

Oldham Local Development Framework

Strategic Housing Land Availability Assessment as at 1 April 2011

Erratum to Table 16, Appendix B – Comments received on SHLAA, as at 1 April 2010, and Council's Response (March 2011)

Full Name	Organisation Details	Site Ref No	Site Location	Comment	Council's Response
Mr and Mrs P D Martin		Falls within 874	Land at Moss Farm, Shaw	Original farm buildings cleared approx 40 years ago at a time when this and adjacent land was allocated for industrial use. Land is currently vacant and adjacent to existing residential and open space, sport and recreation uses. Site is well-located in terms of access to local services, amenities and Shaw centre. Provides an excellent opportunity to deliver a range and choice of house types and tenures without undermining the council's planning policies or wider strategic planning or housing objectives. Site falls within a Local Green Gap (LGG) however designation does not serve any useful or meaningful purpose. In single ownership, greenfield and available immediately with no known development, highway, contamination constraints. Welcome the opportunity to engage with the council to promote the site through the LDF as a housing site.	Site forms part of a larger site designated as OPOL 10 (formerly LGG) within the UDP and one which is being carried forward through the emerging LDF. The larger site was considered and discounted within the SHLAA as at 1 April 2010 (SHLAA Ref 874). Policy OE1.10 aims to protect stretches of open land in the Borough that, whilst not serving the purpose of green belt, are locally important as they help to preserve the distinctiveness of an area. Reflecting the characteristics of OPOL it is felt that this site provides an attractive setting for the local community, separates the built up area, and provides wildlife habitats and links to the urban area and green belt beyond. It is still the view the council that this site, including the smaller section that is the subject of this representation, is not considered developable for residential.
Richard Mowat	RPS on behalf of Quantum Services Ltd	556	Huddersfield Road / Dunkerley Street	Support identification of site for housing development within the SHLAA. It is considered there is an opportunity to	Site is identified within the SHLAA as an existing mixed use allocation comprising an element of residential development (M4).

				<p>provide a greater capacity of approximately 100 units and that the phasing remains realistic and deliverable. Support table 40 of Appendix C, which looks to re-assess unit numbers upon submission of a planning application. Currently working up a scheme for the site and there is strong interest in bringing it forward for mixed residential and commercial uses in the short term. The site has many benefits – it is in a highly accessible location and is an existing brownfield site.</p>	<p>Indicative capacity remains at 50 dwellings in accordance with the UDP. The capacity and density assumptions used in the SHLAA are indicative and may be subject to change.</p>
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