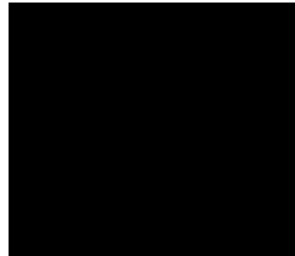


Susan Holland
Planning Inspector
c/o Linda Ford

Councillor C McLaren



Dear Sir/Madam

**Re: Oldham Local Development Framework
Core Strategy and Development Plan Policies – Site at Foxdenton**

The LDF Consultation exercise seems to have indicated that there was a preference for releasing the site at Foxdenton, which was previously described as Other Protected Open Land, and should now be described as Land Reserved for Future Development.

An employment led review undertaken in March 2010 apparently provided justification for taking this course of action. The Report suggested that in order to address the shortfall in employment land, it was essential for Foxdenton to be allocated for employment through the Local Development Framework. The Report concluded that if Foxdenton was not taken forward for employment development, Oldham would have a potential deficit of employment land up to 2026. In these circumstances, Oldham would be relying on neighbouring districts to provide opportunities for employment in the future.

Whilst recognising the need to promote the development of appropriate business and employment opportunities at this location, further consideration needs to be given to a variety of issues concerning the future use of Foxdenton for this purpose.

This includes the following:

1. That the loss of protected open space at Foxdenton needs to be offset by redeveloping other Brownfield sites in Chadderton which are unlikely to be developed for business and unemployment purposes in the future (and that they are designated as open land).

2. Other open space such as Crossley Playing Fields, Foxdenton Park, Ferney Field Linear Park and the Rochdale Canal corridor should be further developed in order to improve the leisure offer and encourage greater usage by local residents.
3. Better use should be made of existing vacant space and buildings on, say, Broadway Business Park to promote business and employment opportunities.
4. The Linear Technology Park on Lansdowne Road needs to be promoted in order to encourage business and employment opportunities and to link with the development of the new Metrolink Freehold Station.
5. A new Metrolink Station needs to be developed on Broadway Business Park between Moston and Mills Hill Station to improve the available transport network and encourage greater use of low carbon transport as opposed to motor vehicles; a re-assessment of local public transport may be required.
6. There is a considerable amount of pressure on Broadway as a designated trunk road which is likely to increase due to the development of the new Catholic School on Broadway which opens in September, 2012; more may need to be done to improve safety for pedestrians and motorists alike. A new junction will be created on Broadway within the next 12 months. Additional access points into the Foxdenton site from Broadway will add to the congestion and the likely outcome is that the road will become more hazardous. The de-trunking of Broadway is no closer to being achieved. A 30mph speed limit cannot be introduced at the present time. Whether de-trunking would have an impact on the value of Foxdenton as a site for future business and employment opportunities is a question which may need to be considered.
7. Potential access to the site in the future needs to be given careful consideration; the road network around the site may need to be improved with better use being made of any potential for access from Broadgate at the lower end of Foxdenton Lane; a review of the local road network may be required.
8. Any proposed development of the site should include a clear strategy to retain public footpaths, bridal ways, watercourses and habitats in order to retain and enhance any leisure offer which may be available now and in the future and incorporated into any new business development.
9. Any proposed business or housing development should take into account the need for low carbon technology, landscaping and screening in order to reduce the impact on the local environment.
10. The impact on the local provision of schools, health services and other amenities will need to be assessed in the light of changing circumstances in order to prevent over use or deterioration in the services available to the local community.
11. Congestion and pollution (carbon monoxide) will have a deteriorating effect on the quality of life for many local residents; it is essential that every effort should be made to minimise the impact of increased traffic and business activity in order to protect and maintain the quality of life for those residents who live in close proximity to any proposed development site.



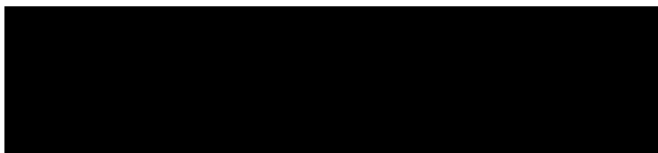
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12. Some local residents fear that there will be a significant loss of open space at Foxdenton without the compensating gain in informal space elsewhere which may be enjoyed in the future.
13. Perhaps a local plan may emerge from this exercise which may be presented to the wider community for consultation and which may help to identify some agreed targets.
14. The possibility of developing a municipal golf course on Foxdenton is an option for future consideration; this would enhance the business offer available to local residents, the wider community and also the business community and could provide a means of generating future income. Access to the Grant system would probably be essential in order to raise capital to purchase the land in order to develop this option.

Many local residents have misgivings about the future development of this site. They would prefer to see the area remain as open space. If this is not an option, other potential open and/or brown field sites need to be identified and developed in order to offset the loss of this green space.

Any consideration of these issues in the final report would be welcome.

Yours sincerely



COLIN MCLAREN
Councillor
Chadderton Central Ward

