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FAO Linda Ford

26 May 2011

By email
programmeofficer@oldham.go.uk
Our ref. let.001.12940006

Dear Mrs Ford

**OLDHAM JOINT CORE STRATEGY AND DEVELOPMENT MANAGEMENT
POLICIES DEVELOPMENT PLAN DOCUMENTS**

Further to representations submitted in respect of the Core Strategy and Strategic Housing Land Availability Assessment (SHLAA) April 2010, and following the pre-hearing meeting we hereby submit additional comments in advance of the forthcoming examination hearing session on 7 June 2011.

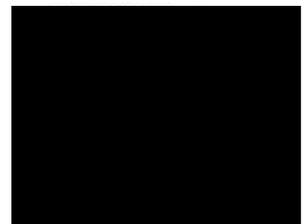
These representations are made on behalf of Grasscroft Homes & Property Ltd (Grasscroft) and relate specifically to their interest in land at Haven Lane, Oldham, site reference: 867 as identified on the SHLAA plans.

Objections have previously been made to the timeframe within which the Council consider this site would be available for residential development and it is acknowledged that the Council has subsequently changed this from 16 + years to 11 - 15 years. However, this change does not reflect how well the site meets the criteria set out in PPS3; the recent Central Government approach to maximising housing development; the changes to supply that may evolve as a result of the curtailment of the HMR programme; or the reliance on brownfield development that may be subject to economic redevelopment led schemes which may not, in the currently depressed economic climate, be realised.

In line with the reforms to the housing market emanating from this years budget, the Council should consider bringing forward site 867 in the short term as it offers a realistic opportunity for development (subject to planning) without being delayed due to unforeseeable site constraints or obstacles which might otherwise prejudice identified brownfield sites.

As the Council will be aware, the Government have made it clear that there is no longer any target for brownfield development, and as such site 867 has the same status to previously developed sites with comparable sustainability criteria when considering it for release for development (i.e. in terms of access to local services and the public transport network). The fact that it is available for short term development without obstacle should allow the Council to re-categorise it as one of the more favourable short term development options.

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Site 867 fulfils the objectives being promoted by Central Government in terms of helping to bolster the housing market by delivering family homes in an area where there is demand for such accommodation. The short term development of this site could help to bring skilled and unskilled job opportunities to the local area both as a direct result of the site development and as an indirect result of the additional disposable income that would be generated by the workers and future residents of the site.

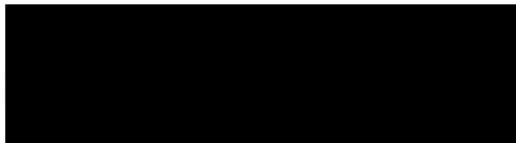
There are few housing site opportunities in this part of Oldham and with this site being located on the urban fringe it will also offer opportunities for those who might wish to live in the neighbouring countryside but are unable to do so because of the land and development constraints therein.

It is not sustainable for the Council to be solely promoting brownfield sites for development in the short term as these no longer stand above greenfield sites within the hierarchy of appropriateness. Where sites, such as site 867, are equally as sustainable and are available for development in the short term without obstacle, they should be recognised as such and re-allocated for short term release.

In light of the above, we request that the Council reconsider the release phase for site 867, bringing it forward for development within 0-5years.

We look forward to discussing these issues at the forthcoming hearing session however should you require any additional information in the meantime please do not hesitate to contact me.

Yours sincerely

A solid black rectangular box used to redact the signature of Nick Fillingham.

Nick Fillingham