is set out below:

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.1	Land at Hollyville and off Steadway, Greenfield, Oldham	<p>Proposed site would be a small and logical urban extension to the settlement edge.</p> <p>Supporting information provided (see section 5 of the respondent submission), including masterplan showing capacity for 75 dwellings.</p> <p>Considered that site does not have a strong green belt function; has recognisable and defensible boundaries; and does not undermine Boarshurst Conservation Area. There are no known constraints and site is sustainable.</p> <p>In addition, comments were submitted against PfE generally on housing land supply and site selection methodology and against Chew Brook Vale.</p>	<p>No change considered necessary. The site submitted as part of PfE is one site, which was previously submitted as part of the site selection process (Call for Sites – CfS) as four separate parcels (and includes some land not previously submitted).</p> <p>Land includes the following Call for Sites records – CfSID 1483617443781; CfSID 1483623338409; CfS ID 1483625097466; and CfS ID 1452676167803.</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be a reasonable alternative</p> <p>Site is in Areas of Search OL-AS-10.</p> <p>Appendix 7 of the Site Selection Paper (03.04.09) explains that CfS ID 1452676167803 is greenfield land in the Green Belt. Not considered suitable for allocation due to the site being relatively small in size and of insufficient scale to make a significant contribution towards delivering balanced and inclusive growth and achieving the overall vision, objectives and spatial strategy, including boosting the competitiveness of the northern areas and addressing housing need. It was therefore not considered suitable for inclusion as a strategic allocation.</p>	Chasten Holdings Ltd

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
			The remaining CfS above mostly consist of greenfield land in the Green Belt. Not considered suitable for allocation as there is sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.	
OSO.2	Land south of The Shaws & Redwood Road, Uppermill, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See Call for Sites ID 1452531902708 (Land at Higher Shaws).</p> <p>The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. 03.04.01 Site Selection Background Paper (3).pdf</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative</p> <p>Site is in Area of Search OL-AS-9.</p> <p>Appendix 7 of the Site Selection Paper (03.04.09) explains that the site is 100% greenfield site in the Green Belt. It is small in size and of insufficient scale to make a significant contribution towards delivering balanced and inclusive growth and achieving the overall vision, objectives and spatial strategy, including boosting the competitiveness of the northern areas and addressing housing need. It was therefore not considered suitable for inclusion as a strategic allocation.</p>	Mr J Downs
OSO.3	Rumbles Lane, Delph, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452507454470 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01)</p>	Quantum Star Ltd

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	
OSO.4	Summershades, Grasscroft, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452177176503 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	The Trustees
OSO.5	Ripponden Road, Denshaw Village expansion site, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452525392340 (Winter 15/15).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Mr K Henthorn.
OSO.6	Long Lane, Dobcross, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452510912130 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07).</p>	Mr and Mrs A Lord.

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	
OSO.7	Stoneswood Farm, Delph, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452179091003 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Mr BH Tomlinson.
OSO.8	Off Ward Lane, Diggle, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452512343027 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Ms K Welton.
OSO.9	Brimmycroft Farm, Denshaw Village	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452526577038 (Winter 15/16).</p>	Mr and Mrs A Hegab.

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	expansion site, Oldham	Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	
OSO.10	Corbett Way, Denshaw, Oldham	General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted. Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452528478291 (Winter 15/16). Site falls within Areas of Search OL-AS-13. Appendix 7 of the Site Selection Paper (03.04.09) explains that the site is brownfield land, however it is small in size and of insufficient scale to make a significant contribution towards delivering balanced and inclusive growth and achieving the overall vision, objectives and spatial strategy, including boosting the competitiveness of the northern areas and addressing housing need. It was therefore not considered suitable for inclusion as a strategic allocation.	Mrs S Ingram.
OSO.11	Land at Waterfield Way, Failsworth	General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted. Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1624523343002. Site is within Area of Search OL- AS-8. Appendix 7 of the Site Selection Paper (03.04.09) explains that the site is greenfield land in the Green Belt. The site was not considered suitable for the following reasons: 1) it is considered that it would lead to over development; and 2) sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.	Mrs K McAvoy

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.12	Paulden Farm, Waterhead, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452261142124 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Mr D Winterbottom
OSO.13	Land at Waterhead, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. New site not previously submitted and considered as part of the site selection process.</p> <p>Sufficient land has been provided to meet the housing and employment needs. See Employment Topic Paper (05.01.04) and Housing Topic Paper (06.01.03).</p>	Mr Z Iqbal.
OSO.14	Land North of Ashton Road, Woodhouses	<p>Representation against PfE generally concerning vision and key diagram, Policy JP-H1 and Policy JO-G 11.</p> <p>Object to site remaining as Green Belt, it should be released and allocated for around 50 homes. Reasons provided as to why site is considered suitable - is in a sustainable location; land is laid to pasture but not used for grazing; safe access; an Extended Phase 1 Habitat Survey confirms the suitability for development in ecology terms; site is in Flood Zone 1; development would adversely affect the setting of Woodhouses Conservation Area; and there is no PROW or TPOs.</p>	<p>Part of site considered as part of Woodhouses Cluster in GMSF 2019 (Policy GM Allocation 22). The allocation was removed as part of PfE 2021 for the following reasons: 1) it is considered that it would lead to over development; and 2) Sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.</p>	D Jones

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Clarity sought regarding reasons for refusal. Disagree with reasons and conclusions drawn. Site is suitable, available. deliverable and developable.		
OSO.15	Failsworth Road, Woodhouses, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>The site has been submitted and considered previously as part of the site selection process. See CfS ID 1624523343003.</p> <p>Site falls in Area of Search OL-AS-8.</p> <p>Appendix 7 of the Site Selection Paper (03.04.09) explains that the site is greenfield land in the Green Belt. Site considered as part of options development for the Woodhouses Cluster. The site was not considered suitable for the following reasons: 1) it is considered that it would lead to over development; and 2) sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.</p>	Mr W Clarke.
OSO.16	Land at Healds Green, Chadderton Village infill site, Oldham	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>The site has been submitted and considered previously as part of the site selection process. See CfS ID 1453455296164 (Winter 15/16 – Healds Green) and CfS ID 1452339141818 (Winter 15/16 – Lees Field)</p> <p>Site is within Area of Search OLRO-AS-1.</p> <p>Appendix 7 of the Site Selection Paper (03.04.09) explains that the site is greenfield land in the Green Belt. Not considered suitable for allocation for following reasons: 1) it would lead to over development; and 2) due it being relatively small in size and of insufficient scale to make a significant contribution towards delivering balanced and inclusive growth and achieving the overall vision, objectives and spatial strategy, including boosting the competitiveness of the northern areas and addressing housing need.</p>	Mr A and Mr D Tomlinson and Lees.

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.17	Waterside Mills, Chew Valley Road, Greenfield, Saddleworth, Oldham	Land at Waterside Mills should be included within JPA15 Chew Brook Vale to accommodate upper market housing in line with PfE. Formed part of the previous Chew Brook Vale allocation. Concept plans have been prepared taking into account access, flood risk, landscaping and wildlife to create an attractive development. Site is considered developable and available, would improve attractiveness of site and help fund access improvements / other infrastructure requirements. Provides opportunities for higher value housing, whilst delivering affordable housing. Not constrained by built development and contamination. Chew Brook Vale is the only strategic housing site allocation in Saddleworth.	No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1624523343005. Site is within Area of Search OL- AS-10. Appendix 7 of the Site Selection Paper (03.04.09) explains that the majority of the site is greenfield land in the Green Belt. Part of site fell within the Chew Brook Vale (Robert Fletchers) proposed strategic allocation in GMSF 2019 (Policy GM Allocation 18). This part of the allocation has now been removed in PfE 2021 as it is not considered suitable for the following reasons: 1) it is considered that it would lead to over development; and 2) A change to the local housing need and plan period has resulted in some flexibility within supply to further reduce Green Belt release whilst still being able to deliver the vision, plan objectives and overall spatial strategy as well as maintaining a reasonable buffer.	Tanners Brothers Ltd.
OSO.18	Land off Long Lane and Crib Lane, Dobcross, Oldham	General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted. Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.	No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452538732497 (Winter 15/16 - Land off Crib Lane/Sandy Lane). Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper 03.04.07). Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	Ms P Lutener.

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.19	Land at Denshaw Vale, Denshaw	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. The site has been submitted and considered previously as part of the site selection process. See CfS ID 1452529055654 (Winter 15/16).</p> <p>Site not proposed for allocation as it did not fall within an Area of Search (see Appendix 5 to Site Selection Topic Paper (03.04.07)).</p> <p>Page 29 of the Site Selection Background Paper July 2021 (03.04.01) states the sites which fall outside Areas of Search have not been considered any further as part of this site selection process as they are not considered.</p>	Mr I Corbett
OSO.20	Acres Farm Land	<p>General representation submitted against PfE by Chorlton Planning on behalf of a number of individual landowners highlighting the need for more development land to meet aspirations for growth. Various sites submitted.</p> <p>Issues raised in the representation included the need for a Green Belt review as part of Local Plan preparation is essential with the allocation of land for small / medium housing as well as larger sites. This should be a range of sites in a wide spread of locations to meet demand and choice.</p>	<p>No change considered necessary. New site not previously submitted. Falls within Areas of Search OLRO-AS-1. Site forms part of Policy JP Allocation 2 Stakehill.</p>	E. Connell
OSO.21	Stakehill Industrial Est	<p>The site was submitted as an alternative to the Stakehill Allocation (JPA2) as the respondent believes that there are current vacancies, including some very large units. This site has a history of poor occupancy and since opening several decades ago demand has been an ongoing issue.</p>	<p>No change considered necessary. The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a</p>	Save Chadderton Greenbelt

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
			reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered out of scope.	
OSO.22	Foxdenton Industrial Estate	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2) as they claim that there is approximately 45ha of warehousing floor space available	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered out of scope.</p>	Save Chadderton Greenbelt
OSO.23	BEA 3 Greengate / Broadgate	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2) as the site falls within the Chadderton Central and Chadderton South wards with approximately 185.89ha of warehousing floorspace available	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, out of scope.</p>	Save Chadderton Greenbelt
OSO.24	Broadway Green (Central Chadderton)	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2). The Broadway Green site (Central Chadderton) has outline consent for up to 65,000 sqm of employment space.	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is out of scope.</p>	Save Chadderton Greenbelt

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.25	White Moss View, Greengate Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered out of scope.</p>	Save Chadderton Greenbelt
OSO.26	Land at Greenside Way, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.27	Land at Greengate, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope of the plan.</p>	Save Chadderton Greenbelt

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.28	Land at Moston Road, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2).	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope .</p>	Save Chadderton Greenbelt
OSO.29	Land at Junction Mill / Foxdenton Lane, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.30	Causeway North, Oldham Broadway Business Park, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope..</p>	Save Chadderton Greenbelt

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OSO.31	Land at Oldham Broadway, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.32	Oldham Broadway Business Park, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.33	Gateway Crescent, Oldham Broadway Business Park, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope of the plan.</p>	Save Chadderton Greenbelt

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSO.34	Gateway Crescent, Oldham Broadway Business Park, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.35	Oldham Broadway Business Park, Chadderton, Oldham	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope.</p>	Save Chadderton Greenbelt
OSO.36	Ram Mill, Gordon Street, Chadderton	Respondent has put forward this site as an alternative to the allocation at Stakehill (JPA2)	<p>The site in question already forms part of the GM land supply for employment floorspace as can be found on MappingGM and in the Employment Land Supply (Industry & Warehousing) [03.03.02].</p> <p>The Site Selection Background Paper [03.04.01] sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The site falls outside of the identified Areas of Search and, as such, is considered to be out of scope of the plan.</p>	Save Chadderton Greenbelt
OSO.37	Hanging Chadder	Respondents object to the removal of the site as a strategic allocation. The site was identified as an allocation in the GMSF	As set out in Site Selection Background Paper - Appendix 7 Summary of Planning Assessment [03.04.09] the proposed strategic allocation	Peel L&P Investments (North) Ltd

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		<p>consultation document published in October 2020, but it has not been carried forward into PfE. The GMSF previously identified that it could deliver around 285 homes.</p> <p>Representation provides justification as to why site should be allocated -</p> <p>a more balanced housing offer is needed; site would provide homes of exceptional quality to attract and retain highly skilled workers to the local area, in accordance with the strategic objectives of PfE; there are no site constraints; it is highly accessible by public transport and has access to the motorway network; within close proximity of a number of amenities and services including schools, supermarkets, health facilities and leisure opportunities.</p> <p>An illustrative masterplan and site ownership map is provided with representation.</p> <p>The site would not result in significant Green Belt harm. Exceptional circumstances exist to justify releasing the site from the Green Belt. The site makes limited contribution to the purposes of Green Belt and its development would constitute a rounding off of the existing urban area to clear and defensible long-term boundaries.</p>	<p>at Hanging Chadder was removed as part of PfE 2021. The allocation was removed for the following reasons: 1) it is considered that it would lead to over development; and 2) A change to the local housing need and plan period has resulted in some flexibility within supply to further reduce Green Belt release whilst still being able to deliver the vision, plan objectives and overall spatial strategy as well as maintaining a reasonable buffer.</p> <p>Further information is also set out in the Hanging Chadder Topic Paper which also sets out the rationale for the site's removal from the 2021 PfE Plan [10.05.39].</p>	<p>The Connell Group</p> <p>Ms D Vick</p>
OSO.38	Hanging Chadder	<p>Respondent raises concerns in relation to flooding of the site. SFRA fails to reflect the true level of flood risk for the site and the surrounding area given ongoing issues on Grasmere Road and Firbank Primary School. Assessment that the risk of surface water flooding is not "significant" is considered incorrect. Considered that Regulation 18 consultation in 2019 was not</p>	<p>As set out in Site Selection Background Paper - Appendix 7 Summary of Planning Assessment [03.04.09] the proposed strategic allocation at Hanging Chadder was removed as part of PfE 2021. Further information can be found in the Hanging Chadder Allocation Topic Paper [10.05.39].</p>	<p>Save Royton's Green Belt</p>

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		legally compliant due the failure to disclose this, thereby withholding relevant and important information from the public about the flood risk and the deliverability of the site. The council should be instructed to disclose any further information that they have in their possession that could potentially impact on the flood risk assessments for any of the sites they have allocated, with action taken it is revealed that the SFRA is not indicative of the true flood risk, in the form of an assessment, withdrawal of site or the completion of site-specific flood risk assessment should be carried out prior to re-designation of the Green Belt boundary. Supporting evidence submitted.	Flood risk evidence relating to the site is included in the Greater Manchester Strategic Flood Risk Assessment Level 1 Report [04.02.01] and associated appendices with site specific detail in the Greater Manchester Strategic Flood Risk Assessment Level 1 Appendix A Oldham Interactive Maps [04.02.05] , Appendix B Sites Assessment Part 1 [04.02.11] and Appendix C - Development Sites Assessments Summary Reports [04.02.13] .	
OSO.39	Land at Alderney Farm, Ripponden Road, Oldham	Objects to removal of site (from the Draft GMSF 2019 to PfE 2021), and the allocation of other less viable/ suitable sites, without justification. Requests the site is re-allocated for development with reasons provided in terms of how sites does not perform a Green Belt function; site comprises a small-scale logical urban extension to Moorside; no major constraints or obstacles to delivery; locationally sustainable in terms of access to key services and public transport.	The site was put forward as potential development site in a representation to the Draft GMSF 2016. The site also fell within an Area of Search (see the Site Selection Paper [03.04.01] for further information). The site was proposed as a strategic allocation for up to 50 homes in the Draft GMSF 2019. However, the site was removed as a proposed strategic allocation in the PfE Publication Plan 2021 (and the GMSF Draft for Approval October 2020), for the following reasons: 1) Access and highway safety concerns; 2) Sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.	Joe Jaskolka
OSO.40	Land at Ashton Road/Bardsley Vale Avenue, Oldham	Respondent sets out reasonings for the site to be re-allocated for around 100 homes as part of the Plan. The representation is also accompanied by a vision document which demonstrates the viability, suitability and deliverability of the site. Provides an opportunity to deliver high quality housing in a suitable location whilst improving access to green open space without compromising the key functions of the Green Belt.	As set out in Site Selection Background Paper - Appendix 7 Summary of Planning Assessment [03.04.09] the site previously formed part of the Ashton Road Corridor proposed strategic allocation (Policy GM Allocation 13, 2019 Draft GMSF), which has been removed and no longer allocated. Not considered suitable for allocation for the following reasons: 1) further evidence indicates developable area limited due to ecological constraints (SBI, priority habitat and protected trees), the presence of a gas mains running through the site	Flemming Consulting Ltd

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		Representation addresses several site constraints of the site and various pieces of PfEs supporting evidence documents, in relation to the site. Several reasons as to why the site should be re-allocated, including justification against paragraphs 134-139 of the NPPF and that the site is capable of early delivery and would contribute to land supply at early stage of the plan; and the site meets the tests of suitability, availability and achievability.	and access and highway safety constraints.; and 2) there is sufficient housing land supply identified to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.	
OSO.41	Land at Sumner Street, Shaw	The site forms part of Beal Valley Strategic Allocation Policy JP Allocation 12, previously known as Beal Valley OA11 in prior versions of GMSF. Representation contains letter and details of support land at Sumner Street. Points raised regarding independent access arrangements; capacity that can be accommodated on this part of the JPA12; requirement to contribute to Metrolink stop / Park and Ride facility; deliverability - able to be developed as soon as possible and should come forward independently from the rest of the Beal Valley allocation, as it is viable, available and deliverable on its own. Representation provides support in principle for the wider Beal Valley allocation, however concerns are raised regarding deliverability of the southern part of the Beal Valley given site constraints, development costs and linkages with JPA14 Broadbent Moss.	Land at Sumner Street (Shaw) forms part of JPA12 Beal Valley. Details regarding JPA12 and the evidence base that has informed policy requirements can be found in the Beal Valley Topic Paper [10.05.32] .	PD Northern Trust Asset Management
OSO.42	Land off Failsworth Road, Woodhouses	Representation states that there is no clear evidence why the site off Failsworth Road has been removed from the allocation which now only comprises one relatively small parcel at Bottom Field Farm (which is not of a scale worthy of allocation in a strategic plan). Includes site promotion document, landscape and visual assessment and previous representations to the 2019 draft plan (and other supporting evidence).	As stated in Appendix 7 of the Site Selection Paper (03.04.09) Land at Woodhouses (CfS ID 1452529193572) and Land off Failsworth Road, Medlock Road, Woodhouses (CfS ID 1453975604425) included land that formed part of the Woodhouses Cluster in GMSF 2019 (Policy GM Allocation 22). The allocation was removed as part of PfE 2021 for the following reasons: 1) it is considered that it would lead to over development; and 2) Sufficient housing land to deliver the	PD Northern Trust Asset Management

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		<p>Issues raised regarding testing of reasonable alternatives and no comparative analysis of the sites within the evidence and therefore the allocation is not justified.</p> <p>Question reasons for removing the site and clarity sought regarding what constitutes 'overdevelopment'. Disagree with reason that additional land supply identified. Representation critiques the deliverability of the Bottom Field Farm Allocation.</p>	<p>vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.</p>	
OSO.43	Land at Failsworth Road, Failsworth, Oldham	<p>Representation comments that the site demonstrates a logical urban infill and would consist of sensitive land release from the Green Belt to support the delivery of much needed housing in Oldham. The representations compliment and elaborate on previous representation submitted to previous GMSF consultations. Seek to demonstrate that the site is deliverable, available, and achievable. A summary of the key benefits of the site.</p>	<p>As stated in Appendix 7 of the Site Selection Paper (03.04.09) Land at Woodhouses (CfS ID 1452529193572) and Land off Failsworth Road, Medlock Road, Woodhouses (CfS ID 1453975604425) included land that formed part of the Woodhouses Cluster in GMSF 2019 (Policy GM Allocation 22). The allocation was removed as part of PfE 2021 for the following reasons: 1) it is considered that it would lead to over development; and 2) Sufficient housing land to deliver the vision, plan objectives and overall spatial strategy whilst maintaining a reasonable buffer.</p>	Redwaters