

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan First Deposit, October 2001
By Name**

27/11/2002

Name **Policy, Paragraph, Site, Section**

David Abbot

Mersey Met Motorway Stop, Penmon, Beaumaris, Anglesey
0797/1/001/S T1.1 b.

Support Supports the extension of Metrolink to Oldham. Metrolink should also be extended to Bolton. Other less polluting public transport systems, e.g. Parry People Mover, should also be considered.

Mrs C. Abbott

40 Dorset Avenue, Shaw, Oldham OL2 7DS
0432/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should have Green Gap status or become conservation area as it contains SBI, supports wildlife and is a precious green area for children. Development would increase traffic/pollution.

Mrs N. Abbott

38 Netherhouse Road, Higher Crompton, Shaw, Oldham OL2 7HY
0193/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as green belt. Suggests renovating derelict houses and improving rundown areas of the Borough.

Joint Case

Mr&Mrs J. Abson

20 Longfield Road, Shaw, Oldham OL2 7HD
0322/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap as land separates built up areas. Also to protect SBI and valued amenity land. Access to site is poor, brownfield sites should be developed before green land.

Mr Adamson

98 Oldham Road, Grasscroft, Saddleworth, Oldham OL4 4HU
0601/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Remove allocation as Land Reserved for Future Development and protect site for the diversity of its wildlife habitats and its recreational/amenity value. Development would increase traffic pollution and could cause flooding.

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Adept Development & Management Ltd

Tamewater Mill, Delph New Road, Dobcross, Saddleworth, Oldham OL3 5BE

0229/1/001/O B2.1 PEZ28 Tamewater Mill, Dobcross

Objection Boundary of the site should be extended into adjacent land (green belt and unallocated) to make development viable, and the allocation of the extended site changed to mixed use

0229/1/002/O GS2 Land adjacent to Tamewater Mill, Dobcross

Objection Remove land, which includes former Mill Lodge area, from Green Belt and reallocate for mixed use to become part of Tamewater Mill site (PEZ28) to make development viable.

Aggregate Industries UK Ltd

Warton Road, Carnforth, Lancashire LA5 9EX

0602/1/001/O NR4

Objection Mineral resource zone map is unclear - should either be produced at a 1:2500 scale, or areas should be shown on the proposals map.

0602/1/002/O W1.2 High Moor Quarry, Scouthead

Objection Mineral extraction operations may be completed by 2006. An extension of landfilling and extraction activities may need to be considered within the period of the Plan. Plan should acknowledge that the site is a source of high quality dimension stone.

S. Ahmed

29, Stanney Brook Close, Oldham, OL16 2YH

0703/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection As an interested party in the Business Centre is concerned about the vulnerability of the Business Centre to housing if adjacent land is given housing status - this is a concern for employees. Identify the site for industrial/commercial use only.

Ainsworth Construction

Agent : Chorlton Planning

0831/1/001/O B2.1 PEZ25 Chew Valley Road, Greenfield

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Name	Policy, Paragraph, Site, Section
Objection	Seeks the reallocation of part of the PEZ for mixed use development to become part of the major redevelopment site to the north. Already in mixed use. Existing problems. In need of comprehensive redevelopment.

Gordon Allen

39 Arley Drive, Shaw, Oldham OL2 6DY
0304/1/001/O OE1.7 LR1 Cowlshaw
Objection Retain as green belt/gap to protect Shaw's natural environment.

C Ambrose & D Johnson

17 Higher Counthill, Moorside, Oldham OL4 2PZ
0619/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside
Objection Change allocation from Land Reserved for Future Development to one which protects the green area. Houses already built in area without adequate infrastructure, more development could degrade quality of life.

Cllr J R Anchor

724 Ripponden Road, Moorside, Oldham OL4 2LP
0351/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection Change designation of the parcel of land adjacent to the Leesbrook Park Estate, which is part of PEZ17, from PEZ to housing. Housing more suitable and in keeping with surrounding sites. Mound on Wellyhole St could overcome noise issues.

Mr&Mrs A. Anderson

68 Scowcroft Lane, Shaw, Oldham OL2 7BB
0476/1/001/O OE1.7 LR1 Cowlshaw
Objection Object to development. Allocate as Local Green Gap as land separates built up areas. Also to protect SBI and protect valued amenity. Lack of green areas in west of Borough. Will cause traffic problems.

Mrs S Andrew

19 St. Mary's Drive, Greenfield, Oldham OL3 7DT

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Name	Policy, Paragraph, Site, Section
0754/1/001/O Objection Joint Case	H1.1 H1.1.19 Andrew Mill, Greenfield Land should return to the original designation of light industry to create jobs. Also housing would put strain on schools and parks.

Mr&Mrs A W Andrews

8 Parkfield Road, Grasscroft, Oldham OL4 4JG

0088/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Allocate as Green Gap to protect one of the last wooded areas in Grasscroft, to benefit whole community. Refers to wildlife, recreational use and protected trees.
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Anglo West Indian Sport and Social

13 Primrose Bank, Oldham, OL8 1HQ

0151/1/001/O Objection	B1.1 B1.1.33 Primrose Street/Crossbank Street, Oldham Primrose Bank is identified for business use. Would like to see it reserved for mixed use to allow community use. (Would like the site secured for a new build of the AWISSC)
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Emma Argyle

10 Denbigh Drive, Shaw, Oldham OL2 7EQ

0541/1/001/O Objection Joint Case	OE1.7 LR1 Cowlshaw Site should be made a nature area to protect wildlife and plants. Development would put strain on local amenities and cause extra traffic.
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Linda Argyle

10 Denbigh Drive, Shaw, Oldham OL2 7EQ

0540/1/001/O Objection Joint Case	OE1.7 LR1 Cowlshaw Objects to any development of area - local green gap should be kept and developed as country park. Would protect wildlife/plants. Is enough housing in Shaw, further development would cause traffic/access problems and put strain on schools.
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Mark Argyle

10 Denbigh Drive, Shaw, Oldham OL2 7EQ

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0544/1/001/O
Objection
Joint Case

OE1.7 LR1 Cowlshaw
Objects to any more new houses in Shaw. Unnecessary to build houses on one of few remaining green sites in Shaw. Would increase traffic and put strain on local amenities. Why develop here when 70% development should be on brown field sites?

San Argyle

10 Denbigh Drive, Shaw, Oldham OL2 7EQ
0545/1/001/O
Objection
Joint Case

OE1.7 LR1 Cowlshaw
Objects to possible development of area - build country park instead to protect plants/wildlife, and play area for local children. Also refers to danger from extra traffic.

Miss L Armstrong

0701/1/001/O
Objection

OE1.8 Land at Malby Street, Oldham
Add this land to the Local Green Gap (LGG8 Oldham Edge) as it provides only safe local area for children to play. (Houses do not have gardens and pavements are unsafe due to parked cars and traffic)

T.E.& E.C. Arran

126 Wall Hill Road, Dobcross, Oldham OL3 5BH
0744/1/001/S
Support

OE1.8 LGG15 Wall Hill, Dobcross
No comment submitted

Arthur Greaves (Lees) Ltd

Agent : Chorlton Planning

The Greaves Building, Oldham Road, County End, Oldham OL4 5EG
0132/1/001/O
Objection

B1.4
Expresses support for all Tourist Developments, but would like to see them shown on the proposals map.

0132/1/002/O
Objection

B2.1 PEZ32 Warth/Ellis Mills, Diggle
The land at Warth Mill should be re designated for a mix of uses appropriate to the Tourism Development Area due to its proximity to the countryside, national park and canal. PEZ restrictions prevent comprehensive and imaginative redevelopment.

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0132/1/003/S H1.1 H1.1.12 High Street/Hartshead Street, Lees
Support Support inclusion of this site for phase 1 housing is best suited for residential
development, and site is ideally placed close to Lees District Centre.

Mr J. Ashworth

Agent : P. Wilson & Company

Stanney Brook, Crime Bridge Farm, Ashton Road, Failsworth M35 9NL
0736/1/001/S H1.2 H1.2.3 Ashton Road, Woodhouses
Support Suitable for development and sustainable. Would form part of existing settlement with
local amenities and access. Site and access can be delivered.

Mr Paul Ashworth

25 Shaw Hall Bank Road, Greenfield, Oldham OL3 7LD
0782/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.
Objection Keep land undeveloped to protect wildlife/plants. Refers to existing access and
parking problems in area.

R & J Ashworth

Highview Cottage, 117 Thornham Road, Royton, Oldham OL2 6YG
0301/1/001/O OE1.7 LR1 Cowlshaw
Objection Object to any development - allocate as green belt to retain green boundary between
neighbouring towns. Would lose view from house. Schools already oversubscribed.
Will make traffic worse.

R.&H.I. Ashworth

26 Longfield Park, Shaw, Oldham OL2 7BU
0490/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as it is. Need to protect SBI. West side of Borough already saturated with
housing development. Existing traffic problems in area. Largest area identified for
future development.

Dr David Atherton

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Name	Policy, Paragraph, Site, Section
54A Manchester Road, Greenfield, Oldham OL3 7HH 0368/1/001/O Objection	GS2 Royal George Mills, Greenfield Refers to omission of Royal George Mills site.
0368/1/002/O Objection	H1.1 H1.1.19 Andrew Mill, Greenfield Refers to more housing and loss of PEZ.
0368/1/003/O Objection	H1.2 H1.2.12 Shaw Hall Bank Rd, Greenfield Objects to housing development at Shaw Hall Bank Road - gross overdevelopment on an unsuitable site - gross parking problems.
0368/1/004/O Objection	H1 Objection to loss of PEZ land to housing in Greenfield and Saddleworth. Not enough facilities, such as schools, medical and leisure to support. Loss of character of villages.
0368/1/005/O Objection	CF1 The shortage of doctors in Oldham has not been considered in the Plan - list sizes and premises in Greenfield already over capacity.
 Austin Timber Company Ltd (ref 4110)	
Agent : Bolton Emery Partnership	
0109/1/001/O Objection Joint Case	H1 Annual provision figure of 400 dwellings is too low and incorrect assumption used for losses through future clearance.
0109/1/002/O Objection Joint Case	B2.2 Amend policy to express a presumption in favour of development, remove unnecessary requirements, and provide clarity and fuller justification
0109/1/003/O Objection Joint Case	D1.5 Change ratio for the number of replacement trees required for every mature or semi-mature tree lost from 6:1 to 2:1 as a minimum. Add the words "where possible" after the word "neighbourhood" in the last line of the policy. Requirement unreasonable

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Name	Policy, Paragraph, Site, Section
0109/1/004/O Objection	R2.2 Requirement for POS should be for 30 or more units as in current policy. No justification for change to 5 units or increase from 30sq.m to 35sq.m. Areas of deficiency in POS should be shown on map. Clarify term 'bed units'. Reduce maint. period to 5yrs
Joint Case	
0109/1/005/O Objection	CF1.5 Delete Policy. Could encourage education Authority to leave education provision up to developer - this would be unfair. No guidance given on the potential cost. Contrary to Government advice on planning gain - must relate to development.
Joint Case	
0109/1/006/O Objection	H1.3 Policy negatively worded. Permission should be granted where specified criteria are met. Policy not clear and precise. Not all sites will be suitable for a mix of housing. Not all sites will be suitable for an element of affordable housing.
Joint Case	
0109/1/007/O Objection	H2.1 No definition of "suitable sites", blanket target figure does not take account of constraints/abnormalities, policy does not equate type & size of affordable housing/h'hold characteristics/location. No ref' to monitoring or situation if need is met.
Joint Case	
0109/1/008/O Objection	H1.1 Monarch Mill, Royton Requests that the site of Monarch Mill be allocated for Phase 1 housing development. Supporting reasons include: the mill is only partly occupied, is in a residential area & is well located. Also doubt about availability of existing allocations.
Joint Case	
0109/1/009/O Objection	H1.2 Monarch Mill, Royton Requests that the site of Monarch Mill be allocated for Phase 2 housing development. Supporting reasons include: the mill is only partly occupied, is in a residential area & is well located. Also doubt about availability of existing allocations.
Joint Case	
Alan Backhouse	
45 Surrey Avenue, Shaw, Oldham OL2 7DN 0313/1/001/O Objection	OE1.7 LR1 Cowlshaw Redevelop land for agriculture because any building in the area would create over-loading on all services.

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BAE Systems Properties Ltd

Agent : Fuller Peiser

Westcott Venture Park, Westcott, Aylesbury, Buckinghamshire HP18 0NP
0236/1/003/O R1 Lancaster Sports and Social Club, Chadderton
Objection Object to the allocation of the site as Recreational Open Space (policy R1) Want the site allocated for Housing and Business and Industry, or Mixed Development, to reflect the owners future aspirations for the site.

0236/1/004/O OE1.7 LR5 Moston Brook, Failsworth
Objection Change allocation of this part of the Lancaster Sports and Social Club site from Land Reserved for Future Development to mixed development (housing and business/industry) to reflect landowners future aspirations for the site.

0236/1/005/O OE1.8 LGG6 Moston Brook, Failsworth
Objection Remove allocation of area surrounding the Lancaster Sports and Social Club site as a Local Green Gap as the allocation does not reflect the landowner's future aspirations for the site.

R A Bagley

26 Oaklands Park, Grasscroft, Oldham, OL4 4JY
0729/1/001/O H1
Objection Considers that there should be no more housing development - should maintain the existing stock & preserve open space and the countryside. Concerned about additional pressure on services. Particularly concened about development in Saddleworth.

0729/1/002/O H2.1
Objection Objection to the provision of affordable housing in Saddleworth. Considers that the Council are trying to devalue Saddleworth.

Miss C. Bailey

271 Rochdale Road, High Crompton, Shaw, Oldham OL2 7HT
0330/1/001/O OE1.7 LR1 Cowlshaw
Objection Area should be re-classified as Local Green Gap as it provides valuable break between built up areas, also to protect SBI/wildlife habitat. Important agricultural resource. Shaw couldn't cope with extra traffic and strain on services.

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Joint Case

Mr & Mrs P Bailey

109 Haven Lane, Moorside, Oldham OL4 2QQ

0620/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside

Objection Reallocate as Local Green Gap to protect open environment of the area

Mrs M. Baker

18 Church Road, Shaw, Oldham OL2 7AU

0571/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap or Green Belt. Objects to possible development because of traffic problems and loss of one of the last remaining green areas locally.

Joint Case

Mr A.D. Ball

41 Rishworth Rise, High Crompton, Shaw, Oldham OL2 7PZ

0202/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep area as it is - great natural importance. Need to preserve habitats. Also Shaw cannot cope with any more traffic.

Joint Case

Mr&Mrs G. Bamforth

116 Wall Hill Road, Dobcross, Oldham OL3 5BH

0722/1/001/S OE1.8 LGG15 Wall Hill, Dobcross

Support All Green Belt in area should be maintained at all costs. (NB. area in question is not Green Belt)

Mr A. Bardsley

56 Edward Road, Shaw, Oldham OL2 7EY

0412/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as greenfield/pasture land. Trees have been planted. Would be loss of wildlife. Building would spoil area and traffic would cause problems. Shaw has lost most of green belt over years.

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Tonu Barik

48 Moor Street, Shaw, Oldham OL2 7BD
0556/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as green land for wildlife and walks. Development could lead to
environmental and traffic problems.

A. Barlow

373 Shaw Road, Royton, Oldham OL2 6NZ
0364/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as green fields for children to play and to protect wildlife. Traffic problems
could be worsened if developed.

BJ & EE Barnes

21 Shaw Hall Close, Greenfield, Oldham OL3 7PG
0777/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.
Objection Object to building on this site, for environmental reasons.

C. Barnett

18 Longfield Park, Shaw, Oldham OL2 7BU
0374/1/001/O OE1.7 LR1 Cowlshaw
Objection Land should have policy to protect it as agricultural/recreational land. Also to
protect natural habitats and wooded areas.

M. Barnett

18 Longfield Park, Shaw, Oldham OL2 7BU
0523/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as 'Protected Open Land' or 'Local Green Gap' to provide breathing space
between Shaw and Royton and provide recreational land. Also to protect SBI, wildlife
habitats and agricultural land.

Mark Barrett

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Name	Policy, Paragraph, Site, Section
5 Luzley Brook Road, Royton, Oldham OL2 6SQ 0196/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect as green area. Already shortage of green areas. Building would be detrimental to the area. Traffic problem if developed.

Councillor Barrow

37 Montgomery Street, Hollinwood, Oldham OL8 3PR 0144/1/001/O Objection	B1.1 B1.1.2 Albert Street, Hollinwood No objection to area occupied by gasometer, back to Hollins Road, being redeveloped. Remainder, plus strip on opposite side of motorway, should be protected for recreational use and wildlife value. Unfair for Hollinwood to lose any more green sites.
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Dorothy Barrow

38 Harewood Road, Shaw, Oldham OL2 8EA 0201/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate area as a Green Gap to protect natural history value of site. Refers to traffic problems in area.
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Mrs C.S. Barrow

7 Luzley Brook Rd, Royton, Oldham OL2 6SQ 0207/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as Green Belt to protect wildlife. Also schools and health centres in area are already oversubscribed and site traffic would be horrendous.
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Mr A. Bate

Agent : Chorlton Planning

Long House Hotel, Long Lane, Dobcross, Oldham 0098/1/001/O Objection	OE1.1 Land at Long Lane, Dobcross Change policy to allow limited development in, or close to, existing settlements in Green Belt, specifically on this site where development would have little impact on landscape and be near services in Dobcross.
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0098/1/002/O	OE1.2 Land at Long Lane, Dobcross
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Objection Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt such as this if no detriment to landscape quality. Define in policy & on map.

L Battersby

32 Luzley Brook Road, Royton, Oldham OL2 6SQ

0206/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt as such areas are disappearing to developers and local residents enjoy only bit of countryside around. Traffic would increase if area were developed.

Joint Case

Mr G Bayley

31, Stoneswood Road, Delph, Oldham OL3 5DY

0112/1/001/O H1

Objection All present industrial/commercial/business sites in Saddleworth should be classed as Primary Employment Zones as proposed change to mixed use/housing will remove all possibility of future business development in Saddleworth.

0112/1/002/O T1.6

Objection T1.6 should read 'The Council will protect disused railway lines from development that would preclude their reuse for transport schemes, preferably rail' and remainder of para. and 2nd para. deleted, as policy is too restrictive.

0112/1/003/O T1.6 4.31

Objection The course of the railway from Mumps to Werneth should be protected from development that would preclude its use for transport, preferably rail. - cannot say that the railway will not be reused or continue in use once Metrolink is established

0112/1/004/O T1.6

Objection The corridor of the disused railway from Mumps through Lees, Grotton, Greenfield to Delph should be protected for transport use, preferably rail, to protect from development that would preclude its use for transport.

0112/1/005/O H1.1 H1.1.18 Frenches Wharf/Wellington Road

Objection Should be 100% PEZ. Greenfield in danger of becoming a commuter dormitory town with few prospects of employment sites. Education/medical services already overstretched.

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0112/1/007/O Objection	OE1.8 Hull Mill, Delph The Hull Mill site to the north east of LGG19, should become part of LGG19 (or the Green Belt, see separate representation) as it is illogical to leave it unallocated.
0112/1/008/O Objection	OE1.8 Land bet. LGG17 Stoneswood & H1.1.15 Bailey Mill Small piece of land left between Bailey Mill and the boundary of the Green Belt/Conservation Area, should be added to LGG17 (or to Green Belt, see separate representation) as it is illogical to leave unallocated.
0112/1/009/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph The whole of the Saddleworth Business Park should be Primary Employment Zone, not mixed use. The commercial/business units at Saddleworth Business Centre are fully occupied.
0112/1/010/O Objection	OE1.8 Land between LGG18 and PEZ30, Delph Land should become part of Local Green Gap 18 (or Green Belt, see separate representation) as it seems illogical to leave unallocated.
0112/1/011/O Objection	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road The disused railway should be protected from development to ensure that its use for transport, preferably rail, would not be precluded.
0112/1/012/O Objection	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road Bailey Mill site should remain as PEZ as policy appears to remove possibility of future business use of land in Saddleworth.
0112/1/013/O Objection	GS2 Land between LGG18 and PEZ30, Delph Land should become part of Green Belt (or Local Green Gap 18, see separate representation) as it seems illogical to leave unallocated.
0112/1/014/O Objection	GS2 Land bet. LGG17 Stoneswood & H1.1.15 Bailey Mill Land should become part of Green Belt (or annexed to LGG17, see separate representation) as it is illogical to leave it unallocated.
0112/1/015/O Objection	GS2 Hull Mill, Delph This site should become part of the adjacent Green Belt (or of LGG19, see separate representation) as it is illogical to leave it unallocated.

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J Beard

18 Withins Road, Hollinwood, Oldham OL8 3QD
0131/1/001/O B1.1 B1.1.2 Albert Street, Hollinwood
Objection Site is the only remaining area of green land and should not therefore be allocated for Business and Industry.

Mr & Mrs D Beard

145 Haven Lane, Moorside, Oldham OL4 2QQ
0622/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside
Objection Change allocation to Local Green Gap to protect the green fields and to prevent an increase in traffic and the risk of a serious accident

Joint Case

Allison Beaver

8, Dalefields, Delph, Oldham OL3 5HZ
0696/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Site should be retained solely for business use. Is an appropriate site & would provide possible employment for local people. Housing would be a further drain on local amenities. Not a suitable location given proximity of business centre.

0696/1/002/S OE1.8 LGG18 Rumbles Lane, Delph
Support Supports area being retained as green buffer/meadow land and protected from development

Martin Bell

31 Crocus Drive, Royton, Oldham OL2 6QP
0317/1/001/O OE1.7 LR1 Cowlshaw
Objection Land should be allocated as Green Belt as it separates built up areas and is valuable amenity. Not one of Council's priority locations for development. Inaccessible to public transport. Strain on schools and other services if developed.

Joint Case

Bellway Homes

Agent : Chorlton Planning

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The Beacons, Wellington Road, Birchwood, Warrington WA3 6GQ

0104/1/009/O H2.1

Objection Objects to the requirement for affordable housing at Andrew Mill. Limited developable area (trees, Chew Brook, flood plain, topography), which will bring the capacity below the policy threshold & smaller units/public housing in the area.

0104/1/013/S H1.1 H1.1.19 Andrew Mill, Greenfield

Support Welcome the allocation of the site for Phase 1 residential development

Bellway Homes

Agent : Drivers Jonas

The Beacons, Wellington Road, Birchwood, Warrington WA3 6GQ

0104/1/001/O H1

Objection Supports the principle of Policy H1, however considers that the approach to the development of greenfield sites is too restrictive.

Joint Case

0104/1/002/O B1.3 B1.3.2 Lumb Mill, Delph

Objection Bellway consider that the policy should just set out general principles for mixed use development sites and that the detailed mix on each site, such as Lumb Mill, should be negotiated between the Council and the landowner, for sake of flexibility.

Joint Case

0104/1/003/O B2.2

Objection Supports principle of this criteria based policy, but criteria (b) wording should be amended. Not always necessary to market a site for 6 months to discover that it is not commercially viable for employment use.

Joint Case

0104/1/004/O CF1.5

Objection The level of developer contributions towards educational facilities should relate to existing provision and local need, and site specific constraints, including physical and commercial constraints.

Joint Case

0104/1/005/O H1.3

Objection Although generally supported in principle, the policy should recognise that current housing requirements are unlikely to be met exclusively by previously developed sites and the reuse of existing buildings. This is in line with PPG3 and Draft RPG.

Joint Case

0104/1/006/O H1.4

Objection Supported in principle. Suggests that it may be necessary to develop sites at lower

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	densities owing to physical characteristics of a site, need to meet housing need for large family houses, need to create mixed communities in high density areas.
Joint Case	
0104/1/007/O Objection	R2.2 Recognise that the provision of on-site public open space is preferable in most circumstances. However, providing public open space for all developments of 30 or more dwellings may not always be appropriate or possible due to physical constraints.
Joint Case	
0104/1/008/O Objection	H2 The principle of providing an adequate supply of affordable housing is supported. However it is considered that each site should be assessed on its merits/constraints and on the basis of local housing needs in line with Circ.6/98.
Joint Case	
0104/1/010/O Objection	H2.1 Policy should be more flexible & allow affordable housing requirements to be judged according to local housing need & individual site circumstances. Need a more up-to-date housing needs survey. Reconsider need for affordable housing at Lumb Mill.
Joint Case	
0104/1/011/O Objection	H2.3 No explanation for 10% target & 10 dwelling threshold. Amend policy to reflect the fact that each site should be assessed individually, although since building reg's require accessible homes the policy may not be necessary.
Joint Case	
0104/1/012/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Supports the principle of development but requires several areas of clarification/further consideration - site should be brownfield not greenfield, clarify size, clarify required density, better cross-referencing with mixed use business policy B1.3.
Joint Case	

GJ Belshaw

22 Dumfries Avenue, Denshaw, Oldham OL3 5SQ

0003/1/001/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. Land should be protected as open land as it is part of the Green belt. Is part of farm with no easy means of access from roads or footpaths. Denshaw already has several half built estates to build on.
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**Schedule of Objections and Representations to
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Name Policy, Paragraph, Site, Section

21 Greencroft Meadow, Oldham, OL2 6LQ
0517/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate site as Local Green Gap in order to protect privacy/views and biological interest. Only green area left undeveloped in Shaw. Traffic, pollution and noise problems could result. Proposal not sustainable. Should build on brown field first.

Joint Case

Mr&Mrs J. Bennett

15 Netherhouse Road, Shaw, Oldham OL2 7EX
0586/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect from development. Acts as Local Green Gap. Valuable amenity. Largest area allocated for future development. Ecological/environmental value, SBI. Proposal not sustainable - inaccessible, pressure on services.

G Bentley

35 Summershades Lane, Grasscroft, Oldham OL4 4ED
0585/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Remove allocation as Land Reserved for Future Development due to recreational, woodland and wildlife value, and the land's unsuitability for development.

Michael Benton

6 Dumfries Avenue, Denshaw, Oldham OL3 5SQ
0784/1/001/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
Objection Oppose the housing. Protect as open land to retain quietness and views - many OAP's on Dumfries Avenue. No access for a road.

Charmaine Berry

4 St. Georges Road, Fallowfield, Manchester M14 6SZ
0633/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0633/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

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Name Policy, Paragraph, Site, Section

Support This housing site has some merit.

0633/1/003/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed.

Kieran Berry

4, St. Georges Road, Fallowfield, Manchester M14 6SZ

0758/1/003/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such.
Concerned about impact on adjacent business centre - could be lost to housing if
mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0758/1/001/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road
Support The proposal has some merit.

0758/1/002/S OE1.8 LGG18 Rumbles Lane, Delph
Support Green buffer zone welcomed.

Nathan Berry

4 St. Georges Road, Fallowfield, Manchester M14 6SZ

0631/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such.
Concerned about impact on adjacent business centre - could be lost to housing if
mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0631/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road
Support This housing site has some merit.

0631/1/003/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed.

W Berry

4 St. Georges Road, Fallowfield, Manchester M14 6SZ

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Name	Policy, Paragraph, Site, Section
0634/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0634/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This housing site has some merit.
0634/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

Jill Beswick

50 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0065/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Allocate as Local Green Gap or Green Belt to protect local amenity, woodland area and wildlife. Poor access to site and onto Oldham Road.
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Betts Homes (Northern) Ltd

Agent : The Planning Consultancy

Marpacs House, Clifton Road, Sutton Weaver WA7 3LF

0829/1/001/O Objection	H1 South of Denbigh Drive/Netherhouse Road Allocate for residential development. Insufficient housing land has been identified to meet housing targets. Queries assumptions regarding windfalls, clearance rate and contribution from empty homes. Sustainable location/ accessible.
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G. Bickerstaffe

4 Kings Road, Shaw, Oldham OL2 7BJ

0590/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect land from any building. Existing traffic problems would be worsened. Proposal contrary to Plan's key objectives.
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G.M. Bickerstaffe

4 Kings Road, Shaw, Oldham OL2 7BJ

0587/1/001/O	OE1.7 LR1 Cowlshaw
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Name	Policy, Paragraph, Site, Section
Objection	Protect land from any building. Existing traffic problems would be worsened. Proposal contrary to Plan's key objectives.

V. Bickerstaffe

4 Kings Road, Shaw, Oldham OL2 7BJ
0589/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect land from any building. Traffic problems would be worsened. Proposal contrary to Plan's key objectives.

Mrs N.A. Bickerton

Spring Vale Farm, Cockermill Lane, Oldham OL2 6NZ
0498/1/001/O OE1.7 LR1 Cowlshaw
Objection Designate as Local Green Gap to protect only greenfield site left in Shaw and to protect wildlife/ecology. Would cause traffic/noise pollution and be unsustainable.

Harry Bidwell

5 Shawcroft Close, Shaw, Oldham OL2 7DA
0307/1/001/O OE1.7 LR1 Cowlshaw
Objection Leave it as it is - allocate as Green Belt to protect for future generations. Acts as green corridor linking Shaw to Royton and Tandle Hill park. Used for walks.
Joint Case

Jane Bidwell

83 Victoria Street, Shaw, Oldham OL2 7AA
0311/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap or Green Belt to protect green land, wildlife and place for children to learn about nature.

Mrs E. Bissill's Fund, Trustees/SDL

Agent : Cordingleys

0815/1/009/O D1.1
Objection Section d. "where appropriate taking into consideration other relevant considerations" should be added after "pedestrian desire lines". Not always possible

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Name	Policy, Paragraph, Site, Section
	to accommodate all desire lines within new developments.
0815/1/010/O Objection	D1.4 Amend policy to refer to designated grades of biological importance which the Council consider to be significant and relevant instead of "significant biological resources". Existing wording does not provide clear guidance to developers.
0815/1/011/O Objection	D1.5 The justification text should be amended to incorporate a definition of a semi-mature tree, in order to implement the policy successfully whilst providing clear guidance to developers.
0815/1/001/O Objection	H1 Requirement does not reflect higher past building rate. Clearance underestimated. Additional land will be required since dwellings are replaced at a lower density. Requirement fails to take into account the need for more affordable houses.
0815/1/002/O Objection	T2 This part 1 policy should be amended in line with policy T2.1 to allow development that may not be accessible by public transport, but is appropriate in terms of other relevant planning considerations
0815/1/003/O Objection	T2.3 The definition of major development should be incorporated within the policy (developer contributions for sustainable transport) rather than in future Supplementary Planning Guidance which is not subject to formal consultation and independent review
0815/1/004/O Objection	GS1 Amend policy to include '...will not be permitted unless the development proposals are justified by material considerations' to provide a more balanced statement of general planning policy
0815/1/005/S Support	OE1.7 Land north of Coal Pit Lane, land at Ashton Road Support the principle of reserving land for future development and propose two additional sites, for residential use if required: land to the north of Coal Pit Lane and land at Ashton Road/Coal Pit Lane (currently in the Green Belt)
0815/1/006/O	General

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Name	Policy, Paragraph, Site, Section
Objection	Object to the use of Supplementary Planning Guidance to determine the details of planning policy as this does not allow interested parties to put forward formal objections to be considered by an independent Inspector on certain significant issues
0815/1/007/O Objection	H1.1 Danisher Lane Housing allocations will not come forward as expected. Windfall and small sites allowances are overestimated. Suggests that available land at Danisher Lane be allocated (part green belt, part housing in the Adopted UDP) for housing.
0815/1/008/O Objection	GS2 B., E., G. Definitions needed of grade 3B, 4 & 5 agricultural land and 'inappropriate development' to allow for diversification. Delete Local Green Gaps or recognise their potential for development. Distinguish different grades of nature conservation sites.
0815/1/012/O Objection	GS2 Land north of Coal Pit Lane, land at Ashton Road Change allocation of these 2 sites from Green Belt to Land Reserved for Future Development, specifically housing. Recreational facilities could be retained; land reclamation and enhancement of main transportation corridor achieved.

Mr T. Bithell

19 Denbigh Drive, Oldham, OL2 7EQ

0491/1/001/O OE1.7 LR1 Cowlshaw

Objection Classify as Green Gap or Green Belt. Flat area used for walking. Need to protect wildlife. Development would affect openness for golfers. Used by Royton Harriers for cross country running. Traffic problems would be worsened.

Joint Case

Mr R. Blackman

25 Luzley Brook Road, Royton, Oldham OL2 6SQ

0331/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as green belt as there are few green areas within walking distance. Area already over-populated. Traffic problems would be worsened.

W.A. Blackman

25 Luzley Brook Road, Royton, Oldham OL2 6SQ

0332/1/001/O OE1.7 LR1 Cowlshaw

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Name Policy, Paragraph, Site, Section

Objection Leave area as it is or build only a few houses - traffic problems

Mr J C Blakeman

Agent : Michael Courcier & Ptrs Ltd

Ferney Field Farm, Ferney Field Road, Chadderton, Oldham

0673/1/001/O OE1.7 LR3 Land at Foxdenton Lane, Chadderton

Objection Remove allocation of land shown on (attached) plan as Land Reserved for Future Development to accommodate short-medium term development needs

0673/1/002/O B1.1 Land at Foxdenton Lane, Chadderton

Objection Allocate land shown on (attached) plan, which is part of LR3, for business and industry. Insufficient land has been allocated for this purpose.

0673/1/003/O OE1.7 LR4 Land at Foxdenton Lane (North), Chadderton

Objection Remove allocation of land shown on (attached) plan as Land Reserved for Future Development to accommodate short-medium development needs of the Borough

0673/1/004/O H1 Land at Derwent Drive

Objection Additional greenfield land should be allocated as brownfield development is unlikely to take place at predicted rates. Allocate land at Derwent Drive for Phase 1 housing development.

N & M Bocking

122 Wall Hill Road, Dobcross, Oldham OL3 5BH

0745/1/001/S OE1.8 LGG15 Wall Hill, Dobcross

Support Overdevelopment

I J Bolton

180 Turf Pit Lane, Moorside, Oldham OL4 2ND

0623/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside

Objection Change allocation to protect as open space and prevent further overdevelopment in Moorside. Natural green belt being lost. Road cannot cope with more traffic. Increased traffic would endanger children and cause pollution.

Joint Case

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Name Policy, Paragraph, Site, Section

P. & S. Bolton

26 Denbigh Drive, Shaw, Oldham OL2 7EQ
0478/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as green belt or make into a wood to preserve wildlife and promote social inclusion.

Joint Case

Janet Bottomley

8 Gatehead Croft, Delph, Oldham OL3 5QB
0130/1/001/O B1
Objection Protect employment land in Saddleworth. Aims of the Business Industry section sound fine except that there are only 6 areas of PEZ land between Dobcross/Delph/Denshaw. PEZ land seriously eroded.

Joint Case

0130/1/002/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Concerned that PEZ land already eroded. Need more employment not less. Adj. business centre is in full use for employment. Is a well used site on a busy road with good access to m-way's. Mixed use designation should be deleted.

Joint Case

0130/1/003/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed.

Joint Case

Harry Bowker

11 Kings Road, Shaw, Oldham OL2 7BJ
0220/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as open space. Existing traffic problems. Land boggy and unsuitable for housing. Would undo work done by Groundwork on Cowlshaw Woods.

Mr&Mrs J. Bowker

9 Pennine Vale, Shaw, Oldham OL2 8DH
0393/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap. One of last, or the last, green areas in Shaw. Already no areas of play or biological interest for children. Shaw could not deal with high number of people and traffic.

Joint Case

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Name **Policy, Paragraph, Site, Section**

Mr&Mrs M. Bowker

19 Palin Wood Rd, Delph, Oldham OL3 5UW

0157/1/001/O OE1.8 LGG17 Stoneswood, Delph

Objection Allocate site as Green Belt as it serves the purposes of Green Belt and should be given the same protection. Population not increasing. Further housing not needed in area. Existing traffic/parking problems. Impact on character and infrastructure.

Joint Case

0157/1/002/O OE1.8 LGG18 Rumbles Lane, Delph

Objection Allocate site as Green Belt as it serves the purposes of Green Belt and should be given the same protection. Population not increasing. Further housing not needed in area. Existing traffic/parking problems. Impact on character and infrastructure.

Joint Case

0157/1/003/O OE1.8 LGG19 Ainley Wood, Delph

Objection Allocate as Green Belt as it serves the purposes of Green Belt and would match designation of other side of valley. Population not increasing. More housing not needed in area. Existing traffic/parking problems. Impact on character and infrastructure.

Joint Case

Mr P&Mrs H Bradbury

23 Crocus Drive, Royton, Oldham OL2 6QP

0240/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development to protect views, quality of life, property prices and wildlife. Danger of additional traffic. Contrary to policy of building on brown field sites. Council should not sacrifice another local green gap.

Mr&Mrs A C Bradbury

93 Haven Lane, Moorside, Oldham OL4 2QH

0624/1/001/O OE1.7 LR8 Haven Lane South, Moorside

Objection Reallocate this land as open Green Belt to conserve landscape, and preserve views and property prices. Would increase traffic and pollution and endanger pupils of Counthill School. Already two busy junctions on Haven Lane.

Joint Case

Stuart Bradbury

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Name Policy, Paragraph, Site, Section

3 Broadbent Close, Royton, Oldham OL2 6LT
0183/1/001/O OE1.7 LR1 Cowlshaw
Objection Land should be identified as Green Gap. Only new buildings should be to support work of farm. Purchased property because of assurance that adjacent site was grazing land and supported wildlife.

Mr G Brand

147 Haven Lane, Moorside, Oldham OL4 2QQ
0625/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside
Objection Reallocate as Local Green Gap. Traffic has increased on Haven Lane and Counthill Road in the past 20 years due to building of housing estates . Extra traffic from more houses would worsen problems.

Joint Case

J. P. Breakey

21 Dumfries Avenue, Denshaw, Oldham OL3 5SA
0785/1/001/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
Objection The site should not be allocated for housing, because Denshaw has had too much development already.

J Brears

122 Haven Lane, Moorside, Oldham OL4 2QQ
0612/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside
Objection Reallocate as Local Green Gap. Further development in the area will have a detrimental effect on the environment, both on residential amenity due to an increase in traffic on The Lanes and with the loss of wildlife habitat.

Joint Case

Brierstone Properties Ltd

Agent : Drivers Jonas

0102/1/001/O H1
Objection Principle of H1 supported but considered that more previously developed sites should be allocated in order to meet the brownfield target. PEZ 17 (Wellyhole Street) is considered to be more suitable for housing than PEZ.

Joint Case

0102/1/002/O B2.2 b.

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Name	Policy, Paragraph, Site, Section
Objection	Criteria relating to the length of time that a site should be marketed should be amended to become more flexible.
Joint Case	
0102/1/003/O Objection	B2.1 PEZ17 Wellyhole Street, Lees The PEZ designation is inappropriate and should be removed, and the site allocated for Phase 1 housing
Joint Case	
0102/1/004/O Objection	H1.1 Wellyhole Street, Oldham Requests the site be allocated for residential development - is previously developed, accessible to jobs, shops & services, infrastructure is available, close to existing residential development & is capable of development.
Joint Case	
0102/1/005/S Support	H1.3 This policy provides general guidance on planning applications on non allocated sites and it complies with the guidance set out in PPG3.
Joint Case	

British Telecommunications Plc

Agent : RPS Chapman Warren

0289/1/001/O Objection	B2.1 Proposals for residential development in PEZs should be considered where they abut residential areas, are accessible to local services and do not inhibit business activity
0289/1/002/O Objection	B1.3 A wider range of uses should be allowed where there is no shortfall in land or space for industrial and business use and proposals will not have adverse impact on the amenity of surrounding properties
0289/1/003/O Objection	B2.2 On existing employment sites, redevelopment and change of use for other purposes, including housing, should be allowed subject to considerations of demand for employment land and impact on business activity
0289/1/004/O Objection	H1.1 H1.1.3 Heywood Lane, Failsworth Support a mixed use scheme but the precise mix of uses and the level of residential units should not be so prescriptive when alternative proposals may be just as acceptable.

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British Waterways

South Pennine Ring, Middle Warehouse, Castle Quay, Manchester M15 4NJ
 0422/1/001/O Rochdale Canal, Huddersfield Narrow Canal
 Objection Allocate key sites on the restored Rochdale and Huddersfield Narrow canals for a variety of uses and include specific policies to harness their potential for regeneration and high quality design in order to address economic potential of canals

0422/1/002/S T1.5
 Support Strongly support this Policy which seeks to protect the operation and future use of the canal network within the borough.

0422/1/003/O NR2.1
 Objection Support this policy which covers the future water supply to the canals. Asks for para 13.37 to add a reference to canal water supply and state that the Council will consult with British Waterways.

Mrs B. Broadbent

58 Moor Street, Shaw, Oldham OL2 7BD
 0557/1/001/O OE1.7 LR1 Cowlshaw
 Objection Keep area as farmland/fields or develop as country park to protect for future generations. More houses would put pressure on roads and schools. Last 'green belt' in area.

Joint Case

Broadhurst Engineering (UK) Ltd

Agent : Robert Turley Associates

Moorhey Street, Oldham, OL4 1JU
 0046/1/001/O OE2.2 Land at Birchinlee Mill, Royton
 Objection Green Corridor and Link allocation should be deleted. Land is of no particular recreational or wildlife interest. Previous plan - Inspector recommended similar designation be deleted.

0046/1/002/O OE2.2
 Objection The policy should be deleted in the absence of any clear justification and because it overlaps with other policies protecting land with recreation or wildlife value

0046/1/003/O H1 Birchinlee Mill, Royton

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Objection Requests that the site be allocated for residential development. Mill is underused and in a poor condition. Continued employment use not viable. Site is previously developed and is within walking distance of services & employment.

Valerie Brocklehurst

433 Shaw Road, Royton, Oldham OL2 6PB

0448/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as green area - one of last in west of Borough. Traffic problems will worsen. Schools already overcrowded. Build on brownfield sites instead of green fields.

Joint Case

Tracey Bromiley

44 Scowcroft Lane, Shaw, Oldham OL2 7BB

0455/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep land as it is. Development would put strain on educational resources, overstretch police and worsen traffic problems. Build new secondary school if anything. Only gain is monetary - no gain to residents.

Brookhouse Group Limited

Agent : Alyn Nicholls & Associates

Mercury Way, Barton Dock Road, Manchester M41 7LY

0001/1/001/O B2.1 B1.1.2 Albert Street, Hollinwood/PEZ4

Objection Remove site allocated as B1.1.2 from PEZ4. Site is prominent and suitable for a range of uses - would assist regeneration of area. Proposals for development should be considered on own merits against general development policies.

Joint Case

0001/1/002/O B1.1 B1.1.2 Albert Street, Hollinwood

Objection Delete B1.1.2 from Proposals Map and from Policy B1.1 as the site is suitable for a wide range of uses.

Joint Case

Ms K. Brooks

11 Shaw Hall Close, Greenfield, Oldham OL3 7PG

0763/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection Change the housing allocation to Green Belt to discourage speculative building by developers and preserve open land. Applications for housing previously refused on

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access grounds. Conserve as natural meadow.

Joint Case

Diane Broome

19 Cowlshaw Lane, Shaw, Oldham OL2 7DB

0399/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep area as nature reserve to preserve for beauty and wildlife. Many parts of Shaw already developed with loss of green areas.

Karen Broome

48 Cliff Hill Road, Shaw, Oldham OL2 8DE

0536/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap or Green Belt as most green areas in Shaw have disappeared to housing. Well used by local community/children. Important for wildlife. Development would put pressure on schools, and increase traffic.

Joint Case

Nigel Broome

48 Cliff Hill Road, Shaw, Oldham OL2 8DE

0537/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should be protected to keep few remaining green areas around Shaw as they are and prevent further development. Would worsen traffic. and put further pressure on local services.

Mrs A. Browne

11 Spring Vale Way, Royton, Oldham OL2 6RU

0334/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt to preserve little green land left in area and preserve property prices. Local people would need to drive to green belt areas - currently in walking distance. Traffic would worsen.

Joint Case

Mrs B. Brown

7 Albion Gardens Close, Royton, Oldham OL2 6PW

0333/1/001/O OE1.7 LR1 Cowlshaw

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Name	Policy, Paragraph, Site, Section
Objection	Make field into Local Green Gap. Traffic is already very congested on Broadway, Shaw Road, Royton and around the centre. Schools already full - problems getting foster children into local schools.

Mr M. Buckley

33 Oldham Road, Delph, Oldham OL3 5EB

0164/1/001/O OE1.8 LGG17 Stoneswood, Delph

Objection Area rear of 29-33 Oldham Road should be allocated as Green Gap or Green Belt to protect wildlife habitat - supports wide range of birds and wildlife.

Joint Case

0164/1/002/O H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Objection The mill and area should not be lost to housing development, rather broken up into small business units. Too much land already developed - infrastructure could not cope with extra pressure. Employment needed in area.

Joint Case

Mr P. Buckley

29 Oldham Road, Delph, Oldham OL3 5EB

0153/1/001/O OE1.8 LGG17 Land behind 29-33 Oldham Rd, Delph

Objection Allocate land west of Bailey Mill, Oldham Rd, Delph as Green Belt or Green Gap in order to link it with LGG17, as land is rural and supports varied wildlife.

Joint Case

0153/1/002/O H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Objection Object to the change of use from PEZ to housing. Bailey Mill should be broken up into industrial units similar to Lumb Mill. Once site has been lost for housing, the employment zone will not return to Saddleworth.

Joint Case

Mr P. Buckley

5 Denbigh Drive, Shaw, Oldham OL2 7EQ

0502/1/001/O OE1.7 LR1 Cowlshaw

Objection Redesignate area as Local Green Gap to protect agriculture, SBI, local amenity and support relatively narrow finger of 'green belt' between built up areas. Traffic already excessive. Contrary to accessibility policies.

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Mr. P. Buckley

Agent : Hall Needham Associates

c/o Boarshurst House, Park Lane, Grasscroft

0437/1/001/O GS2 Land at Steadway, Greenfield

Objection Remove land from Green Belt and allocate for housing. The Council indicated at the time of the local plan that this site should be a housing site.

Ms Liz Buckley

2 Vicarage Way, Shaw, Oldham OL2 7BA

0002/1/001/O OE1.7 LR1 Cowlshaw

Objection Designate area as Green Belt. One of last remaining green areas within Shaw. Council has recently put a lot of effort into planting trees in the area. Are some rare newts and other wildlife in area that would lose their habitat.

Joint Case

Steve Buckley

4 Crocus Drive, Royton, Oldham OL2 6QP

0499/1/001/O OE1.7 LR1 Cowlshaw

Objection Designate as Green Belt. Green gaps are essential in this part of the borough. Royton in particular has had a lot of housing development in last 30 years. Traffic already bad and schools oversubscribed. One of last areas for walking.

Joint Case

Mr J.C. Budding

36 Burnedge Lane, Grasscroft, Oldham OL4 4EA

0062/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Allocate as Local Green Gap or Green Belt to protect from development which would destroy one of few remaining woods in Grasscroft. Well used for recreation. Wildlife value. Development would increase traffic and blight landscape.

Mr & Mrs D Burke

53A Shaw Hall Bank Road, Greenfield, Saddleworth OL3 7LD

0765/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection The site should not be allocated for housing because of its value for wildlife and as a play area and the impact of development on Shaw Hall Bank Rd with respect to traffic congestion and road safety.

**Schedule of Objections and Representations to
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Name	Policy, Paragraph, Site, Section
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Mr&Mrs B. Butterfield

24A Edward Road, Shaw, Oldham OL2 7EY

0427/1/001/O OE1.7 LR1 Cowlshaw

Objection Change to Local Green Gap as area contains SBI and Shaw has lost its character and individuality over past 30 years - originally a lovely village.

Traffic a nightmare on Edward Road since Netherhouse was built.

Joint Case

Dr A. Butterworth

7 Duncote Grove, Royton, Oldham OL2 6LL

0218/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap to protect open grassland - contains SBI, plants and wildlife. Peaceful place for walks. Demarcates and seperates built up areas.

Joint Case

Mrs Butterworth

23 Greencroft Meadow, Royton, Oldham OL2 6LQ

0224/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate at least 85% of site as Local Green Gap to protect major green walking areas. Would worsen already congested and busy roads. Residential development should take place on former mills.

Mr B. Byram

37 Summershades Lane, Grasscroft, Oldham OL4 4ED

0063/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Change designation to Green Belt to protect this woodland site which has value for amenity, habitat for flora and fauna, and as a recreation area

Mrs J. Byram

37 Summershades Lane, Grasscroft, Oldham OL4 4ED

0087/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Allocate area as Green Belt to protect the site for its wildlife, woodland and recreational value and because development would be visually intrusive

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Name **Policy, Paragraph, Site, Section**

Mrs J. Byrne

25 Greencroft Meadow, Royton, Oldham OL2 6LQ
0486/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as greenfield - only greenery in area. Demarcates area. Against Government policy of building on brownfield sites. Traffic problems - little public transport accessibility Trees have been planted on site.

Joint Case

Martin Capper

11 Palin Wood Road, Delph, Oldham OL3 5UW
0748/1/001/O OE1.8 LGG17 Stoneswood, Delph

Objection Change from Local Green Gap to Green Belt as population is not increasing, no housing is needed in the area and development would have negative impacts on traffic, road safety, and local character and services

Joint Case

0748/1/002/O OE1.8 LGG18 Rumbles Lane, Delph

Objection Change from Local Green Gap to Green Belt as population is not increasing, no housing is needed in the area and development would have negative impacts on traffic, road safety, and local character and services

Joint Case

0748/1/003/O OE1.8 LGG19 Ainley Wood, Delph

Objection Change allocation from Local Green Gap to Green Belt to fit designation of other side of valley and protect the whole from development, with its impacts on traffic, road safety, local character and services

Joint Case

Michael Carrighan

2 The Crescent, Shaw, Oldham OL2 7BP
0321/1/001/O OE1.7 LR1 Cowlshaw

Objection Land reserved for development should be in places with more natural green areas and better building land eg Saddleworth etc. Site should be protected as it seperates built up areas and has wildlife/botanical importance. Traffic problems.

Mrs Lucy Carroll

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Name Policy, Paragraph, Site, Section

37 Scowcroft Lane, Shaw, Oldham OL2 7BB
0377/1/001/O OE1.7 LR1 Cowlshaw
Objection Opposed to development. Why cause more problems for Shaw than we already have - traffic, children, crime.

C. Carruthers

37, Stevenson Drive, Sholver, Oldham OL1 4RR
0698/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection As an interested party in the business centre is concerned about its vulnerability to housing if adjacent land is given housing status. Requests the site be preserved for industrial/commercial only.

L. Casey

31 Cowlshaw, Shaw, Oldham OL2 7BX
0462/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to development of site - should be kept rural - could fit on hundreds of houses which would worsen existing traffic problems, increase competition for school places, increase crime and devalue properties. Nice area for walks.

Mr N. Cash

15 Luzley Brook Road, Royton, Oldham OL2 6SQ
0195/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to allocation (Change and Reason not known - attachment missing)

Mr Trevor Cash

162 Haven Lane, Moorside, Oldham OL4 2QQ
0616/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside
Objection Change allocation to Local Green Gap to prevent further increase in traffic and associated harm to highway safety and quality of life in the area. (Included petition with 79 signatures)

Joint Case

Mr M. Cassidy

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Name Policy, Paragraph, Site, Section

11 Longfield Road, Shaw, Oldham OL2 7HD
0469/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as greenfield site. All brownfield sites must be fully utilised before considering greenfield sites. Greenspace vital to quality of life - green lung, SBI. Existing traffic problems would be worsened..

Joyce Castle

10 Hill End Road, Delph, Oldham OL3 5JA
0721/1/001/O OE1.8 LGG18 Rumbles Lane, Delph
Objection Supports protection of site from development, but land should be green belt. Distinction between Local Green Gap and Land Reserved for Future Development should also be clarified.

Chadderton & Hollinwood Medical Group

Agent : G P I Corporation Ltd

South Chadderton Health Centre, Eaves Lane, Chadderton, Oldham OL9 8RG
0247/1/001/O B2.1 PEZ9 Fields New Road, Chadderton
Objection Exempt part of PEZ to allow development of purpose built medical facility. This site has been identified for relocation. Would entail development of medical centre/associated services. Difficult to find an area large enough in practice area.

David Chadderton

7 Sharon Avenue, Grasscroft, Oldham OL4 4HP
0177/1/001/O NR3.1 g)
Objection Add wording to ensure that proposed renewable energy developments will not affect the Manchester - Tadcaster Roman Road or the 200 Mesolithic flint sites in the Saddleworth area. (wording provided)

0177/1/002/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Change the designation to Local Green Gap because of the site's value for recreation, as woodland, wildlife habitat, for biodiversity, and its unsuitability for development due to unstable geology, poor access and traffic congestion

0177/1/003/O OE1.8 Lydgate Tunnel/land adj. to Oaklands estate
Objection Extend the Local Green Gap (LGG20) to include the whole of the disused railway cutting at the Grasscroft end of Lydgate Tunnel and the section 106 land (public open space) which formed part of Oaklands estate. Land is a wildlife corridor.

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Mr & Mrs Chadwick

13 Edward Road, Shaw, Oldham OL2 7EZ

0546/1/001/O OE1.7 LR1 Cowlshaw

Objection Designate as Local Green Gap. Contrary to sections of GS2, and some GS6 requirements. Also conflicts with OE1.1 and para.1.5, 11.3, 11.7b and 11.7c, as contains SBI, used for recreation and planted with trees.

Mr S. Chadwick

166 Rochdale Road, Shaw, Oldham OL2 7JR

0192/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect area from development - well used valuable amenity. Lot of money spent on tree planting which has attracted wildlife.

Chapman Saddleworth Ltd

Agent : Chorlton Planning

10 Shade Avenue, Springhead, Oldham OL4 5SB

0123/1/001/O OE1.1

Objection Amend or add policy to allow for the redevelopment of previously developed sites in the Green Belt for housing, where housing would be more compatible with countryside uses, benefit the area and improve the environment.

0123/1/002/O GS2 Land at Victoria Works, Dobicross

Objection Allocate site for redevelopment, preferably housing development, as it is within walking distance of village, is unsuited for continued industrial due to location and access, and no hotelier is interested in developing restaurant/hotel/pub

0123/1/003/O OE1.2 Land at Victoria Works, Dobicross

Objection Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt such as this if no detriment to landscape quality. Define in policy & on map.

Charles Topham and Sons Ltd

14 Wynford Square, West Ashton Street, Salford M5 2SN

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Name	Policy, Paragraph, Site, Section
0268/1/001/S Support	B2.1 Supports the identification of these existing employment areas as Primary Employment Zones and considers policy to be well worded.
0268/1/002/S Support	B2.1 PEZ10 Manchester Street/Westwood, Chadderton The policy should ensure the site's ability to provide significant employment opportunities.

Joanne Clague

18, Rosehill, Delph, Oldham OL3 5ED 0627/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Objects to the residential element of this mixed use allocation. States that the site is suitable for commercial use & that there is a market for industrial units without a need for cross-subsidy. Requests the site be allocated for commercial use.
Joint Case	
0627/1/002/S Support Joint Case	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road Considers loss of the industrial site to housing H1.1.15 as acceptable.
0627/1/003/S Support Joint Case	OE1.8 LGG18 Rumbles Lane, Delph Preserve site as 'Green'
0627/1/004/S Support Joint Case	OE1.8 LGG17 Stoneswood, Delph Preserve site as 'Green'

Alan Clamp

56 Clifton Street, Failsworth, Manchester M35 9EE 0728/1/001/S Support	OE2.4 11.81-11.88 Supports policy in protecting, encouraging and extending the diversity of living things within the Borough. Green Corridors and Green Gaps will assist in this policy
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Ruth Clamp

56 Clifton Street, Failsworth, Manchester M35 9EE 0727/1/001/S	OE2.4 11.81-11.88
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Name	Policy, Paragraph, Site, Section
Support	Supports policy for the protection and extension of all our flora and fauna. Green Corridors and Green Gaps will help to further this policy.
Andrew Clark	
6 Hill End Road, Delph, Oldham OL3 5JH 0527/1/001/O Objection	OE1.8 LGG18 Rumbles Lane, Delph Change designation to Green Belt as the site should not be "greenfield"
0527/1/002/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Site should be kept for industrial/commercial use - would allow for an expansion of the adjacent business centre & preserve its long term future - it could be vulnerable housing if mixed scheme goes ahead.
Mr M. Clarke Agent : Chorlton Planning	
Holly Bank Farm, Altrincham Road, Wilmslow SK9 4LT 0609/1/001/O Objection	GS2 Land at Failsworth Road, Woodhouses Allocate part of the site (north and/or south parts) for residential development, including affordable or speciality housing, to round off edge of built area and enhance viability of services in Woodhouses village.
Jennifer Clark	
6, Hill End Road, Delph, Oldham OL3 5JA 0636/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0636/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This site is appropriate for housing
0636/1/003/O Objection	OE1.8 LGG18 Rumbles Lane, Delph This site must remain as a green buffer zone, although preferably as Green Belt.

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Name **Policy, Paragraph, Site, Section**

Mrs G Clark

8 High Street, Delph, O13 5DJ
0833/1/001/O B2.1 PEZ29 Delph New Road, Delph
Objection Remove allocation as consideration should be given to the amount of traffic through
Delph.

Joint Case

0833/1/002/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Objects to allocation, as consideration should be given to the amount of traffic
through Delph.

Joint Case

Mrs J. Clark

15 Worsley Place, Shaw, Oldham OL2 7BQ
0203/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to any building on the land as it would badly affect the community and reduce
house prices. Also feels the land is not suitable for building being marsh and bog
area.

P.A. Coates

5 Lichfield Close, Denshaw, Oldham OL3 5SF
0659/1/001/O NR3.2
Objection Remove policy and other references to wind farms, as they create industrial zones in
the countryside and provide less energy than other sources, such as growing willow,
which are more controlled, environmentally friendly and less polluting

0659/1/002/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
Objection The site should not be developed and should be part of Green Belt. The proposed
allocation contradicts objectives to protect the landscape, nature and village
character and to control development on farm holdings.

C. Cochrane

12 Spring Vale Way, Royton, Oldham OL2 6RU
0418/1/001/O OE1.7 LR1 Cowlshaw
Objection Supports views of Cowlshaw Action Group

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Name **Policy, Paragraph, Site, Section**

Mr R. Cocking

Agent : Chorlton Planning

c/o Roland Gaskell Chartered Surveyors, PO Box 318, Dobcross, Oldham

0101/1/001/O OE1.7 LR8 Haven Lane South, Moorside

Objection Re-allocate land for housing development. It is not unduly prominent in landscape and no other housing sites have been allocated in Moorside area. Would help provide a full range of locations and housing types in Borough.

Mr & Mrs Coleman

11 Denbigh Drive, High Crompton, Oldham OL2 7EQ

0232/1/001/O OE1.7 LR1 Cowlshaw

Objection Object to development of area as schools are already oversubscribed and traffic would be unacceptable on Denbigh Drive. See no reason to build on only small green area - bad for environment and wildlife.

Joint Case

Mr & Mrs D Colton

10 Woodeaton Close, Royton, Oldham OL2 6RZ

0505/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development - feels area is losing green land. Ponds/wildlife would be lost. Shaw has had fair share of development, Saddleworth largely retained green belt status. More schools would be needed. Traffic problems.

Commhoist Ltd

Agent : Robert Turley Associates

Off Pocket Nook Lane, Lowton, Warrington WA3 1AB

0179/1/001/O OE2.2 Land at Birchinlee Mill, Royton

Objection Objects to designation of site as Green Corridor and Link - no particular recreational or wildlife interest

0179/1/002/O OE2.2

Objection Policy should be deleted due to lack of clear criteria to justify its inclusion. Also overlaps with other policies.

0179/1/003/O H1 Birchinlee Mill, Royton

Objection Requests that the site be allocated for residential development. Mill is underused and in a poor condition. Continued employment use not viable. Site is previously

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developed and is within walking distance of services & employment.

Mrs E Connally

0348/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection Remove PEZ designation from this site and change it to housing as the site adjoins an existing housing development

Mr&Mrs D. Connor

7 Edward Road, Shaw, Oldham OL2 7EZ
0391/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as Local Green Gap. If developed, traffic on Edward Road will be horrific - already used as a short cut to High Crompton. Will be dangerous to residents and children.

Joint Case

Mr&Mrs A.J Conroy

2 Greencroft Meadow, Royton, Oldham OL2 6LQ
0475/1/001/O OE1.7 LR1 Cowlshaw
Objection Area should be protected from development as it is the only untouched local green area. Develop existing poorly developed land or develop where there is abundance of open areas like Saddleworth. Contrary to summary sheet.

Joint Case

Mr & Mrs A Cook

41 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0070/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Keep site as public open space to protect wooded area

Neil Cooper

8 Broadbent Cloase, Royton, Oldham OL2 6LT
0485/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate area as Green Gap or park/nature reserve/forest area. Separates built up areas. Valuable open area. Contrary to sustainability objectives. Brownfield sites not

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fully investigated or identified. Has agricultural and biological importance.

Nigel Cooper

4 Hey Hill Close, Royton, Oldham OL2 6QT

0216/1/001/O OE1.7 LR1 Cowlshaw

Objection

Objects to allocation because open space between towns must be protected.
Development of the site would cause traffic congestion and further increase primary school class sizes. Redevelop old mills and underused industrial estates instead.

Copley Square Ltd.

Agent : Whitehead and Co.

0137/1/001/O

B2.1 PEZ11 Busk, Chadderton

Objection

Delete land at Chadderton Way/Featherstall Road South from PEZ11 and allocate for retail use or leave unallocated. Existing Wickes site enjoys open retail use and is in need of refurbishment - the PEZ allocation is unhelpful in this respect.

Mrs M. Corbett

Agent : Chorlton Planning

c/o Steve Ingram Assocs, Design Studio, The Heights, Delph, Oldham OL3 5TU

0034/1/001/O GS2 Land at Denshaw Vale, Denshaw

Objection

Release part of land from Green Belt and re-allocate for development (housing). Additional families would support essential services and make this remote village more self-sufficient and sustainable.

0034/1/002/O

H1

Objection

Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

Joan L. Corlett

37 Surrey Avenue, High Crompton, Shaw, Oldham OL2 7DN

0222/1/001/O OE1.7 LR1 Cowlshaw

Objection

No details submitted on Change or Reason

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Countryside Agency

North West Region, 7th Floor, Bridgewater House, Whitworth Street, Manchester M1 6LT

0008/1/001/S Support	S1.6 Support for farm shops in rural areas
0008/1/002/S Support	S2.1 Support for small shops in rural areas
0008/1/003/S Support	S2.2 Support for protection against loss of small shops.
0008/1/004/S Support	OE2 Supports OE2 and related Part 2 policies which seek to conserve and enhance the landscape character quality and environment of the Borough.
0008/1/005/O Objection	OE1.9 Amend policy to reflect revised PPG7 and Countryside Agency policy, as it is too constrained by criteria which could stifle rural diversification in practice.
0008/1/006/O Objection	OE1.6 Policy too restrictive - should be more positive towards the re-use of Green Belt buildings to enable job creation and diversification, and the protection of rural services.
0008/1/007/O Objection	OE1.2 Policy should also allow for new buildings required for diversification of existing rural enterprises
0008/1/008/S Support	B1.6 Support working from home.
0008/1/009/O Objection	Business & Industry Would welcome a separate policy which identifies the need to strengthen the rural economic base and addresses the issue of rural diversification.

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Name	Policy, Paragraph, Site, Section
0008/1/010/S Support	T2.1 4.33 Welcome exception to access requirements for developments which support village facilities and local job opportunities.
0008/1/011/O Objection	1.4 Introduction Sustainable development should be the over-arching principle guiding the Plan. This could be achieved by introducing a section stating what it means for Oldham and how it links to the spatial strategy.
0008/1/012/O Objection	Design Consider embracing wider definition of "quality of life" encouraged by "Planning Tomorrows Countryside" as there are economic and social dimensions to "high quality" development, as well as a building design dimension
0008/1/013/O Objection	D1 Support policy D1 but it needs to be reworded to apply to all parts of the Borough, rural and urban (wording supplied)
0008/1/014/O Objection	D1.1 Urban design checklist should be replaced with "good design checklist" in para. 3.13 as it should apply equally everywhere (in rural and urban areas).
0008/1/015/O Objection	1.12, 1.13 Introduction Doubt that reliance on liaison and the GM Strategic Framework will guarantee meeting the needs of rural and urban fringe areas. The Plan needs to explain how it makes provision for them.
0008/1/016/O Objection	1.10 Introduction The Council's vision for the Borough should be included in the UDP, together with an explanation of how it was derived, as the UDP's role is to bring together the needs and aspirations of the community as a whole including non-urban areas
0008/1/017/O Objection	2.1 General Strategy Add a section setting out the characteristics of Oldham and identifying its needs, particularly its rural needs. Make reference to how urban fringe issues are dealt with. Relate the plan objectives more clearly to the General Strategy policies.
0008/1/018/O Objection	GS2 Policy should be amended to make it clear that it will not prevent development

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	needed to meet the needs of people living in the open parts of the Borough but which may have some negative environmental impact
0008/1/019/O Objection	GS3 Policy should expressly enable development (of various types) in rural areas if need is demonstrated as, at present, it seems only to suggest windfall housing development
0008/1/020/O Objection	GS5 The policy (and reasoned justification) should clarify that the diversification of rural areas would not be adversely affected by the rigid interpretation of the policy.
0008/1/021/O Objection	GS7 The policy on site considerations should be worded positively to encourage considerate development rather than concentrate on preventing harm
0008/1/022/S Support	R1 Welcome policy R1 and its part 2 policies which protect and enhance existing recreational facilities and improve the Rights of Way network in the Borough.
0008/1/023/O Objection	CF1 Chapter should promote community planning and the means of participation for example Village Design Statements.
0008/1/024/S Support	Waste Management Supports the sustainable aims of this section.
0008/1/025/S Support	NR3.1 Welcome the promotion of renewable energy generation.
0008/1/026/S Support	NR3.2 Welcome the promotion of renewable energy generation.
0008/1/027/O Objection	H1.1 Welcomes intention of H1.1 to allocate housing land in smaller settlements however requests that surveys should be undertaken to assess if these sites should meet very local needs rather than general needs.

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0008/1/028/O Objection	H1.2 Welcomes intention of H1.2 to allocate housing land in smaller settlements however requests that surveys should be undertaken to assess if these sites should meet very local needs rather than general needs.
0008/1/029/O Objection	H2 Although supportive of the policy concerned that the authority needs to undertake sufficiently detailed household surveys to assess whether the sites identified as providing affordable housing would be sufficient to meet needs in smaller settlements.
0008/1/030/S Support	T1.5 The protection and enhancement of canal corridors is welcomed
0008/1/031/S Support	T1.6 Welcomes the protection and enhancement of disused rail infrastructure
0008/1/032/O Objection	T1.1 Supports rail station and park and ride at Diggle, but would encourage the Council to promote rural bus services rather than rely on park and ride in fringe locations
0008/1/033/O Objection	T1.2 Supports bus park and ride at Waterhead, but would encourage the Council to promote rural bus services rather than rely on park and ride in fringe locations of the Borough in implementing this policy

Mr & Mrs R Coverdale

30 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0057/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Leave land use as it is. Development would mean loss of amenity/recreational area, woodland and wildlife habitat. It would also be visually obtrusive and unsuitable due to poor access, geologically unstable land, drainage problems.

Mr D Cox

Agent : Chorlton Planning

c/o Roland Gaskell, Chartered Surveyor, PO Box 318, Dobcross, Oldham

0472/1/001/O OE1.1 Land at Stonebreaks, Springhead

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Name	Policy, Paragraph, Site, Section
Objection	Identify, via detailed appraisal, historic settlements such as this where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt if no detriment to landscape quality. (Define in policy & on Map)
0472/1/002/O Objection	GS2 Land to the north of The Meadows, Grotton Re-allocate site, or part of it, for residential development as an extension to existing residential area to the south. Site is easily accessible to public transport and to Grotton local centre. Landscaping of remainder could benefit area in general
0472/1/003/O Objection	OE1.2 Land at Stonebreaks, Springhead Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt providing no detriment to landscape quality. Define in policy & on Proposals Map
 CPRE - Lancashire	
Derby Wing, Worden Hall, Leyland PR25 1DJ 0263/1/016/O Objection Joint Case	S2.3 Wording appears to discourage proposals in more rural areas.
0263/1/015/O Objection Joint Case	H1 Object to balance between brownfield and greenfield development. Overall brownfield target for Phase 1 & 2 housing developments should be higher, e.g. 80%, to accord with RPG Panel Report. Exclude windfall greenfield developments as per PPG3.
0263/1/017/O Objection Joint Case	T2.1 4.38 Make a 'home zone' approach in proposals for housing developments a requirement unless the developer can demonstrate why it would be inappropriate.
0263/1/018/O Objection Joint Case	T1.2 Adopt a more cautious approach to park and ride to ensure facilities do not encourage additional car use.
0263/1/001/O Objection	D1.6 Add that the high standards for landscape design must be sensitive to the immediate site context, in order to support local distinctiveness

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Joint Case	
0263/1/019/O Objection	H1.3 Generally supportive, but concerned that intentions towards the assessment of unallocated greenfield sites are unclear. Not clear whether a proposal would be considered against Phase 2 sites.
Joint Case	
0263/1/020/O Objection	H2.1 Sympathetic to the intentions of the policy but notes that it is unlikely to generate sufficient affordable houses to meet the 4,000 dwellings required according to the Housing Needs Survey. A more determined approach is required.
Joint Case	
0263/1/002/O Objection	OE1.7 11.37 Delete final sentence of para.11.37 as it appears to imply that sustainability and suitability for development may outweigh Green Belt purpose, and appears to undermine the justification for including allocations under this policy.
Joint Case	
0263/1/003/S Support	D1.5 Supports policy
0263/1/004/S Support	D1.2 Supports the policy
0263/1/005/S Support	D1.1 Supports and welcomes this comprehensive policy
0263/1/006/O Objection	H1.1 H1.1.13 Coverhill Road, Grotton Object to the continuing allocation of the site. The site makes a significant contribution to the Green Belt.
Joint Case	
0263/1/007/S Support	D1.13 Supports policy - for reasons given and contribution the approach can make to urban regeneration
0263/1/008/S Support	H1.2 Supports approach to phasing and proposed treatment of Phase 2 allocations

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Name	Policy, Paragraph, Site, Section
0263/1/009/S Support	H1.4 Supports this approach to housing density
0263/1/010/S Support	S2.2 Supports this policy which may help to protect local shops in the more rural settlements
0263/1/011/S Support	R1.1 Supports policy , particularly pleased to note inclusion of ponds
0263/1/012/S Support	OE1.9 Supports the policy
0263/1/013/S Support	OE2.1 Supports policy, the intention to prepare appropriate SPG and the support for Village Design Statements
0263/1/014/S Support	OE2.2 Support principle of green corridors. Have some reservations about approach in para.11.66 - could create element of uncertainty, but do not consider this justifies an objection

Crompton & Royton Golf Club

Highbarn, Royton, Oldham OL2 6RW
 0560/1/001/O OE1.7 LR1 Cowlshaw
 Objection Concerned about impact of further houses adjacent to golf course - possible encroachment on golf club land and effluence from adjacent houses.

Crown Castle UK Ltd

Unit 3 Altrincham Business Park, George Richards Way, Altrincham WA14 5GL
 0082/1/001/O D1.12
 Objection Policy should list telecommunications sites; major telecommunication sites should be identified on the proposals map. Policy wording should be changed to allow more visually intrusive masts, in certain circumstances. Delete final sentence.

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Name	Policy, Paragraph, Site, Section
0082/1/002/O Objection	GS7 The policy is too restrictive and inflexible and will stifle the development of modern telecommunications infrastructure, which the Government has encouraged in the recently revised Planning Policy Guidance Note 8.

Darren Cunliffe

7 Broadbent Close, Royton, Oldham 0414/1/001/O Objection	OL2 6LT OE1.7 LR1 Cowlshaw Allocate area as Local Green Gap to protect environment, ponds, wildlife and retain green land for future generations. Separates built up areas. Contrary to policy on developing 75% brownfield land. Infrastructure could not cope with development.
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Lorraine Cunliffe

7 Broadbent Close, Royton, Oldham 0415/1/001/O Objection	OL2 6LT OE1.7 LR1 Cowlshaw Protect from development to protect wildlife/forestry. Valuable amenity. Development would impact on infrastructure/local services. Already development in area, Saddleworth has escaped process. Contrary to policy on brownfield site development.
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Andy Czakow

27 Denbigh Drive, Shaw, Oldham 0302/1/001/O Objection	OL2 7EQ OE1.7 LR1 Cowlshaw Protect from development as infrastructure cannot cope with more housing development. Does not fulfil criteria 6.23 c(iii) [housing land release], 6.40 (i) - (iii) [housing in relation to public transport/access to services]. Paths, SBI. Transport links
Joint Case	

Mr & Mrs W Daley

61 Denbigh Drive, High Crompton, Shaw, Oldham 0209/1/001/O Objection	OL2 7EQ OE1.7 LR1 Cowlshaw Allocate as Green Belt adjacent to Denbigh Drive/Edward Rd to protect amenity space. Development would worsen traffic problems. Lack of transport/local services. Contrary to green policies. Other more suitable sites available.
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V. Daubney

23 Scowcroft Lane, Shaw, Oldham OL2 7BB
0380/1/001/O OE1.7 LR1 Cowlshaw
Objection Refers to traffic and crime but no Change indicated.
Joint Case

David Butterworth & Co. Ltd

Agent : Chorlton Planning

C/o Roland Gaskell, Chartered Surveyor,, PO Box 318, Dobcross,, Oldham
0731/1/001/O H1 Greenfield Bowling Club
Objection Seeks the allocation of this site for a variety of reasons - within the village envelope, urban in character, accessible to services, will enhance the conservation area, will improve h'way/footpaths, bowing club closed due to lack of demand.

T & I Davies

4 Higham Close, Royton, Oldham OL2 6TQ
0298/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to development of site - should develop wildlife habitat not destroy it. Increasing urban area will increase inner city problems. Open space needed for walks/recreation. Traffic problems would be worsened. Pressure on services.

Mr G Daws

30 Delph Lane, Delph, Oldham OL3 5HX
0047/1/001/O GS2 Former Neptune/Schlumberger measurement works
Objection The former industrial site is now used for open storage, contrary to Green Belt principles. Either Green Belt policy should be enforced or the site allocated for industrial development, as businesses operate nearby and find it a good location.

Mr C P Dawson

Agent : Chorlton Planning

2 New Barn, Delph, Oldham
0463/1/001/O OE1.1 Land at New Barn, Delph
Objection Change policy to allow limited development in, or close to, existing settlements in Green Belt, specifically in New Barn where limited in-fill will help to consolidate its historic form without significantly affecting surrounding countryside.

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Name	Policy, Paragraph, Site, Section
0463/1/002/O Objection	OE1.2 Land at New Barn, Delph Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt such as this if no detriment to landscape quality. Define in policy & on map.

Mr Ronald Dawson

11 Derwent Drive, Chadderton, Oldham OL9 9JF
0670/1/001/O
Objection
OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton
Remove allocation as Land Reserved for Future Development to protect open space and absent compelling reasons for development
Joint Case

Mr & Mrs G Deakin

5 Broadgate, Dobcross, Oldham OL3 5BJ
0743/1/001/S
Support
OE1.8 LGG15 Wall Hill, Dobcross
Object to any building on site - would devalue property, remove view and privacy, increase noise and traffic

Joan Dean

9 Lichfield Close, Denshaw, Oldham OL3 5SF
0660/1/001/O
Objection
NR3.2
Remove policy and other references to wind farms, as they create industrial zones in the countryside and provide less energy than other sources, such as growing willow, which are more controlled, environmentally friendly and less polluting

0660/1/002/O
Objection
H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
The site should not be developed and should be part of Green Belt. The proposed allocation contradicts objectives to protect the landscape, nature, village character and to control development on farm holdings

Mr R. Dearden

7 Greencroft Meadow, Royton, Oldham OL2 6LQ
0539/1/001/O
Objection
OE1.7 LR1 Cowlshaw
Protect from development and keep and enhance area as natural green gap.

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Joint Case Picturesque amenity. Infrastructure could not cope with more pressure.

Deez Wine Bar

Agent : Paul Butler Associates

16 - 18 Market Square, Royton, Oldham OL2 5QD

0012/1/001/O S1.3 7.21/7.22

Objection Objects to non-retail development in Primary Shopping Frontages being permitted only where 70% of the frontage remains in A1 use. Suggests 45% limit as more sensible. Policy creates too many vacancies. A2/A3 better than vacant A1 units.

Denshaw Community Association

Brown Hill Naze Farm, Denshaw, Oldham OL3 5SN

0543/1/001/S C1.1

Support Maintenance of essential character is important to people and inappropriate development is not welcomed.

0543/1/002/O NR3.2

Objection Renewable energy sources other than wind should be given enhanced emphasis as they are less intrusive.

0543/1/003/S OE2.1

Support Supports policy to protect local distinctiveness of landscape and the adoption of village design statements as Supplementary Planning Guidance

0543/1/004/S OE2.3 Crompton Moor

Support Supports designation of Crompton Moor as a Local Nature Reserve as part of policy OE2.3

0543/1/005/S NR1.2

Support This policy is extremely important as noise and vibration creates stress/anger/poor life quality which should be eliminated as much as possible.

0543/1/006/S NR2.1

Support A lot of houses in Denshaw source their domestic water from springs - anything that threatens these supplies should not be allowed

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Name	Policy, Paragraph, Site, Section
0543/1/007/S Support	W1 Supports waste policies. Reduction of waste disposal is crucial for a sustainable future and its environment as is the siting & use to be made of sites.
0543/1/008/S Support	W1.4 Supports policy but wishes more could be done in terms of doorstep recycling. More needs to be done to educate people & make it easier for people to participate.
0543/1/009/S Support	H2.1 Support - policy would help to stop migration of Saddleworth children due to the inability to afford the premium housing of the area.
0543/1/010/S Support	H2.3 Support - policy would help to stop migration of Saddleworth children due to the inability to afford the premium housing of the area & with lifetime homes to enable people to stay rather than move.
0543/1/011/S Support	CF1.5 Support - Denshaw school has lost out in the past/present but hopefully won't in the future with this policy in place.
0543/1/012/S Support	R2.2 Support - Denshaw has seen much development, but gained nothing in terms of public open space. This policy would be useful when the site at Dumfries Farm is developed.
0543/1/013/S Support	T1.2 Reduction of the car is crucial for a sustainable future. Good public or alternative transport is essential & should be encouraged.
0543/1/014/S Support	T1.4 Reduction of car travel is crucial for a sustainable future. Good public or alternative transport, such as walking and cycling, is essential & should be encouraged.
0543/1/015/S Support	T1.5 Reduction of the car is crucial for a sustainable future. Good public or alternative transport, such as canal navigation, is essential & should be encouraged.

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Name	Policy, Paragraph, Site, Section
0543/1/016/S Support	T1.6 Reduction of the car is crucial for a sustainable future. Good public or alternative transport is essential & should be encouraged.
0543/1/017/S Support	T2 Reduction of the car is crucial for a sustainable future. Good public or alternative transport is essential & should be encouraged.

Lord Deramore's Stanford Estates

Agent : Smiths Gore

0759/1/001/O Objection	H1.2 H1.2.10 Knowls Lane, Lees Transfer allocation from Phase 2 (Policy H1.2) to Phase 1 (Policy H1.1). Largest single proposed housing allocation - more appropriate to include it in Phase 1. Well located, no constraints, would bring forward construction of new road link.
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Derbyshire County Council

County Hall, Matlock, Derbyshire DE4 3AG

0521/1/001/O Objection	W1.3 Consider that the need to demonstrate a clear shortfall in waste treatment or disposal capacity in the first paragraph of this Policy is inappropriate.
0521/1/002/O Objection	NR4 Policy is too restrictive in terms of requiring that need for minerals must be 'clearly established'.
0521/1/003/O Objection	NR4.3 Policy is too restrictive in terms of requiring that need for minerals must be 'clearly established'.

Mr&Mrs G Dickinson

33 Summershades Lane, Grasscroft, Oldham OL4 4ED

0078/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Remove allocation as Land Reserved for Future Development. Protect this mature woodland, important for wildlife and recreation, from development which would be visually intrusive and unsuitable due to narrow lanes and unstable, poorly drained
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ground

Cllr A.J. Dillon

'Loughglynn', 5A Underwood Way, Oldham OL2 8LF

0481/1/001/O OE1.7 LR1 Cowlshaw

Objection Area allocated for development as a park should be designated for recreation, remainder of LR1 should be designated Local Green Gap to protect buffer function and wildlife. Would be traffic increase. Lack of public transport.

Cllr P Dillon

'Loughglynn', 5A Underwood Way, Oldham OL2 8LF

0519/1/001/O OE1.7 LR1 Cowlshaw

Objection Retain proposed park areas and designate remainder as Local Green Gap. Would not meet Government targets for development on brownfield sites. Would cause sprawl between built up areas and increase traffic. Home to wildlife.

Marie Dixon

4 Albion Gardens Close, Royton, Oldham OL2 6PW

0337/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt to preserve land and keep undeveloped. Bought property because of green area. Value of property would be reduced if area built up.

Dobcross Village Community

Spring Brow Farm, Ladcastle Road, Dobcross, Oldham OL3 5QT

0105/1/002/O B2.1 Walk Mill, Dobcross

Objection Would like the site reinstated as Primary Employment Zone to preserve the remaining part of the mill as part of our industrial heritage and have it converted to small business/office units to provide local employment.

Joint Case

0105/1/009/O OE1.7 LR10 Ryefields Drive, Uppermill

Objection Change allocation from Land Reserved for Future Development to Local Green Gap due to value as woodland and wildlife habitat

Joint Case

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Name	Policy, Paragraph, Site, Section
0105/1/007/O Objection	13.56 Natural Resources Targets for wind turbines are inappropriately high in the absence of more specific information, such as locations, and because of the likely impact on the landscape and environment
Joint Case	
0105/1/008/O Objection	NR3.2 In addition to the listed criteria, there should be a requirement that full assessments of the environmental and visual landscape impacts be carried out of any proposal for wind turbine sites to enable a judgment of potential harm
Joint Case	
0105/1/003/O Objection	OE1.8 LGG15 Wall Hill, Dobcross Welcome designation of this former housing site, and would like to see it extended.
0105/1/004/S Support	GS2 Former Neptune/Schlumberger measurement works Glad to see designation of the site as Green Belt
0105/1/005/O Objection	OE1.8 Former H22, Wall Hill Include unallocated land in Local Green Gap 15 as it is now valuable wildlife habitat. Creating access to the site from Wall Hill Road would also be detrimental to residents of existing housing and increase traffic hazard on steep, dangerous road.
Joint Case	
0105/1/006/S Support	OE1.8 Applaud extension of green belt, including local green gap areas
 Mr C.J. Dockray	
5, Church Street, Delph, Oldham OL3 5DR	
0679/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0679/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

Mrs E. Dockray

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5, Church Street, Delph, Oldham OL3 5DR
0680/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such.
Concerned about impact on adjacent business centre - could be lost to housing if
mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0680/1/003/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed.

M.T. Dodd

6 Denbigh Drive, Shaw, Oldham OL2 7EQ
0408/1/001/O OE1.7 LR1 Cowlshaw
Objection Make area Green Belt. Insufficient infrastructure.
Need lung of green belt between built up areas.
Joint Case

P. Dodd

6 Denbigh Drive, Shaw, Oldham OL2 7EQ
0407/1/001/O OE1.7 LR1 Cowlshaw
Objection Designate site as Green Belt as building on the land would increase traffic problems,
spoil the green landscape, harm wildlife present on the land, and put safety of
children on Denbigh Drive estate at risk.
Joint Case

Paul Doney

6 Crocus Drive, Royton, Oldham OL2 6QP
0410/1/001/O OE1.7 LR1 Cowlshaw
Objection Designate land as a Protected Area of Open Space to protect SBI/rare species. Few
green areas remain in area. Disagrees with development so far from principal highway
corridor. Already traffic problems. Popular walking area.

Joyce Donoghue

16 Netherhouse Road, Shaw, Oldham OL2 7HY
0464/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as open space - area getting more and more built up. Used as play area and

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for walking. Roads would be gridlocked. Suggests Saddleworth be considered instead.

Joint Case

James Donohoe

24 Haugh Hill Road, Moorside, Oldham OL4 2NQ

0628/1/001/O OE1.7 LR7, LR8 Haven Lane, Moorside

Objection Change to an allocation that prevents any further development off Haven Lane that would have access from the Lane as it cannot accommodate additional traffic

Mr F. Dowd

110 Manchester Road, Shaw, Oldham OL2 7DD

0549/1/001/O OE1.7 LR1 Cowlshaw

Objection Objects to any development on site. Is enough traffic on Shaw roads - do not need anymore. Schools are overcrowded. Is nowhere for the children to play.

Mrs D. Dowd

14 Worsley Place, Shaw, Oldham OL2 7BQ

0398/1/001/O OE1.7 LR1 Cowlshaw

Objection Objects to any possible building on site. Enough problems in Shaw with traffic, shortage of school places, crime, drugs. Police cannot cope as it is.

Mr J. Downs

Agent : Chorlton Planning

Higher Shaws Farm, 15 The Shaws, Uppermill, Oldham OL3 6JX

0171/1/001/O GS2 South of The Shaws and Redwood Road, Uppermill

Objection Allocate site, or part of it, for housing development as an extension of existing residential area to north. Development would round off built area and add choice of locations and house types in Saddleworth.

Mr Mark Dronsfield

31 Shaw Hall Bank Road, Greenfield, Oldham OL3 7LD

0778/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection Change allocation from Housing to Local Green Gap to protect natural area that

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provides habitat for birds, play area for children and attractive approach to Greenfield from restored canal. Road is already congested with traffic and parked cars.

Joint Case

Cllr Mrs C Dugdale

44 Saffron Drive, Moorside, Oldham OL4 2PU

0350/1/001/O B2.1 PEZ17 Wellyhole Street, Lees

Objection Change the designation of this land, part of PEZ17, from PEZ to housing (objection submitted jointly by all 3 ward councillors)

Fred Dunkerley

18 Manor Road, Shaw, Oldham OL2 7JJ

0316/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap to protect local beauty spot which separates built up areas - has had much work and money spent on it. Lack of access/public transport. Roads unsuitable for more traffic.

Roger Dunkerley

23 Edward Road, Shaw, Oldham OL2 7EZ

0386/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect countryside from development. Large areas built up over years resulting in loss of wildlife. Recreational/educational value. Ongoing tree planting. Housing would be visually intrusive. Already traffic problems.

Trevor Dunkerley

4 Longfield Road, Shaw, Oldham OL2 7HD

0315/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as Local Green Gap - separates built up areas. Much work and money spent on area. Local beauty spot. Lack of access/public transport. Roads unsuitable for more traffic. Brown field sites should be considered first.

Joint Case

MrSM&Mrs C Durr

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5 Hey Hill close, Royton, Oldham OL2 6QT
0336/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as 'green gap' for next ten years Building would bring more traffic to already congested area. Schools and local services already oversubscribed. Wildlife habitat, pond and trees would be lost.

Samantha Durr

88 Oldham Road, Grasscroft, Oldham OL4 4HU
0055/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Objects to allocation as Land Reserved for Future Development due to site's value for recreation, woodland and wildlife habitat, and concern about drainage problems
Joint Case

Deborah Dyson

14 Longfield Road, Shaw, Oldham OL2 7HD
0404/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap to protect invaluable open space and wildlife habitat. Already traffic problems and local services overstretched. Possible drainage problems. Does not believe all brownfield sites have been exhausted.

Mr A. Dyson

3 Netherhouse Road, Shaw, Oldham OL2 7EX
0335/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap to protect from development. Contains SBI. One of few green areas in West of Borough. Access roads are narrow - extra traffic would cause problems.

Stuart Dyson

14 Longfield Road, Shaw, Oldham OL2 7HD
0576/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap to protect green space. Amount of land allocated seems out of proportion. Contains wildlife habitat. Traffic/accessibility problems. Possible drainage problems. Should explore brownfield opportunities for development.

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0726/1/001/S Support	13.50 - 13.67 Natural Resources Support the discussion, policies and supporting text on Energy in the Plan, in particular policies NR3.1 and NR3.2
0726/1/002/S Support	11.42 Open Environment Supports the link made between the community forestry initiative and biomass energy schemes
 English Nature	
Pier House, Wallgate, Wigan WN3 4AL 0149/1/001/O Objection	T1.5 Mention English Nature as they are also involved in canal restoration work.
0149/1/002/O Objection	T1.5 Include cross-reference to habitat protection policy (OE2.3) as Rochdale Canal is a designated nature conservation site.
0149/1/003/S Support	D1.1 Welcomes this policy which seeks to ensure a range of benefits and safeguards to the nature conservation interest of the Borough through appropriate design considerations in all development.
0149/1/004/S Support	D1.4 Strongly support this policy. Welcome the onus which is placed on developers to demonstrate that adverse impacts have been avoided where possible, and adequately mitigated for where harm is unavoidable.
0149/1/005/S Support	D1.5 Welcome this policy which gives a good level of protection to existing trees from development, seeks adequate replanting of indigenous species for trees lost to development, and employs Section 106 agreements to secure such compensation.
0149/1/006/S Support	D1.6 Welcome and support this policy requiring habitat creation to be incorporated into landscaping schemes, which should be integral to new development.

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0149/1/007/O Objection	B1.4 All policies which refer to development/land use along Rochdale canal should cross reference to Designated Nature Conservation Site Policies.
0149/1/008/S Support	GS2 Support the protection of certain types of land from inappropriate development.
0149/1/009/O Objection	GS7 "Significant harm" should be defined and reference made to the precautionary principle, as what constitutes harm to national and international sites may be less apparent than harm to local nature conservation sites.
0149/1/010/S Support	W1.3 Support the inclusion of the protection for wildlife and geological sites and the biodiversity resource.
0149/1/011/S Support	NR2.1 This policy is welcomed and supported by English Nature
0149/1/012/O Objection	NR3.2 There is no mention of the impact that wind turbines may have on bird habitat or migratory patterns.
0149/1/013/S Support	NR4.3 English Nature welcomes and supports the inclusion of the protection for wildlife and geological sites and the biodiversity resource.
0149/1/014/S Support	H1.4 Consideration of whether the plan's standard housing densities should be applied to new development because of their likely impact on nature conservation interests, is welcomed.
0149/1/015/S Support	OE2 Strongly supports policy as it attaches significant value to protecting and enhancing biodiversity, features of geological interest, green corridors and tree cover, when considering development proposals

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0149/1/016/S Support	OE2.2 Welcomes the positive approach in the policy to protecting and enhancing the green link network and their identification on the Proposals Map
0149/1/017/O Objection	OE2.3 The habitat protection policy should be split into three to differentiate between the levels of protection for sites of international, national and local nature conservation designation
0149/1/018/O Objection	OE2.3 Add a paragraph to raise the profile of the Rochdale Canal cSAC and the protection afforded to it in law and policy
0149/1/019/O Objection	Open Environment Under Conservation Regulation 37, the Plan should contain a policy that encourages the management of features of the landscape which are important for wild flora and fauna
0149/1/020/O Objection	OE2.4 The justification should include the requirement of surveys and mitigation to be carried out on site prior to grant of planning permission under the licensing procedure for European Protected Species (in Oldham, floating water plantain and bats)

Environment Agency

PO BOX 12, Knutsford Road, Warrington WA4 1HG

0665/1/001/O Objection	NR2.2 13.40 - 13.45 The policy is supported in principle but would like to see both the policy and Reasoned Justification reworded to reflect the need for flood risk assessments and more exacting criteria.
0665/1/002/O Objection	NR2.3 The words "there are sound public safety considerations" should be deleted as it is ambiguous.
0665/1/003/O Objection	NR1.5 13.29 The policy should make specific reference to the hazardous potential of landfill gas migration.

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0665/1/004/O Objection	NR2.1 The Policy is supported in principle but needs to refer to the need to protect the quantity and supply of groundwater resources.
0665/1/005/O Objection	NR1 Policy makes reference to not permitting development which would cause water pollution, however a Part 2 Policy should be incorporated to ensure developers are clear on the measures that they have to take.
0665/1/006/O Objection	Natural Resources There should be Policy guidance in terms of what will be expected when developing adjacent to watercourses and canals in urban areas.
0665/1/007/O Objection	Natural Resources A sites constraints section should be included.

Mr Paul Errock

3 Burnedge Lane, Grasscroft, Oldham

0433/1/001/O Objection	GS2 Land adjacent to 3 Burnedge Lane, Grasscroft The land should be taken out of the Green Belt to allow for the construction of a dwelling.
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J.M. Evans

270 Thornham Road, Royton, Oldham OL2 6YG

0237/1/001/O Objection	OE1.7 LR1 Cowlshaw Area should remain as a local Green Gap between the two towns. Concerned about increased traffic on small local roads. Importance of conservation/wildlife value of area.
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Exors of G S Sherratt deceased

Agent : Chorlton Planning

c/o North Ainley Halliwell Solicitors, 34/36 Clegg Street, Oldham OL1 1PS

0750/1/001/O Objection	H1.2 H1.2.1 Parkside Farm, Chadderton Reclassify as Phase 1 residential allocation. Few housing sites in this part of
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Name	Policy, Paragraph, Site, Section
	Chadderton. Given the larger Phase 1 allocation at Hunt Lane, it would allow builders to compete and provide greater choice of housing types, styles and price.
0750/1/002/O Objection	H1 Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

Fairclough Homes Ltd

100 Washway Road, Sale, Cheshire M33 7FX	
0269/1/001/O Objection	B2.1 PEZ17 Wellyhole Street, Lees Change allocation from PEZ to unallocated as the part occupied by industry creates noise and traffic detrimental to the area, which is residential and benefits from quality open space. Numerous more suitable industrial sites elsewhere in Borough.
0269/1/002/S Support	H1.1.5 H1.1.5 Cape Mill, Refuge Street, Crompton Supports residential allocation as it will enhance the area and replace a brownfield site in line with Government policies
0269/1/003/O Objection	H1 Dico Warehouse, Constantine Street Requests the allocation of the site of Dico Warehouse for residential development. This objection by Fairclough Homes also includes a petition from local residents comprising 27 signatures in support of their proposed use for the site.

Terence Farmer

32 Summershades Lane, Grasscroft, Oldham OL4 4ED	
0085/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Allocate site as Local Green Gap. Unstable, poorly drained ground is unsuitable for building. Development would create road safety hazards and be visually intrusive. Mature woodland, used by residents, walkers and wildlife would be lost.

Mr. M. Farrand

2 Heather Way, Diggle, Oldham OL3 5PZ	
0125/1/001/O	GS2 Land at Brownhill, Uppermill

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Name	Policy, Paragraph, Site, Section
Objection	Release land from Green Belt and allocate for housing as it is part of Uppermill and development would create logical boundary to village. Would also enable footpath and junction improvements . Close to services and public transport.
0125/1/002/O Objection	OE1.1 Land at Brownhill, Uppermill Change policy to allow limited development on sites in the Green Belt in, or close to, existing settlements, specifically on this site which is geographically part of Uppermill, next to a residential area, and close to village centre services
0125/1/003/O Objection	OE1.2 Land at Brownhill, Uppermill Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt such as this if no detriment to landscape quality. Define in policy & on map.
John Farrar	
25 Summershades Lane, Grasscroft, Oldham OL4 4ED 0074/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Remove allocation and keep land in its present undeveloped state. Development would mean loss of only woodland in area, would degrade local landscape and create extra traffic unsuitable on narrow lanes in quiet residential area.
Joint Case	
Mrs J. Farrar	
25 Summershades Lane, Grasscroft, Oldham OL4 4ED 0073/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Remove allocation and protect land from any future development. Land geologically unstable, unsuitable for drainage. Loss of recreational area and varied wildlife habitats. Development would increase traffic and destroy peaceful residential area.
Joint Case	
Louise Farrimond	
45 Moor Street, Shaw, Oldham OL2 7BE 0554/1/001/O Objection	OE1.7 LR1 Cowlshaw Leave area as it is - valuable piece of land already earmarked for recreational area. Will be far too much traffic, roads could not cope. Ponds/ wildlife would be destroyed.

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Objection Object to future development on this site unless direct access from Oldham Road were provided and a weight limit on local roads were imposed.

Mrs M. Fletcher

8 Longfield Road, Shaw, Oldham OL2 7HD

0367/1/001/O OE1.7 LR1 Cowlshaw

Objection Re-classify as Local Green Gap to protect one of few remaining green areas providing country walks. Plant and animal species can be seen in natural environment . Would be traffic problems. Newly planted trees would be lost.

E.J. Flynn

3 Greencroft Meadow, Royton, Oldham OL2 6LQ

0565/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep land as Local Green Gap - are few green gap areas left in the west of the Borough. Traffic on Cockermill Lane will increase. Already difficult to get access onto Shaw Road. Site contains SBI.

D.& E. Ford

92 Wall Hill Road, Dobcross, Oldham OL3 5BH

0741/1/001/S OE1.8 LGG15 Wall Hill, Dobcross

Support Maintain and preserve the green belt with open space and wild life habitat

Forestry Commission

North West England Conservancy, Area Office, Linmere, Delamere, Cheshire CW8 2JD

0723/1/001/O D1.5

Objection Supports elements regarding trees and woodland - Should also refer to the control of tree felling administered by the Forestry Commission through the Forestry Act 1967 (as amended), Oldham Woodland Strategy, and Pennine Edge Forest

0723/1/002/O D1.6

Objection Supports elements regarding trees and woodland. Should also refer to Oldham Woodland Strategy and Pennine Edge Forest

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Name	Policy, Paragraph, Site, Section
Objection	Pleased that the Council is considering the appropriateness of housing provision. Council should actively encourage a permanent site for Gypsy caravans due to the national shortage of legal stopping places
0429/1/003/O Objection	H2.2 Object to excluding caravan sites for Gypsies and Travellers from the Green Belt, as Green Belt and other open land has been a traditional stopping place for centuries

Friezland Properties Ltd

Waterside Mills, Greenfield, Oldham OL3 7NH
0780/1/001/S GS2 Royal George Mills, Greenfield
Support States that the Green Belt in Saddleworth should never be altered and specifically supports keeping this site in the Green Belt and as a conservation area

Friezland Residents' Association

35 Armit Road, Greenfield, Oldham
0106/1/001/O C1 12.10 Royal George Mills, Greenfield
Objection Conservation Area statements should be stronger to protect conservation areas such as the Royal George and to enhance the Green Belt

0106/1/002/O NR3.2
Objection Opposed to wind farms

0106/1/003/S OE1.8 LGG20 Land south of Oaklands Road, Grasscroft
Support Fully support this policy, particularly as development at Oaklands Road would create an ugly scar on any cross-valley views.

0106/1/004/S OE1.1
Support Pleased to note that the Green Belt Policy will protect the natural break between the conurbations of Oldham and Tameside.

0106/1/005/S OE1.8
Support Supports designation of any 'white land' that is a green field site to have Green Gap status (refers particularly to Oaklands Road (OL29))

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Name	Policy, Paragraph, Site, Section
0106/1/006/O Objection	C1 Would like policy strengthened to conserve and regenerate industrial heritage as speculative developments threaten the character and heritage of the area.
0106/1/007/S Support	B2.3 5.26 Supports making buildings in the Green Belt in the Friezland area, such as the Royal George Mills, available for employment uses rather than for new unsustainable housing development
 Mr & Mrs J Froggatt	
12 Dumfries Avenue, Denshaw, Oldham OL3 5SQ	
0789/1/001/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. Remove housing allocation as developing here would generate more road traffic because the bus services are so poor and the village lacks facilities.
 Frost (Exors. of late Mr R.)	
Agent : Chorlton Planning	
c/o North Ainley Halliwell Solicitors, 34/36 Clegg Street, Oldham OL1 1PS	
0167/1/001/O Objection	OE1.1 Amend or add policy to allow the redevelopment of previously developed sites in the Green Belt for a use such as housing that would be more appropriate and less harmful to the countryside than the existing use.
0167/1/002/O Objection	GS2 Land at Woodbrook Farm (SE), Springhead Allocate as redevelopment site, preferably housing, as the present use, vehicle dismantling, is inappropriate in the Green Belt, visually intrusive and generates commercial traffic.
0167/1/003/O Objection	GS2 Land at Woodbrook Farm, Springhead Allocate this Green Belt site, or part of it, for housing development as it would form logical extension to existing residential area to the west and would improve choice of sites and dwelling types in the Borough.
0167/1/004/O Objection	H1 Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

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Name	Policy, Paragraph, Site, Section
0730/1/001/S Support	OE1.1 Supports the Green Belt policy, in particular protection of the natural break between Oldham and Tameside at the end of Armit Road and both sides of Wellihole Road, including Saddleworth Cricket Club and Tennis Club
0730/1/002/S Support	OE1.8 LGG20 Land south of Oaklands Road, Grasscroft Supports the Local Green Gap policy, particularly designation of LGG20 due to the adverse effect any development of the site would have on cross-valley views

Sarah Gaskell

16, Huddersfield Road, Delph, Oldham OL3 5EG	
0635/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0635/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This housing site has some merit.
0635/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

T Gaunt

3 Derwent Drive, Chadderton, Oldham OL9 9JF	
0684/1/001/O Objection	OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton Change allocation to Local Green Gap to protect farmland and prevent more traffic problems

Mr Malcolm Gelder

6 Summershades Lane, Grasscroft, Oldham OL4 4ED	
0090/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Objects to allocation as Land Reserved for Future Development. Site unsuitable due to problems with access, road safety, geology and drainage. Concern about loss of woods and residential amenity, and future merging of Grasscroft with Greenfield
Joint Case	

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General Aviation Awareness Council

50A Cambridge Street, London, SW1V 4QQ

0136/1/001/O Transport

Objection Include a criteria-based policy to consider proposals for landing strips and helipads, in accordance with national planning policy (PPG13, PPG24) and because General Aviation is a growing economic and leisure activity

Ms T. Gibson

2 Netherhouse Road, Shaw, Oldham OL2 7EX

0574/1/001/O OE1.7 LR1 Cowlshaw

Objection Re-classify as local green gap. Contains prime agricultural land, an SBI and area recently planted with trees. One of the only green areas left in Shaw. Roads cannot cope with extra traffic. Shaw already saturated with development.

Joint Case

Mr&Mrs S. Gilbert

17 Edward Road, Shaw, Oldham

0390/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap to protect from development. One of the only green areas left in Shaw. Contains ponds, good agricultural land and wildlife - a rarity which should be saved. Existing traffic problems would be worsened.

Joint Case

Mrs B. Gilmartin

24 Longfield Park, Shaw, Oldham OL2 7BU

0548/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development. Area planted with trees, would spoil view from property. Local schools will be inadequate. Traffic will increase. Part of area already earmarked for park.

Miss Janet Gipson

41 Montgomery Street, Hollinwood, Oldham OL8 3PR

0159/1/001/O B1.1 B1.1.2 Albert Street, Hollinwood

Objection Site should be reallocated to Recreational Open Space, e.g. allotments. Only sizable

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open land left in the area. Plenty of spare capacity for industry. Traffic from additional lorries and cars would make an already polluted area worse.

Joint Case

Mrs Joan Gipson

41 Montgomery Street, Hollinwood, Oldham OL8 3PR

0154/1/001/O B1.1 B1.1.2 Albert Street, Hollinwood

Objection Would like allocation to change from Business and Industry to Recreational Open Space as the site is already part greenfield and more open space is needed in Hollinwood.

Joint Case

Caroline Glennie

16 Denbigh Drive, Shaw, Oldham OL2 7EQ

0371/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development - Quiet 'green belt' area, development would increase traffic, noise and pollution. Could lead to more theft/burglaries. Properties would be devalued. Local amenities already under pressure. Enough development in area.

Walter Glennie

16 Denbigh Drive, Shaw, Oldham OL2 7EQ

0372/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development. Quiet area - would spoil outlook from house across green belt fields. Safety issues, noise, pollution from increased traffic. Schools/services already oversubscribed. Properties may be devalued.

Harry Glover

19 Chewbrook Drive, Greenfield, Oldham OL3 7PD

0756/1/001/O H1.1 H1.1.19 Andrew Mill, Greenfield

Objection The land contains a coppice of mature trees. Object to any proposal to fell these trees and to Plan's considering this part of the site as 'previously developed'.

Mr P&Mrs P Glynn

89 Haven Lane, Moorside, Oldham OL4 2QH

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0614/1/001/O Objection Joint Case	OE1.7 LR8 Haven Lane South, Moorside Change allocation to Local Green Gap to protect open land and prevent increase in traffic
0614/1/002/O Objection Joint Case	OE1.7 LR7 Haven Lane North, Moorside Change allocation to Local Green Gap to protect open land and prevent an increase in traffic

GMPTE

9 Portland Street, Piccadilly Gardens, Manchester M60 1HX 0026/1/002/O Objection	Park and ride in Green Belt Add policy in Open Environment chapter on development of Park and Ride sites in Green Belt in accordance with PPG13
0026/1/001/O Objection	T1.6 4.31 The section of Oldham Loop rail line between Werneth and Mumps should be protected under this policy for public transport use, until such time as relevant negotiations and feasibility studies as to its future are concluded by GMPTA/E & Railtrack
0026/1/003/O Objection	T1.1 b. Omit park and ride at the future Derker Metrolink stop as it is unlikely to be implemented, and identify an alternative site for park and ride near the Oldham Mumps interchange.
0026/1/004/O Objection	B1.1, B1.2 B1.2.1 Southlink Business Park The section of rail line within the site should be de-allocated from business and office use and protected for public transport use until such time as relevant negotiations and feasibility studies about its future are concluded by GMPTA/E & Railtrack
0026/1/005/O Objection	B1.1 B1.1.31 Union Street West/Oldham Way, Oldham The section of rail line within the site should be de-allocated from business and office use and protected for public transport use until such time as relevant negotiations and feasibility studies about its future are concluded by GMPTA/E & Railtrack
0026/1/006/O Objection	B1.1 B1.1.32 Oldham Way/Mumps, Oldham The section of rail line within the site should be de-allocated from business and

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Name	Policy, Paragraph, Site, Section
	office use and protected for public transport use until such time as relevant negotiations and feasibility studies about its future are concluded by GMPTA/E & Railtrack
0026/1/007/O Objection	B1.1 B1.1.33 Primrose Street/Crossbank Street, Oldham The section of rail line within the site should be de-allocated from business and office use and protected for public transport use until such time as relevant negotiations and feasibility studies about its future are concluded by GMPTA/E & Railtrack
0026/1/008/S Support	GS5 Sets a solid framework for Part 2 policies, ensuring that major developments will be accessible by a choice of modes. The approach of mapping accessibility is also supported.
0026/1/009/S Support	GS6 Supports the requirement to locate development in order to reduce the need to travel and the recognition that this will help promote social inclusion
0026/1/010/S Support	D1.7 Supports the requirement to ensure safe pedestrian access in developments which should help encourage access on foot and reduce car use
0026/1/011/S Support	4.4 Transport Supports objectives of the transport policies, which closely reflect PPG13 and should lead to closer integration of land use planning and transportation
0026/1/012/S Support	T1 The policy on the Transport Network represents a firm base for the Part 2 policies and will help achieve advice set out in PPG13
0026/1/013/S Support	T1.4 Will facilitate walking and cycling which in turn will reduce the reliance on the car and the number of car journeys made
0026/1/014/S Support	T2 Supports policy on Transport and Developments particularly the requirements for contributions towards transport infrastructure

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Name	Policy, Paragraph, Site, Section
0026/1/015/S Support	T2.1 Supports the policy on Access to New Developments particularly the recognition that accessibility by a choice of mode can help in achieving social inclusion
0026/1/016/S Support	T2.2 Sets out clearly when a Transport Assessment and a Travel Plan will be required alongside a planning application. Supports ensuring public transport accessibility between employment sites and areas of high unemployment.
0026/1/017/S Support	T2.3 Will help strengthen the Council's position when trying to secure a Section 106 agreement involving developer contributions to improve accessibility
0026/1/018/S Support	T2.4 Support inclusion of PPG13 and Greater Manchester parking standards, and the more restrictive stance taken towards town centre sites and those well accessed by public transport
0026/1/019/S Support	T1.2 Supports the provision of suitably located Park and Ride facilities, subject to the GMPTE's objection regarding the lack of a policy on Park and Ride proposals in the Green Belt
0026/1/020/S Support	S1.7 c. ii) Supports the requirement for development outside town or district centres having to be accessible by a choice of transport modes

David Golding

3 Durban Close, Shaw, Oldham OL2 7DG
0290/1/001/O OE1.7 LR1 Cowlshaw
Objection No details provided.

C. Goodinson

29 St Dominics Way, Middleton, Manchester M24 1FY
0303/1/001/O OE1.7 LR1 Cowlshaw

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Name	Policy, Paragraph, Site, Section
Objection	Keep Green Gap - too easy to develop green areas. Run down/brown belt areas should be re-developed as in the case of several areas in Rochdale.

Government Office for the North West

Sunley Tower, Piccadilly Plaza, Manchester M1 4BE

0021/1/001/O

S1

Objection

Reference to retail centres does not comply with PPG6.

0021/1/002/O

S1.2

Objection

Clarify whether the area identified in the policy is meant to be considered edge-of-town centre or within the town centre. In either case, PPG6 applies.

0021/1/003/O

S1.7

Objection

PPG6 does not apply any size criteria to the sequential approach and retail parks should be removed from the hierarchy.

0021/1/004/O

S1.6

Objection

Policy needs to be amended to reflect the fact that planning applications for retail development outside the borough's town and district centres will be subject to the sequential approach as set out in PPG6.

0021/1/005/O

S1.8

Objection

If this policy refers to 'edge of centre' sites, would suggest use of this term rather than "adjacent to town and district centres"

0021/1/006/O

S1.9

Objection

Delete paras a. and b. (toilet and baby changing facilities) as UDPs should not contain policies for matters other than the development and use of land

0021/1/007/O

TC1.5

Objection

Change wording to reflect that the Council may "seek" rather than "require" a Section 106 obligation

0021/1/008/O

TC1.6

Objection

Policy does not appear to fully comply with Circular 1/97

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Name	Policy, Paragraph, Site, Section
0021/1/009/O Objection	T1.1 With respect to Trans-Pennine rail routes, refer to the GMLTP rather than draft RPG.
0021/1/010/O Objection	T1.1 4.10 Expand on the possible implications of detailed schemes for certain sections of Quality Bus Corridors for land that falls beyond the boundaries of the highway.
0021/1/011/O Objection	D1.2 If permission will be refused if proposals are not designed to achieve high levels of environmental performance, then the policy should include the criteria which must be met. Otherwise move wording to the RJ.
0021/1/012/O Objection	T1.2 If retained as a policy, must be redrafted to include criteria for judging the acceptability of development proposals.
0021/1/013/O Objection	T2.2 Define major developments below the policy (in a reasoned justification)
0021/1/014/O Objection	T2.4 Car parking standards should be included in the UDP as an appendix to give them more weight to deliver parking policies, in accordance with PPG13 para 52
0021/1/015/O Objection	T2.4 4.48 Car parking standards will have to reflect PPG3 para 62 as well as PPG13.
0021/1/016/O Objection	D1.1 The level of detail in this policy should be reduced. Some of the criteria could be deleted altogether if the issues are dealt with in the policies which follow.
0021/1/017/O Objection	D1.3 The wording should be amended to make clear which criteria must be met if planning permission is to be granted.
0021/1/018/O Objection	D1.6 The RJ should explain how the Council expects landscape design and tree conservation to contribute to energy conservation.

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0021/1/019/O Objection	D1.12 3.75 Amend the wording at the end of para. 3.75 to "character or appearance" in line with PPG15 para 4.14
0021/1/020/O Objection	1.2 Introduction Require clarification of reference to "other material considerations".
0021/1/021/O Objection	4.5 Transport Typing error: insert "Developments" at end of PPG title
0021/1/022/O Objection	R2.2 Open space provision/commuted sum should only be required where existing provision is insufficient to meet the needs of residents of the new development.
0021/1/023/O Objection	R2.2 Policy should take account of the fact that housing for elderly people will not generate the same need for open space
0021/1/024/O Objection	B1.4 By stating that a particular issue will be a material consideration does not give sufficient certainty regarding what will or will not be permitted.
0021/1/025/O Objection	B1.5 Title relates to "Business and Industrial Development" but policy only refers to industrial development.
0021/1/026/O Objection	B2.3 Extension, alteration and infilling of existing business in Green Belt is contrary to PPG2.
0021/1/027/O Objection	B1.2 5.12 Clarify meaning of paragraph, by referring to policy GS7 A. if appropriate
0021/1/028/O Objection	GS2 2.10 The paragraph should be amended to reflect the changes to PPG7 made in March 2001, about the protection of agricultural land.

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Name	Policy, Paragraph, Site, Section
0021/1/029/O Objection	GS2 2.13 There is a reference to Local Green Gaps being given equivalent protection to Green Belt, however, the Green Belt policy needs to be made less restrictive.
0021/1/030/O Objection	GS6 The Highways Agency should be consulted on this policy.
0021/1/031/O Objection	GS7 The policy is too restrictive and should be reworded to introduce some flexibility.
0021/1/032/O Objection	R2.2 Open space provision (or a commuted sum) should only be required where existing provision insufficient to meet the needs of the new development.
0021/1/033/O Objection	General References in various parts of the UDP to draft RPG will need to be updated once RPG has been issued
0021/1/034/O Objection	CF1.2 The Policy should make clear which criteria must be met if planning permission is to be granted.
0021/1/035/O Objection	CF1.3 The Policy should be redrafted to make clear which criteria must be met if planning permission is to be granted.
0021/1/036/O Objection	CF1.4 The Policy should make clear which criteria must be met if planning permission is to be granted.
0021/1/037/O Objection	CF1.5 There is an inconsistency between the Policy and Justification which should be rectified.
0021/1/038/O Objection	W1 The first sentence does not read clearly.

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Name	Policy, Paragraph, Site, Section
0021/1/039/O Objection	C1.3 Would suggest that the Policy set out circumstances in which, exceptionally, development proposals might be approved.
0021/1/040/O Objection	C1.7 Wording of policy (and para 12.30) on re-use of historic buildings should be amended to state "preserve OR (rather than AND) enhance" conservation areas in accordance with PPG15
0021/1/041/O Objection	C1.10 12.49 Give correct title of PPG15
0021/1/042/O Objection	C1.2 The words "preserve AND enhance" in para c. should be amended to "preserve OR enhance" in the policy on demolition of buildings in conservation areas, in accordance with PPG15
0021/1/043/O Objection	NR4.3 Should reconsider requiring the demonstration of need.
0021/1/044/O Objection	NR1.1 Recommend that the Policy state how applications outside AQMAs will be dealt with.
0021/1/045/O Objection	NR3.1 The UDP should identify broad locations, or specific sites, suitable for the various types of renewable energy installations.
0021/1/046/O Objection	NR4 a) The requirement to demonstrate need is contrary to guidance set out in MPG1.
0021/1/047/O Objection	NR4 13.69 It is unclear whether any proposals for mineral working are likely to come forward during the Plan period.
0021/1/048/O	NR4.1

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Name	Policy, Paragraph, Site, Section
Objection	Should be a clearer commitment to the safeguarding of mineral deposits which are, or may become, of economic importance.
0021/1/049/O Objection	NR4.1 Currently worded the meaning is unclear.
0021/1/050/O Objection	NR4.1 13.74 Paragraph should be re worded as seems to run counter to the terms of Policy NR4.1
0021/1/051/O Objection	H2.1 Define "affordable" eg refer to incomes & prices/rents. Include criteria on eligibility & control of occupancy, indicating how they will be secured & arrangements for ensuring that affordable housing is reserved for those who need it.
0021/1/052/O Objection	H2.3 Unclear what is meant by "Lifetime Home standards", therefore contrary to guidance in PPG12 which requires policies to be clearly and unambiguously expressed.
0021/1/053/O Objection	OE1.6 Recommend replacing 'Change of use' in the title with 'Re-use' to be consistent with the policy content and PPG2
0021/1/054/O Objection	OE1.1 1) Delete or amend the requirement that development in the Green Belt enhance the appearance of the area. 2) Set out more fully any exceptional circumstances justifying changes to the Green Belt boundary.
0021/1/055/O Objection	OE1.7 Clarify that no development on Land Reserved for Future Development will be permitted in the Plan period which would prejudice later comprehensive development.
0021/1/056/O Objection	OE1.8 Set out circumstances in which development might be permitted in Local Green Gaps, as the policy is too restrictive

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Name	Policy, Paragraph, Site, Section
0021/1/057/O Objection	OE1.8 Amend the policy on Landscape to introduce some flexibility in considering development proposals
 R Grabowski	
15 Leesbrook Park, Salem, Oldham OL4 3AZ 0140/1/001/O Objection	B2.1 PEZ17 Wellyhole Street, Lees Site is adjacent to housing and therefore unsuitable for industry.
 Ronald Graham	
10 Haugh Hill Road, Moorside, Oldham OL4 2NQ 0629/1/001/O Objection	OE1.7 LR7, LR8 Haven Lane, Moorside Change allocation from Land Reserved for Future Development to Local Green Gap on traffic grounds
 Greater Manchester Ecology Unit	
Council Offices, Wellington Road,, ASHTON-UNDER-LYNE, OL6 6DL 0038/1/001/O Objection	T1.5 Include: the canals' importance for nature conservation; consultation with English Nature (and the GM Ecology Unit); cross-references to relevant Open Environment policies.
0038/1/002/O Objection	D1.12 There is a lack of reference to sites of nature conservation value
0038/1/003/O Objection	OE1.7 LR1 Cowlshaw Objects to allocation as site contains SBI
0038/1/004/O Objection	B1.4 The impact of increased boat traffic on the nature conservation interest of the canals should be considered
0038/1/005/O Objection	OE2.3 Boundaries of SSSIs, SBIs, the SPA and candidate SAC should be shown on the map

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Name	Policy, Paragraph, Site, Section
	and the key provide an explanation for these terms. Wrongly placed labels should be corrected.
0038/1/006/O Objection	OE1.8 The key should provide an explanation for policy allocations such as Local Green Gaps
0038/1/007/O Objection	B1 Business and industrial allocations adjacent to canals must cross-refer to policies on habitat and species protection (OE2.3 and OE2.4) and, for those next to Rochdale Canal, to a new policy or SPG
0038/1/008/O Objection	NR3.2 Objection to this policy as it refers to habitat of international or national importance not SBI's.
0038/1/009/O Objection	Rochdale Canal Given international protection of the Rochdale Canal, Council should consider either policy on development adjacent to the canal and/or Supplementary Planning Guidance relating to this.
0038/1/010/S Support	GS1 The Unit supports this policy.
0038/1/011/O Objection	GS2 The units supports the policy, however it is considers that the term "open land" needs defining within the context of the policy - some nature conservation sites are not necessarily regarded as "open".
0038/1/012/O Objection	GS7 Broad support for the policy, but requests that "significant harm" be defined in the supporting text.
0038/1/013/O Objection	D1.1 Broad support, esp. point "g". However wishes to see the word "appropriate" added, as in "the provision of appropriate new landscaping & habitats..". This to ensure that the most suitable types of habitat are provided for any particular location.

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Name	Policy, Paragraph, Site, Section
0038/1/014/O Objection	D1.4 Broad support. Explain use of the word "significant". May be more appropriate to use "substantive". Also need to amend text to require habitat surveys where legally protected species exist on a potential development site.
0038/1/015/O Objection	D1.5 3.40 Support for policy and supporting text. Para. 3.40 - change wording from "where possible" to "where appropriate".
0038/1/016/S Support	D1.6 The unit supports this policy.
0038/1/017/S Support	H1.4 The Unit supports point "v" of this policy.
0038/1/018/O Objection	OE1.1 Broad support. Need for cross referencing to other open environment policies.
0038/1/019/O Objection	OE1.2 Broad support. Need for cross referencing to other open environment policies.
0038/1/020/S Support	OE1.4 The Unit supports this policy.
0038/1/021/O Objection	OE1.8 Strong support, but should be cross-referenced to other open environment policies.
0038/1/022/O Objection	OE1.9 Welcomes cross-referencing, however this should be located in the main policy text.
0038/1/023/S Support	OE2 Strong support.
0038/1/024/O Objection	OE2.2 The Unit supports this policy. However some amendments or a new policy may be required to meet the requirements of Regulation 37 on the Conservation (Natural Habitats etc..) Regulations.

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Name	Policy, Paragraph, Site, Section
0038/1/025/O Objection	OE2.3 Strong support, however the policy does not refer to the special scrutiny that proposals that European/proposed European sites are subject to. Some inaccuracies in the list of SBI's.
0038/1/026/O Objection	OE2.4 General support. However the policy should be reworded to allow consideration of the impact of proposed development on European protected species and species listed in the Oldham Biodiversity Action Plan to take place.
0038/1/027/O Objection	W1.3 Broad support, but should be a reference to not harming species protected by law or their habitats.
0038/1/028/O Objection	NR2 13.31 General support, however paragraph 13.31 should refer to mill lodges as well as ponds.
0038/1/029/S Support	NR2.1 The Unit supports this policy.
0038/1/030/S Support	NR2.3 The Unit supports this policy.
0038/1/031/S Support	NR3.1 The Units supports this policy.
0038/1/032/O Objection	NR4.3 The Unit broadly supports this policy but believes that it should also include a reference to not harming species protected by law or their habitats.
0038/1/033/O Objection	R1.1 Inclusion of ponds supported, but unclear as to why they have been highlighted above other habitats. Could include woodlands given their sparsity in Oldham. Does the term "ponds" cover mill lodges? Support for recreation routes & their wildlife value

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Name	Policy, Paragraph, Site, Section
0038/1/034/O Objection	H1.2 H1.2.4 Medlock Road, Woodhouses Object to inclusion of part of Brookdale Golf Course SBI in this allocation

Greater Manchester Geological Unit

Williamson Building, University of Manchester, Oxford Road, Manchester M13 9PL
0746/1/001/S NR4
Support Supports themes of provision, environmental protection and sustainable development within the proposed policy framework for minerals developments

0746/1/002/S NR4.1
Support Supports the themes of provision, environmental protection and sustainable development within the proposed policy framework for minerals developments

0746/1/003/S NR4.2
Support Supports the themes of provision, environmental protection and sustainable development within the proposed policy framework for minerals developments

0746/1/004/S W1
Support Supports the themes of provision, environmental protection and sustainable development within the proposed policy framework for waste management

0746/1/005/S W1.1
Support Supports the themes of provision, environmental protection and sustainable development within the proposed policy framework for waste management

Greater Manchester Police, ALU

Chester House, Boyer Street, Manchester M16 0RE
0270/1/001/O D1.7
Objection Add to D1.7 after the first sentence: "All developments should take into consideration the principles of Crime Prevention Through Environmental Design (CPTED)..."

Greenfield & Grasscroft Residents Assocn

Dacres Hall, Dacres, Greenfield, Oldham OL3 7HS

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Name	Policy, Paragraph, Site, Section
0174/1/016/O Objection	OE1.8 Lydgate tunnel/land adj. to Oaklands estate Extend LGG20 to include whole of the cutting at the mouth of Grasscroft end of Tunnel and the section 106 land which formed part of Oaklands Park. Wildlife and floral value identified by GMEU. Would link to Greenfield Station corridor.
Joint Case	
0174/1/017/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Allocate as Local Green Gap. Suitable contaminated sites should be developed for housing before sites like this. Used for recreation/play. Contains public footpaths, mature trees, wildlife habitats. Poor access. Unstable ground.
Joint Case	
0174/1/018/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Consider that the site should remain as PEZ. Level site, access suitable for industry not generating heavy traffic. Only remaining vacant industrial site in village, following the redesignation of Andrew Mill for housing.
Joint Case	
0174/1/019/O Objection	R1.1 Saddleworth Cricket and Bowling Club, Calf Lane To designate this site as recreational land within the Green Belt, bearing in mind its historical use and local support. It has just had a new pavilion built.
Joint Case	
0174/1/020/O Objection	R1.1 Bowling Club off Oakview Road, Greenfield Designate as recreational land. Land was previously occupied by a bowling club - still has a pavilion on it. It has no designation. Shortage of recreational land in the Greenfield area and unsuitable for housing.
Joint Case	
0174/1/001/S Support	OE1.1 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	
0174/1/002/S Support	OE1.2 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	
0174/1/003/S Support	OE1.3 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	

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0174/1/004/S Support Joint Case	OE1.4 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land and forbidding garden extensions in Green Belt.
0174/1/005/S Support Joint Case	OE1.5 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/006/S Support Joint Case	OE1.6 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/007/S Support Joint Case	OE1.7 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/008/S Support Joint Case	OE1.8 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/009/S Support Joint Case	OE1.9 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/010/S Support Joint Case	OE1. 10 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
0174/1/011/S Support	OE2 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of

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	continuing demand for building land.
Joint Case	
0174/1/012/S Support	OE2.1 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	
0174/1/013/S Support	OE2.2 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	
0174/1/014/S Support	OE2.3 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	
0174/1/015/S Support	OE2.4 Applaud the intention of the plan to safeguard the natural environment and preserve the separate identities and characters of the Saddleworth Villages in the face of continuing demand for building land.
Joint Case	

Brian Greenwood

4 Shepherds Green, Greenfield, Oldham OL3 7NS	
0260/1/001/S Support	B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield Support a mix of uses that fulfil the tourism potential and the local need for retail
0260/1/002/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Support in principle but uses should be wider to include retail and tourism.

Mr J Gregory

105 Haven Lane, Moorside, Oldham OL4 2QQ	
0632/1/001/O Objection	OE1.7 LR7 Haven Lane North, Moorside Allocate as Local Green Gap to provide an attractive setting for Oldham 's urban areas, adding to the quality of life. Development would change character, appearance

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	and landscape quality and could add to volume of traffic.
Joint Case	
0632/1/002/O	OE1.7 LR8 Haven Lane South, Moorside
Objection	Allocate as Local Green Gap to provide an attractive setting for Oldham 's urban areas, adding to the quality of life. Development would change character, appearance and landscape quality and could add to volume of traffic.
Joint Case	

James Grimwood

273 Huddersfield Road, Diggle, Oldham OL3 5PJ

0526/1/001/O OE1.7 LR10 Ryefields Drive, Uppermill

Objection Remove allocation as Land Reserved for Future Development because of existing tree preservation orders and woodland's value as wildlife habitat

Grotton Action Group

Land Farm, Thornley Lane, Grotton OL4 5RH

0717/1/001/O H1.1 H1.1.13 Coverhill Road, Grotton

Objection The site is both inappropriate and inadequate for inclusion as land for housing development.

Joint Case

Groundwork Oldham & Rochdale

Environment Centre, Shaw Road, Higginshaw, Oldham OL1 4AW

0184/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt or Local Green Gap. Prime open green space including SBI. Important for nature conservation, agricultural, recreational, scenic, amenity and water conservation values. Trees planted by Groundwork.

Marilyn Guest

16 Worsley Place, Shaw, Oldham OL2 7BQ

0439/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development or only develop small fraction of land away from natural Green Gap leaving forested areas and large area containing ponds and source of River Irk. Separates built up areas. Poor access. Used for running.

Joint Case

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Name	Policy, Paragraph, Site, Section
0638/1/001/O Objection Joint Case	OE1.7 LR8 Haven Lane South, Moorside Change to an allocation that prevents any development for a range of reasons

David O Haines

Park Cottage, Beech Lane, Grasscroft, Oldham OL4 4EP
0776/1/001/O OE1.8 Lydgate Tunnel/land adj. to Oaklands estate
Objection Extend Local Green Gap 20 to include the whole of the cutting at the Grasscroft end of Lydgate Tunnel and the public open space in Oaklands Park Estate. Would complete Delph Donkey recreation route, the wildlife corridor and include protected trees.

Hall Needham Assoc.

136 Werneth Hall Road, Coppice, Oldham OL8 1QZ
0028/1/002/O H2
Objection Re-work the policy so that affordable housing provision relates to local need & to give the option of a commuted sum to be paid which could be used to support the development of affordable housing in inner Oldham where need is greatest.

Joint Case

Mr&Mrs S.T Hallett

12 Albion Gardens Close, Royton, Oldham OL2 6PW
0340/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Green Gap to preserve green area. Area separates built up areas. Contains SBI and wildlife. Would lose valuable amenity. Existing traffic problems/noise would be worsened. Area already saturated with development.

Fiona Hall

14 Edward Road, Shaw, OLDHAM, OL2 7EY
0339/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to development - should be redefined as Local Green Gap as it separates High Crompton from Cowlshaw. Contains SBI and is valuable educational resource. Further houses would put strain on amenities and increase traffic.

Joint Case

N J Halliley

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100 Wall Hill Road, Dobcross, Oldham OL3 5BH
0734/1/001/O OE1.8 LGG15 Wall Hill, Dobcross
Objection Supports continued use as agricultural land, providing fodder and pasture for horses and a riding school. Suggests consideration for full Green Belt designation.

Messrs Halliwell & Douglas

Agent : Chorlton Planning

c/o Strutt and Parker, 13 Princes Square, Harrogate HG1 1LW
0169/1/001/O OE1.8 LGG9 Bullcote Lane, Royton
Objection Allocate northern and eastern parts of site for in-fill housing development. It would extend the location, range and mix of housing in the Borough. Remaining land in same ownership could be developed as leisure/open space in line with LGG policy.

0169/1/002/S B1.1 B1.1.34 Hebron Street, Royton
Support Support designation of this site for business and industry

M. Hambley

34 Denbigh Drive, Shaw, Oldham OL2 7EQ
0482/1/001/O OE1.7 LR1 Cowlshaw
Objection Area west of Crompton School should be excluded from LR1 - is part of school site. Area west of this, and area south of school should be allocated as Recreational Open Space or Local Green Gaps.

Harry Hamer

66 Edward Road, Shaw, Oldham OL2 7EY
0212/1/001/O OE1.7 LR1 Cowlshaw
Objection Designate site as Green Belt or Local Green Gap. Loss of SBI. Is need to separate built up areas of High Crompton and Cowlshaw with local green gap. Loss of footpaths and countryside used by the community in these already built up areas.

Shirley Hamer

474 Burnley Lane, Chadderton, Oldham OL1 2QS
0666/1/001/O OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton
Objection Change allocation to protect land for use as a nature reserve and leisure park
Joint Case

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Name	Policy, Paragraph, Site, Section
0006/1/008/O Objection	D1.11 The Highways agency should be consulted on all house extensions with respect to section "e" of the policy
0006/1/009/O Objection	D1.1 k) 3.15, 3.20 Queries whether additional statement should be included to promote less car dependency on car travel. Transport assessment should be included with the formal design statement.
0006/1/010/O Objection	D1.9 The Highway Agency should be consulted on all advertisement hoardings
0006/1/011/O Objection	B1.7 5.19 Developments that have a material effect upon the trunk road network should also refer to Highways Agency requirements.
0006/1/012/O Objection	B2.2 Additional consideration under c. should be negative impact on the efficient operation of the highway network
0006/1/013/O Objection	2.2 General Strategy The objective to reduce the need to travel and distance travelled should place more emphasis on the importance of choosing sustainable modes of travel.
0006/1/014/O Objection	GS5 More emphasis should be placed on public transport in this policy.
0006/1/015/O Objection	GS6 The policy should include additional wording which seeks to protect the safe and efficient operation of the trunk road network by considering the cumulative effects of the allocation and development of sites.
0006/1/016/O Objection	GS6 2.27 Revised wording suggested to cover proposals for development near motorways and trunk roads, to reflect the requirements of the Highways Agency.
0006/1/017/O	GS7

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Objection The meaning of the terms "convenience" and "security" in clause c needs clarification.

0006/1/018/O
Objection OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton
The policy should state that the HA will need to be consulted on proposals for the development of sites which could impact on the operation of trunk roads, specifically this site which could be accessed from Foxdenton Lane/A663 junction.

Amanda Hill

170 George Street, Shaw, Oldham OL2 8DR
0100/1/001/O OE1.7 LR1 Cowlshaw
Objection Change allocation to Local Green Gap. There are not many green areas left, especially ones that have been designated as SBIs. Development of the site would also put a strain on local services.

Joint Case

M.G. Hill

1 Edward Road, Shaw, Oldham OL2 7EZ
0215/1/001/O OE1.7 LR1 Cowlshaw
Objection Reclassify to protect the 'Green Gap' between built up areas and protect flora & fauna. Extra traffic could cause safety and access problems. Existing roads inadequate.

Joint Case

M.& T. Hilton

10 Edward Road, Shaw, Oldham OL2 7EY
0342/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Green Belt to protect from development. Existing roads are narrow, further traffic would be hazardous and cause further congestion.

Joint Case

Mr Michael Hilton

56 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0599/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Change to an allocation that will protect the land and wildlife for all time

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Name	Policy, Paragraph, Site, Section
Objection	Allocate as Green Belt - natural extension of the Green Belt bordering the site. Poor access, already traffic congestion. Too far from public transport. Ponds, marshes, wildlife, reeds, grassland should be protected.
Joint Case	

John Holt

4 Cherry Hall Drive, High Crompton, Oldham OL2 7LL
0185/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt - one of few left in area. Separates Shaw and Royton. Important environmentally - wealth of wildlife and vegetation. Houses should be built on brownfield sites. Development would add to existing traffic congestion.

Mary Holt

4 Cherry Hall Drive, High Crompton, Oldham OL2 7LL
0186/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt - one of few left in area. Separates Shaw and Royton. Important environmentally - wealth of wildlife and vegetation. Houses should be built on brownfield sites. Development would add to existing traffic congestion.

Mr&Mrs B&J Holt

15 Denbigh Drive, Shaw, Oldham OL2 7EQ
0230/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as open green space. More traffic on roads, not sufficient public transport, overcrowding in local schools, loss of a pond and its wildlife, government want us to build on reclaimed land not green open spaces.

F.W. Hopkinson

Hawthorn House, Shaw, Oldham OL2 7BY
0522/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt. Too many houses for roads to deal with. More land available for development in Saddleworth. Used for play by children. Wildlife. Birth rate is going down therefore why are more houses needed?

Mrs J. Hopwood

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21 Ripponden Road, Denshaw, Oldham OL3 5SH
0791/1/001/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
Objection Object to housing on the site as it would put additional strain on sewerage and water supplies, create more traffic and alter the density of the village. Keep the land open.

Mr G&Mrs J Horn

25 Grampian Close, Chadderton, Oldham OL9 8PT
0653/1/001/O T1.1 b.
Objection Relocate Metrolink stop at South Chadderton to junction with either Stanley Road or Washbrook

Joint Case

0653/1/002/O OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton
Objection Redesignate as Local Green Gap to prevent loss of open space and because the need to reserve land for future development is not proven

Joint Case

M Horritt

6 Longfield Rd, Shaw, Oldham OL2 7HD
0239/1/001/O OE1.7 LR1 Cowlshaw
Objection Should be allocated as Green Belt or Green Gap. Area is rural, separates Shaw and High Crompton. Has had major funding for tree planting. Is area of outstanding beauty with the potential of becoming a nature reserve/park.

Mr S. Horritt

6 Longfield Rd, Shaw, Oldham OL2 7HD
0405/1/001/O OE1.7 LR1 Cowlshaw
Objection Leave area as Local Green Gap. Thousands of pounds have been spent on tree planting and footpaths in area. Natural amenity - ponds/wildlife. Current traffic problems could get worse.

Joint Case

Mr&Mrs A Horsfall

36 Cowlshaw, Shaw, Oldham OL2 7BX
0504/1/001/O OE1.7 LR1 Cowlshaw

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to walk. Lot of trees planted. Is money worth more than the environment for the residents of Shaw? Where will underground streams go?

Joint Case

Howarth Brothers Properties

Agent : Roger Hannah & Co

Moss Lane, Shaw, Oldham

0223/1/001/O

B1.1 B1.1.25 Land at Clarence Street, Royton

Objection

Revert to allocation in current adopted UDP (PEZ07/I52). There is no good reason for the proposed change as the land forms part of the Moss Lane Industrial Estate.

Joint Case

0223/1/002/S

B1.1 B1.1.34 Hebron Street, Royton

Support

Support this allocation as there is a shortage of employment land in Royton and where development can take place without the constraints of existing industrial buildings

Joint Case

0223/1/003/O

B2.1 PEZ21 Vernon Works, High Barn Street, Royton

Objection

Allocate Mill/carpark for residential purposes. 5 storey textile mill approaching the end of its economic and useful life. Most of the floor space has been vacant for years. Site has residential property on two sides and a school on third.

Joint Case

0223/1/004/S

H1.1 H1.1.4 High Barn Road, Royton

Support

Land is in a predominantly residential area, is of no environmental value and will help meet the housing needs of Royton.

B. P. Howarth

43 Burnedge Fold Road, Grasscroft, Oldham OL4 4EF

0805/1/001/O

OE1.7 LR9 Summershades Lane, Grasscroft

Objection

Do not want to lose any more Green Belt area at the woods

Mr & Mrs R Howarth

7 Lovers Lane, Grasscroft, Oldham OL4 4DP

0061/1/001/O

OE1.7 LR9 Summershades Lane, Grasscroft

Objection

Allocate as Local Green Gap as it is a nature spot with trees and wildlife, including protected species

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Failsworth Mill, Ashton Road West, Oldham

0134/1/001/O B2.1 PEZ2 Failsworth Mill

Objection Delete PEZ allocation or redesignate for mixed use with retail, leisure and housing. Adjacent to Failsworth District Centre which is being redeveloped and will generate commercial and leisure interest in area. PEZ could constrain future of site.

J Barrett (Haulage) Ltd

Vale House, Oldham Road, Delph, Oldham OL3 5RQ

0256/1/001/S B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield

Support Support mixed use allocation on this site, including tourism development
Joint Case

J.M. Jackson

37 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0064/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Include site in Green Belt for its value as woodland and wildlife habitat. Access for development would be inadequate via Lovers Lane and dangerous if onto Oldham Road.

Keith Jackson

4 The Crescent, Shaw, Oldham OL2 7BP

0357/1/001/O OE1.7 LR1 Cowlshaw

Objection Re-define as Local Green Gap. Increased volume of traffic. Further destruction of woodland and wildlife. Cancellation of plans to create childrens play area. Marshy land unsuitable for building. Only open area left between Shaw and Royton.

Joint Case

Mr G. Jackson

12 Greencroft Meadow, Royton, Oldham OL2 6LQ

0228/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as Local Green Gap - SBI, blight existing houses, traffic, not evenly spread around Borough.

Joint Case

Mrs Brenda Jackson

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Name	Policy, Paragraph, Site, Section
Objection	Objects to development of land - area satisfies definition of Local Green Gap

John Saxon Ltd

Agent : Chorlton Planning

Friarmere Dell, Delph, Oldham 0099/1/001/O Objection	OL3 5DF OE1.8 LGG18 Rumbles Lane, Delph Allocate lower part of site for housing or mixed development as an extension to adjacent mixed use allocation (Lumb Mill), which would have little impact on amenity or open space. Northern part could be left open and landscaped.
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0099/1/003/O Objection	R1 Land at Huddersfield Road, Denshaw Change designation of part of Recreational Open Space to housing, and allocate adjacent land for housing. Development would help cross-subsidise the cost of recreational facilities and additional residents would help support village services.
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0099/1/002/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Requires clarification that the indicative capacity and density is for statistical purposes and will not be a restraint on site design and layout.
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0099/1/004/S Support	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Welcomes inclusion of the site as a mixed development (includes B1.3.2)
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Marjorie Johnson

20 Dale Square, Royton, Oldham 0561/1/001/O Objection	OL2 6PA OE1.7 LR1 Cowlshaw Return land to Green Belt/Give town green status/plant woodlands to put more oxygen into the air. Would be loss of only green buffer between Shaw & Royton. Would increase land price, put pressure on services and increase pollution.SBI.
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Mrs Enid Johnson

64 Wellington Street, Chadderton, Oldham 0657/1/001/O Objection	OL9 0JJ OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton Remove allocation as Land Reserved for Future Development to protect Foxdenton Hall and Park, and link area to restored Rochdale canal
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**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan First Deposit, October 2001
By Name**

27/11/2002

Name Policy, Paragraph, Site, Section

38 Luzley Brook Road, Royton, Oldham OL2 6SQ
0361/1/001/O OE1.7 LR1 Cowlshaw

Objection Minimise land for residential development to protect green areas. Develop part of area as public park. Improve access- traffic already congested. More traffic would increase pollution. Develop public transport system. Pressure on schools.

Peter Jones

21 Heather Avenue, Shaw, Oldham OL2 8HL
0581/1/001/O R1.1 10.15

Objection Part of the Oldham Way route is incorrectly shown on the Proposals Map. Also the Crompton Circuit is not shown.

Brian Jowle

29 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0598/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Redesignate land as Green Belt as it is totally unsuitable for development and should be left in its natural state

Mr Stephen Judge

50 Princess Road, Shaw, Oldham OL2 7AZ
0492/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Gap - satisfies definition. Development would increase traffic on local roads. Important to preserve such areas in line with Councils environmental policies. Contains SBI/developing wildlife reserve. Renovate existing housing.

Joint Case

Dr S. Keba

62 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0081/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Change allocation to Green Belt or Local Green Gap. Land has amenity and ecological value, and is unsuitable for development on access and geological grounds. As it is outside urban area, housing need is not properly justified.

Bernard Keeley

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan First Deposit, October 2001
By Name**

27/11/2002

Name Policy, Paragraph, Site, Section

50 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0066/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Objects to allocation as Land Reserved for Future Development due to loss of amenity, woodland area and wildlife habitat, and poor access. Protect land from future development.

Mr&Mrs R. Kennedy

12 Longfield Park, Shaw, Oldham OL2 7BU
0305/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to any building on site.
Joint Case

Mr M. Kenny

17 Palin Wood Road, Delph, Oldham OL3 5UW
0716/1/001/O OE1.8 LGG17 Stoneswood, Delph
Objection Change allocation from Local Green Gap to Green Belt
Joint Case

0716/1/002/O OE1.8 LGG18 Rumbles Lane, Delph
Objection Change allocation from Local Green Gap to Green Belt
Joint Case

0716/1/003/O OE1.8 LGG19 Ainley Wood, Delph
Objection Change allocation from Local Green Gap to Green Belt
Joint Case

Mr H. Kenyon

26 Netherhouse Rd, Shaw, Oldham OL2 7HY
0428/1/001/O OE1.7 LR1 Cowlshaw
Objection Change classification to Green Gap to prevent urban sprawl. Queries basis of housing requirement figures. Conflict with policy on Habitat Protection. (OE2.3), site contains SBI, valuable for birds. Loss of trees. Contrary to PPG3.

Paul Kenyon

43 Moor Street, Shaw, Oldham OL2 7BE

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Name	Policy, Paragraph, Site, Section
0552/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect from development. Traffic problems close to school. Environmental issues/health issues. Lot of wildlife on site and ponds, area used for walking. Crime rate will go up.

Harry Kershaw

12 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE
0053/1/001/O
Objection

0053/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Objects to allocation as Land Reserved for Future Development because of the extra traffic and noise development would create
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Joint Case

I. Kershaw

Agent : Chorlton Planning

0170/1/001/O Objection	GS2 Land off Thornham Road, Shaw Exclude from Green Belt to allow much needed countryside/urban fringe recreational facilities such as stabling
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Mr & Mrs Kershaw

5 Siddall St, Oldham, OL1 3RN
0804/1/001/O
Objection

0804/1/001/O Objection	OE1.8 Land at Malby Street, Oldham Would like the land designated as Local Green Gap to prevent permission for building of any type.
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Peter E. Kewn

18 Worsley Place, Shaw, Oldham OL2 7BQ
0600/1/001/O
Objection

0600/1/001/O Objection	OE1.7 LR1 Cowlshaw Not known - Incomplete information
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Master J. Kidd

33 Shaw Hall Bank Road, Greenfield, Oldham OL3 7LD
0775/1/001/O
Objection

0775/1/001/O Objection	H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield. The site should not be built on but protected. It is wildlife habitat, is valued by
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Oldham Replacement Unitary Development Plan First Deposit, October 2001
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27/11/2002

Name	Policy, Paragraph, Site, Section
0124/1/002/O Objection	OE1.7 LR2 Shawside, Shaw (Moss Hey) Boundary of LR2 allocation should be altered to ensure it falls outside adjacent SBI, preferably including buffer zone.
0124/1/003/O Objection	D1.4 The statement concerning habitat and wildlife does not carry enough weight. Development should only proceed where the integrity of important landscape features (hedgerows, stone walls, woodlands, ponds, etc) is not affected.
0124/1/004/O Objection	H1.1 H1.1.1 Land at Hunt Lane, Chadderton A wildlife link from the Hunt Lane SBI to the wildlife corridor in the north (RR6) should be maintained so as not to isolate the SBI. This can be done by redrawing the boundary of the development or by adding a paragraph to the policy.
0124/1/005/O Objection	OE1.7 LR1 Cowlshaw Redefine boundary of Land Reserved for Future Development to protect SBI, provide buffer zones around SBI and include SBI as wildlife corridor.
0124/1/006/S Support	OE1.1 No comments submitted
0124/1/007/S Support	OE1.8 No comment submitted
0124/1/008/S Support	R1 No comments submitted
0124/1/009/S Support	R1.1 No comments submitted
0124/1/010/S Support	R1.2 No comments submitted
0124/1/011/O Objection	OE1.7 LR4 Land at Foxdenton Lane (North), Chadderton The site should incorporate a wildlife link to connect the Hunt Lane SBI with the green corridor running towards the Rochdale Canal SSSI. This can be done by redrawing the boundary of the allocation or by adding a paragraph to the policy.

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Name	Policy, Paragraph, Site, Section
Objection	Amend the boundary of the Green Corridor to exclude the land owned by Lattice Property. Would have no significant effect on integrity and purpose of Green Corridor and would maximise amount of brownfield site available for development.
Joint Case	
0032/1/003/O Objection	B2.1 PEZ4 Hollinwood South (Mirror Group/Albert Street) Give greater flexibility of uses in Policy B2.1, e.g. retail or leisure, to encourage early redevelopment of land whilst still providing an employment element, or exclude the Lattice Group site at Mersey Road North from PEZ4.
Joint Case	
0032/1/002/O Objection	B1.1 B1.1.21 British Gas Site, Higginshaw Lane, Royton Remove Business and Industry designation from this site and incorporate all of objector's land in this area into PEZ16, to encourage early development of the site and provide more flexibility in acceptable uses.
Joint Case	
0032/1/004/O Objection	OE1.8 LGG8 Oldham Edge, Oldham Exclude land owned by Lattice Property at Higginshaw Lane from Local Green Gap to maximise amount of brownfield site that can be brought forward for development. Would not affect integrity and purpose of LGG.
Joint Case	

D.W. Laws

39 Edward Road, Shaw, Oldham OL2 7EZ 0489/1/001/O Objection	OE1.7 LR1 Cowlshaw Objects to any further development in the Cowlshaw Area. Only LRFD site containing an SBI. Valuable wildlife habitat. Valuable and picturesque amenity would be lost. Few remaining green areas in west of the Borough should be preserved.
Joint Case	

J. Lawton

84 Oldham Road, Grasscroft, Oldham OL4 4HU 0077/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Remove allocation as Land Reserved for Future Development to protect this well-used open space and stop the encroachment of development on the countryside
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Mr D Lawton

**Schedule of Objections and Representations to
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27/11/2002

Name	Policy, Paragraph, Site, Section
1 Bonspiel Gardens, Broughty Ferry, Dundee DD5 2LH 0048/1/001/O Objection	GS2 Shaws Lane, Uppermill Delete whole or part of site from Green Belt to allow housing development

T. & W.J. Leach

33 Denbigh Drive, High Crompton, Shaw, Oldham OL2 7EQ 0338/1/001/O Objection	OE1.7 LR1 Cowlshaw Maintain as local green gap to serve as valuable and picturesque amenity for community, and safe habitat for wildlife. Sufficient brown land for development. No direct public transport, traffic would increase. Contains SBI & Crompton Circuit.
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Joint Case

Leatherbarrow

8 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE 0072/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Remove allocation as Land Reserved for Future Development and leave undeveloped. Site is wildlife habitat, with protected trees and well-used footpaths. Roads are too narrow for more traffic from development and land has drainage problems.
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Joint Case

Brian Lee

Ryefields Lodge, High Street, Uppermill OL3 6BT 0160/1/001/O Objection	OE1.7 LR10 Ryefields Drive, Uppermill Remove designation as land reserved for future development and add site to adjacent Local Green Gap (LGG16), as it is within the Green Corridor, has protected trees and supports wildlife, including in Pickhill Brook.
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E Leeks

0610/1/001/O Objection	OE1.7 LR7, LR8 Haven Lane, Moorside Redesignate the land as Green Belt to prevent further residential development in the area as Haven Lane is a country lane, well-used by horse-riders and heavily used by motorists to and from Counthill School and new houses nearby.
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Joint Case

Leesfield Parish Schools

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Name Policy, Paragraph, Site, Section

St Thomas Vicarage, 2 Wild Street, Lees, Oldham OL4 5AD

0015/1/001/O T1.4 4.22

Objection Specify that all schools should have adequate pavement access. There is no pavement up to St Agnes School, Knowls Lane, and pedestrian access is dangerous. This will increase if H.1.2.10 development goes ahead.

Joint Case

0015/1/002/O H1.2 H1.2.10 Knowls Lane, Lees

Objection Include a consideration of the possible need to increase places at local schools in response to housing developments. Housing development on site H1.2.10 would add to the argument to increase numbers on roll at St Agnes school at Knowls Lane.

Joint Case

Mr & Mrs Lees

30 Princess Road, Shaw, Oldham OL2 7AZ

0388/1/001/O OE1.7 LR1 Cowlshaw

Objection Designate as Local Green Gap. Contrary to GS2 and GS6 requirements. Also conflicts with OE1.1 and UDP11, 11.3, 11.7b and 11.7c - SBI, recreational use, trees planted. Would invalidate the sustainability objectives of UDP1.5.

Mr A.H. Lees

31 Moor Street, Shaw, Oldham OL2 7BE

0452/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should remain as play area. A lot of work and expenditure has gone into area and is deprived enough for children. Will add to traffic problems - Moor St already being used as a race track.

Mr J Lees

Agent : Michael Courcier & Ptrs Ltd

Park Farm, Walmersley, Bury BL9 5NP

0103/1/002/O GS2 Land at Barrowshaw Farm, Ripponden Rd, Oldham

Objection Exclude site from Green Belt and allocate for residential development under Policy H1. Previously dev'd as defined in Annex C, PPG3. Abuts urban area on 2 sides, differentiated from agric. land on third. Does not fulfill purposes of Green Belt.

Mr J Lees

Agent : Chorlton Planning

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Name Policy, Paragraph, Site, Section

Wham Farm, Wham Lane, Denshaw, Oldham OL3 5UA
0033/1/001/O GS2 Land at Wham Farm, Wham Lane, Denshaw
Objection Omit site from Green Belt to permit housing development. As Denshaw is remote, it would be sustainable to keep it self-sufficient by expanding population and supporting essential services in the village.

0033/1/002/O H1
Objection Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

Mr M.J. Lemmings

28 Luzley Brook Road, Royton, Oldham OL2 6SQ
0198/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Green Belt. Amount of green belt on this side of the Borough is very small compared to east where it is more available for development. Area allocated is too large - already overdeveloped. Existing traffic problems will be worsened.

Nicola Lever

8 Greencroft Meadow, Royton, Oldham OL2 6LQ
0288/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect from development to prevent area being overpopulated and spoiling cultural amenities.

Anita Lilley

14 Ryefields Drive, Uppermill, Oldham OL3 6BX
0161/1/001/O OE1.7 LR10 Ryefields Drive, Uppermill
Objection LR10 should not be allocated as Land Reserved for Future Development - it is an area covered by Tree Preservation Orders

Mr G. Lindsay

391 Shaw Road, Royton, Oldham OL2 6NZ
0570/1/001/O OE1.7 LR1 Cowlshaw

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Name	Policy, Paragraph, Site, Section
Objection	Keep as openland/farmland/grazing land as area already at saturation point with vehicular traffic, and proposal will reduce environmental wellbeing.
0570/1/002/O Objection	R1.1 c. Luzley Brook allotments, Royton Indicate allotments on the Proposals Map, specifically the Luzley Brook allotments, and distinguish them from recreation ground

David Lochery

5 Greencroft Meadow, Royton, Oldham OL2 6LQ
0413/1/001/O OE1.7 LR1 Cowlshaw
Objection Leave as farm land. Land is a local green gap that separates High Crompton and Cowlshaw.
Traffic on Shaw Road is already a major problem without the addition of more houses.

London Law & Land

Agent : Forge Architects

8/10 Lant Street, London, SE1 1QR
0294/1/001/S B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield
Support Welcome the change in designation of this site from PEZ to mixed use as a way of unlocking the site's development potential and encouraging sustainable development.

0294/1/002/S H1.1 H1.1.18 Frenches Wharf/Wellington Road
Support Welcome the change of designation of this site from a PEZ to mixed use. The mixed use designation is a way of unlocking the sites potential and also a way of encouraging sustainable development.

A.I. Long

24 Edward Rd, Shaw, Oldham OL2 7EY
0241/1/001/O OE1.7 LR1 Cowlshaw
Objection Leave area as it is - objects to development. Only open space and fields in area.
Edward Rd not wide - extra traffic is unthinkable.

Lookers PLC

**Schedule of Objections and Representations to
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Name	Policy, Paragraph, Site, Section
776 Chester Road, Stretford, Manchester M32 0QH 0019/1/001/O Objection	S1 Huddersfield Road district centre Extend district centre boundary to the east to embrace existing Health Centre, shops east of Spring Street and the car dealership, which contribute to centre activity, and exclude the backland site which is more suitable for housing.
0019/1/003/O Objection	H1.1 H1.1.8 Land at Redgrave Street, Oldham Remove the site of the existing Peugeot car dealership from the land allocated for housing, as it should be included in an extended Huddersfield Road District Centre which embraces other uses that contribute to its vitality.
0019/1/004/O Objection	H1 Dunkerley St/ Huddersfield Rd Change allocation of land to the east of Dunkerley Street and rear of properties fronting onto Huddersfield Road from district centre to housing, to replace the car dealership site suggested for removal from site H1.1.8.

Lookers PLC

Agent : Robert Turley Associates

776 Chester Road, Stretford, Manchester M32 0QH 0019/1/002/O Objection	H1.1 Land off Manchester Road, Oldham Requests the site be allocated as a phase 1 housing site - adjoins existing housing, is previously developed, accessible by public tpt, close to employment, shops & other services. Scope for medium to high density housing. Currently a car showroom.
Joint Case	

MA & TJ Lord & Field

22 Moor Street, Shaw, Oldham OL2 7BD 0204/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as Local Green Gap. Contains SBI. Should be protected for future generations to enjoy. Should consider the considerable development that has already taken place in this area. Huge increase in traffic.
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Phyllis Lord & John K Shaw

Agent : P A Dust Chartered Architect

0708/1/001/O Objection	OE2.2 Land at John Street, Lees Site, which is part of a Green Corridor, should be allocated as a housing site
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Name Policy, Paragraph, Site, Section

59 Surrey Avenue, High Crompton, Shaw, Oldham OL2 7DN
0244/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Green Belt. Develop brown field sites first. Concern about traffic access/congestion. Loss of green land within heavily built up area - precious resource to local people. Quality of life, noise, pollution, child safety should be considered

Keith Lowe

6 Alton Close, Ashton Under Lyne, OL6 8XG
0013/1/001/O S2.3
Objection Increase local needs shopping threshold from 300 to 400m2 as it is unduly restrictive.

0013/1/002/O B2.1
Objection Increase local needs retailing threshold from 300 to 400m2 in Primary Employment Zones as it is unduly restrictive.

J Lumb Esq

Agent : Morris Dean

Whitfield Dairy Farm, Shaw, Oldham OL2 7UJ
0025/1/001/O GS2 Land between 6 & 8 Barnfield Rise, Shaw
Objection Want Green Belt boundary changing to allow site to be developed.

Mr E. Lumley

5 Netherhouse Road, Shaw, Oldham OL2 7EX
0533/1/001/O OE1.7 LR1 Cowlshaw
Objection Re-designate northern part of site as Local Green Gap because of access problems .Keep access from Shaw Rd/Manchester Rd. Would encroach on land seperating built up areas. SBI would be lost. Traffic already heavy in area.

Joint Case

Mrs BJ Lund

5 Summershades Lane, Grasscroft, Oldham OL4 4ED
0299/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft
Objection Site should be allocated as Local Green Gap as it is used for recreation and play, has mature trees, and provides rich wildlife habitat. Land is unsuitable for development due to unstable ground and access problems.

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Name Policy, Paragraph, Site, Section

32 Denbigh Drive, High Crompton, Shaw, Oldham OL2 7EQ
0226/1/001/O OE1.7 LR1 Cowlshaw
Objection No details of change/reason provided.
Joint Case

Mr D.C. Marshall

4 Broadgate, Dobcross, Oldham OL3 5BJ
0738/1/001/S OE1.8 LGG15 Wall Hill, Dobcross
Support Supports designation as Local Green Gap
Joint Case

G.P. Martin

38 The Beeches, Wrexham Rd, Hope, Wrexham LL12 9NX
0385/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep land rural/ wildlife sanctuary

Karen Mather

19 Grains Road, Delph, Oldham OL3 5DS
0714/1/001/O OE1.8 LGG17 Stoneswood, Delph
Objection Change allocation from Local Green Gap to Green Belt.
Joint Case

0714/1/002/O OE1.8 LGG18 Rumbles Lane, Delph
Objection Change allocation from Local Green Gap to Green Belt.
Joint Case

0714/1/003/O OE1.8 LGG19 Ainley Wood, Delph
Objection Change allocation from Local Green Gap to Green Belt to fit designation of other side of valley and protect the whole from development, with its impacts on traffic, road safety, local character and services.
Joint Case

Simon Mathews

21 Crocus Drive, Royton, Oldham OL2 6QP
0246/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as fields. Development would decimate what little countryside there is left in

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Name Policy, Paragraph, Site, Section

435 Shaw Road, Royton, Oldham OL2 6PB

0518/1/001/O OE1.7 LR1 Cowlshaw

Objection Objects to any more housing on green fields. Has seen large estate built behind property -enough is enough. Most of the birds now nest in the eaves of houses instead of their natural nests in trees. More houses not a good idea.

Mr J. McLintock

Agent : Chorlton Planning

c/o Steve Ingram Assoc Design Studio, The Heights, Delph, Oldham OL3 5TU

0650/1/001/O GS2 Land off Huddersfield Rd, Denshaw

Objection Release part of the land from the Green Belt and re-designate for development as part of comprehensive plan for expansion of Denshaw. As most remote village it would benefit from additional residents to support local services.

0650/1/002/O H1

Objection Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

K. McMunn

58 Edward Rd, Shaw, Oldham OL2 7EY

0242/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as greenfield site. Contains wooded area. Building should be on brownfield sites as Government has said. Building houses will create heavy traffic and site is away from any public transport. Will spoil area.

D. McNeeney

24 Chew Vale, Greenfield, Oldham OL3 7EQ

0607/1/001/O GS2 Land off Manchester Road, Greenfield

Objection Remove site from Green Belt and re-designate to permit building of a house on the site

J.G. McNeeney

24 Chew Vale, Greenfield, Oldham OL3 7EQ

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Name	Policy, Paragraph, Site, Section
0604/1/001/O Objection	GS2 Land off Manchester Road, Greenfield Remove site from Green Belt and re-designate to permit building of a house on the site

K.A. McNeeney

24 Chew Vale, Greenfield, Oldham OL3 7EQ
0608/1/001/O GS2 Land off Manchester Road, Greenfield
Objection Remove from Green Belt and re-designate to permit building of a house on the site

Mr J McQuillan

17 Farnborough Avenue, Richmond Park, Lees, Oldham OL4 3HG
0356/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection Change the designation of this land, which is part of PEZ17, from PEZ to residential use in keeping with other recent developments in the area. (Included a petition with 191 signatures)

Mrs B. Mearns

47 Moor Street, Shaw, Oldham OL2 7BE
0555/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to any development of site. Shaw has had its fair share of houses over years. Is big problem with existing traffic without any more. Schools can hardly cope now to accomodate the children that live in this area.

Medlock Communications Ltd

Agent : Robert Turley Associates

Constance House, 5 Missouri Avenue, Salford, Manchester M5 2NP
0712/1/001/O OE2.2 Land at Birchinlee Mill, Royton
Objection Objects to designation of site as Green Corridor and Link - no particular recreational or wildlife interest

Joint Case

0712/1/002/O OE2.2
Objection The policy should be deleted in the absence of any clear justification and because it overlaps with other policies protecting land with recreation or wildlife value

Joint Case

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Name	Policy, Paragraph, Site, Section
0712/1/003/O Objection	H1 Birchinlee Mill, Royton Requests that the site be allocated for residential development. Mill is underused and in a poor condition. Continued employment use not viable. Site is previously developed and is within walking distance of services & employment.
Joint Case	

Medlock Construction

Agent : Robert Turley Associates

Birchinlee Mill, Streetbridge, off Middleton Road, Royton, Oldham OL2 5EW	
0713/1/001/O Objection	OE2.2 Land at Birchinlee Mill, Royton Objects to designation of site as Green Corridor and Link - no particular recreational or wildlife interest
Joint Case	

0713/1/002/O Objection	OE2.2 The policy should be deleted in the absence of any clear justification and because it overlaps with other policies protecting land with recreation or wildlife value
Joint Case	

0713/1/003/O Objection	H1 Birchinlee Mill, Royton Requests that the site be allocated for residential development. Mill is underused and in a poor condition. Continued employment use not viable. Site is previously developed and is within walking distance of services & employment.
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Medlock Limited

Agent : Robert Turley Associates

Constance House, 5, Missouri Avenue, Salford M5 2NP	
0617/1/001/O Objection	H1 Birchinlee Mill, Royton Underused mill complex. Buildings in poor condition. Continued employment use no longer viable. Previously developed land & is within walking distance of employment, shops & services inc. public tpt. Requests is allocated for residential development.

0617/1/002/O Objection	OE2.2 Land at Birchinlee Mill, Royton Objects to designation of site as Green Corridor and Link - no particular recreational or wildlife interest
Joint Case	

0617/1/003/O Objection	OE2.2 The policy should be deleted in the absence of any clear justification and because it overlaps with other policies protecting land with recreation or wildlife value
Joint Case	

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Name Policy, Paragraph, Site, Section

Joint Case

0251/1/002/O B1.1 B1.1.33 Primrose Street/Crossbank Street, Oldham
Objection Change allocation to mixed use to enable high quality development of this prominent site (see also B1.1.31)

Joint Case

0251/1/003/O B2.1 PEZ30 Lumb Mill, Delph
Objection Would like the site of the old Lumb Mill (the Business Centre), which is part of PEZ30, to be allocated for mixed use, similar to the surrounding land (B1.3.2/H1.1.14) Premises have deteriorated since 1995. Would make site more viable.

Joint Case

Paul Monaghan

8 Spring Vale Way, Royton, Oldham OL2 6RU
0219/1/001/O OE1.7 LR1 Cowlshaw
Objection No details provided

Mr & Mrs H Moore

3 Ainsbrook Avenue, Delph, Oldham OL3 5EN
0699/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0699/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road
Support The proposal for housing has some merit.

0699/1/003/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed

Norman Moores

15 Longfield Road, Shaw, Oldham OL2 7HD
0287/1/001/O OE1.7 LR1 Cowlshaw
Objection Designate as Local Green Gap. Valuable community asset. Contrary to plan objectives c and e, and policies on Conservation, Recreation and Open Environment.

**Schedule of Objections and Representations to
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Name	Policy, Paragraph, Site, Section
18, Rosehill, Delph, Oldham 0689/1/001/O Objection	OL3 5ED H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Site is suitable for commercial use. No need for cross-subsidy from residential development to develop commercial use - see PEZ29 which has been developed without cross-subsidy & is fully let. Site should be wholly allocated for commercial use.
Joint Case	
0689/1/002/S Support Joint Case	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road Considers the loss of the industrial site to housing H1.1.15 as acceptable
0689/1/003/S Support Joint Case	OE1.8 LGG18 Rumbles Lane, Delph Preserve site as 'Green'
0689/1/004/S Support Joint Case	OE1.8 LGG17 Stoneswood, Delph Preserve as 'Green'

Mr J. Morris

39 Denbigh Drive, Shaw, Oldham OL2 7EQ
0511/1/001/O
Objection

OE1.7 LR1 Cowlshaw
Designate as Green Belt or Local Green Gap. Proposal contradicts Plans Key Objectives. Does not conserve/improve quality of natural resources. Does not improve accessibility/reduce need to travel. Existing traffic problems. Provides green lung.

Mossbridge Mill Co Ltd

Agent : Roger Hannah & Co

0794/1/001/O
Objection

T1.1 b.
Remove the park and ride designation from the property at Albert Mill, Cromford Street near Derker [Correct Proposals Map to clarify that this property is not being allocated for park and ride]

Joint Case

Mr E. Moss

13 Summershades Lane, Grasscroft, Oldham OL4 4ED
0071/1/001/O
Objection

OE1.7 LR9 Summershades Lane, Grasscroft
Delete allocation as Land Reserved for Future Development. Leave land undisturbed

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Oldham Replacement Unitary Development Plan First Deposit, October 2001
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Name	Policy, Paragraph, Site, Section
35 Cowlshaw, Shaw, Oldham 0363/1/001/O Objection	OL2 7BX OE1.7 LR1 Cowlshaw Protect from development - one of few remaining green recreational areas in Shaw. Recent residential development has increased traffic. Shaw Rd difficult to cross. Would result in loss of wildlife, and further trees.

C. & C. Nicholson

30 Summershades Lane, Grasscroft, Oldham 0084/1/001/O Objection	OL4 4ED OE1.7 LR9 Summershades Lane, Grasscroft Site should be conservation area with no development. It is well used amenity and rare copse supporting wildlife, contributes to unique aspect of Saddleworth. Concerned about poor access for development and impact on road safety.
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David Nield

8 Albion Gardens Close, Royton, Oldham 0249/1/001/O Objection	OL2 6PW OE1.7 LR1 Cowlshaw Objects to development of the area on traffic grounds.
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Mr D. Nield

20 Luzley Brook Road, Royton, Oldham 0194/1/001/O Objection	OL2 6SQ OE1.7 LR1 Cowlshaw Allocate site as Local Green Gap. Would result in loss of green land to future generation; large increase in traffic in already congested area; contains SBI
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David Norbury

11 Greencroft Meadow, Royton, Oldham 0497/1/001/O Objection	OL2 6LQ OE1.7 LR1 Cowlshaw Allocate as Green Belt to protect from development - should develop on 'wasteland' not green belt land.
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North Ainley Halliwell Solicitors

Agent : Chorlton Planning

34/36 Clegg Street, Oldham, OL1 1PS

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Name	Policy, Paragraph, Site, Section
0096/1/001/O Objection	GS2 Land at Counthill, Oldham Remove from Green Belt and allocate for housing as an extension to existing built-up area and land allocated for future development (LR7 and LR8 Haven Lane) to west. Well located for services and would improve choice of properties in area.
0096/1/002/O Objection	OE1.7 LR7, LR8 Haven Lane, Moorside Change allocation to housing as there is no housing allocation in Moorside and the sites are suitable for this use
0096/1/003/S Support	H1.1 H1.1.7 Block Lane, Chadderton Allocation is supported.
0096/1/004/O Objection	H2.1 H2.1.11 Ripponden Rd, Denshaw The site should be allocated for Phase 1 housing as in adopted Plan, rather than Phase 2. All other land designated for residential in Denshaw has already been or is being developed. Additional residents would help support village services.

North Manchester Construction Ltd.

Agent : John Barnes - Architect

0147/1/001/O Objection	B2.1 PEZ25 Chew Valley Road, Greenfield Leave area of land owned by North Manchester Construction out of PEZ. Leave unallocated or include as mixed use. Much of the north east of the previous PEZ allocation has been changed to mixed use. This leaves doubt about the viability of remainder.
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Joint Case

North West Regional Assembly

North West Assembly House, Coops Building,, Dorning Street, Wigan WN1 1HJ

0740/1/001/S Support	GS1 None given.
0740/1/002/S Support	GS2 None given.
0740/1/003/S Support	GS3 None given.

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Name	Policy, Paragraph, Site, Section
0740/1/004/S Support	GS4 None given.
0740/1/005/S Support	GS5 None given.
0740/1/006/S Support	GS6 None given.
0740/1/007/S Support	GS7 None given.
0740/1/008/S Support	D1 None given.
0740/1/009/S Support	D1.1 None given.
0740/1/010/S Support	D1.2 None given.
0740/1/011/S Support	D1.3 None given.
0740/1/012/S Support	D1.4 None given.
0740/1/013/S Support	D1.7 None given.
0740/1/014/S Support	T1 None given.
0740/1/015/S Support	T1.1 None given.

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Name	Policy, Paragraph, Site, Section
0740/1/016/S Support	T2 None given.
0740/1/017/S Support	T2.1 None given.
0740/1/018/S Support	T2.2 None given.
0740/1/019/S Support	B1 None given.
0740/1/020/S Support	B1.7 None given.
0740/1/021/S Support	H1 None given.
0740/1/022/S Support	H1.1 None given.
0740/1/023/S Support	H1.2 None given.
0740/1/024/S Support	H1.3 None given.
0740/1/025/S Support	H1.4 None given.
0740/1/026/S Support	H2 None given.
0740/1/027/S	H2.1

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Name	Policy, Paragraph, Site, Section
Support	None given.
0740/1/028/S Support	S1 None given.
0740/1/029/S Support	TC1 None given.
0740/1/030/S Support	OE1.7 None given.
0740/1/031/S Support	OE1.8 None given.
0740/1/032/S Support	OE1.9 None given.
0740/1/033/S Support	OE2 None given.
0740/1/034/S Support	OE2.1 None given.
0740/1/035/S Support	OE2.2 None given.
0740/1/036/S Support	OE2.3 None given.
0740/1/037/S Support	OE2.4 None given.

North West Tourist Board

Agent : Paul Butler Associates

Swan House, Swan Meadow Road, Wigan Pier, Wigan WM3 5BB

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Name	Policy, Paragraph, Site, Section
0117/1/001/O Objection	TC1 There is no specific mention of tourism within the Policy. Believe the sites identified need to include tourism as an acceptable use.
0117/1/002/O Objection	B1.4 5.15 Policy should encourage tourism uses within rural buildings within the Green Belt as long as this is not detrimental to the surrounding natural environment. Can be appropriate re-use of existing buildings with benefits to rural areas.
0117/1/003/O Objection	Business & Industry UDP should include a policy to encourage caravan and camping sites in appropriate locations subject to them having no adverse environmental impacts. Plan contains no policy in relation to caravan and camp sites. Potential role in holiday sector.
0117/1/004/O Objection	OE1.9 11.47 Justification for OE1.9 should promote schemes such as campsites, farm holidays, rural holiday lets and farm shops as a means of rural diversification, to attract visitors and complement tourist facilities.
0117/1/005/O Objection	T1.5 Designate areas along canals for tourist facilities and accommodation and ensure that developments are sensitive to the canal environment. Oldham UDP needs to maximise the tourism potential of the canals. Valuable resource.
0117/1/006/O Objection	NR2 13.30-13.35 Should encourage the use of other water resources in order to distribute visitor pressure more evenly within the borough.
0117/1/007/O Objection	1.10 e., 1.11 Introduction Supports the UDP objectives, but e. should include 'for the benefit of residents and visitors'. Supports that the UDP must be carried out in conjunction with other plans, including the Tourism Strategy.
0117/1/008/O Objection	B1.4 Strongly supports policy but would like the land use policies and proposals in the Oldham Tourism Strategy incorporated within the UDP
0117/1/009/S Support	OE1.6 11.31 Strongly supports re-use of rural buildings for economic purposes (including

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Name	Policy, Paragraph, Site, Section
	tourism) rather than residential, to provide employment and encourage tourists to spend in the local economy
0117/1/010/S Support	C1 Supports policy to protect Oldham's historic buildings, areas and landscapes. Agree that they serve to enhance the attractiveness of the Borough to visitors and residents.

D O Meara

7 Bank Top Park, Oldham, OL4 3AY	
0142/1/001/O Objection	B2.1 PEZ17 Wellyhole Street, Lees Object to the proposed designation of the site as a Primary Employment Zone. Would be better used as a local park or for housing, provided run-off from estate up the hill does not cause flooding

Oak Street Area Community Group

21 Crossley Street, Shaw, Oldham OL2 8EN	
0152/1/001/O Objection	T1.1 4.11 Wren's Nest Metrolink stop should not be abandoned.
0152/1/002/O Objection	R1 10.9 Oak Street Area Space should be found within area for 2.4 hectares open/recreational space per 1000 population, as this is virtually non existent.
0152/1/003/O Objection	R1.1 Area between Travis St., Oak St. and Crossley St. Site should be allocated as a 'pocket park' or 'recreational open space' to prevent future development.
0152/1/004/O Objection	R1.1 Land between Milnrow Road and Oak Street This derelict land should be allocated as Recreational Open Space as there is a lack of provision in the area
0152/1/005/O Objection	B2.1 Objects to inclusion of waste facilities within PEZ's when located close to residential properties.

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Name	Policy, Paragraph, Site, Section
0152/1/006/O Objection	B1.1 B1.1.34 Hebron Street, Royton Object to change of allocation from protected open land (in adopted Plan) to industrial use. Would add to disturbance and loss of habitat for species in decline. Species study should be done prior to decision about allocation.
0152/1/007/O Objection	B2.1 PEZ22 Shaw Reappraise PEZ22 in the event that the company located between Linney Lane and Beal Lane vacate the premises, as policy B1.7 states that large scale freight generating development should have good access to trunk or primary roads
0152/1/008/S Support	CF1.2 d. Support the implementation of the 'Disability Act' which requires dropped kerbs and accessibility to public buildings
0152/1/009/S Support	OE2 Supports the protection of wildlife species and of the environments that sustain them.
0152/1/011/O Objection	OE1.7 LR2 Shawside, Shaw (Moss Hey) Remove allocation as Land Reserved for Future Development
0152/1/012/O Objection	OE1.7 LR1 Cowlshaw Remove allocation as Land Reserved for Future Development (No change or reason given)
0152/1/013/S Support	CF1 Support the development of community facilities for all ages.
0152/1/014/S Support	4.4 (b) Transport Support an integrated public transport system.

K.M. Oates

Lynncroft, 40 Chamber Rd, Shaw, Oldham OL2 7AR

0580/1/001/O
Objection

OE1.7 LR1 Cowlshaw
Allocate smaller area allowing green land around perimeter - too vast an area. Getting back to acres of terraced housing with no amenities or outlook. Part of site used as play area. Need to leave gaps for pleasure. Traffic will become more dangerous

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Name	Policy, Paragraph, Site, Section
0181/1/007/O Objection	H1 Generally support policy aspiring to 75% of new housing being located on brownfield sites. Also think that greenfield land could be considered subject to specific conditions.

Oldham Town Centre Partnership

Town Centre Management Office, 33 Queen Street, Oldham OL1 1RD

0119/1/001/S Support	TC1 Support issues relating to architectural design standards as well as other criteria mentioned, linking into urban design.
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0119/1/002/O Objection	TC1 Would also like to see the old Co op site allocated [currently: Mecca Bingo, King Street]
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0119/1/003/S Support	TC1.2 Support future phases of the Cultural Quarter to include Lifelong Learning Centre, Performing Arts Centre adding to the newly built Art Gallery
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0119/1/004/O Objection	TC1.5 General support for issues relating to car parking, but pricing policies need to be addressed.
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0119/1/005/O Objection	TC1.4 Lack of car parking facilities on South Union Street site, taking in the Business Centre, Cultural Quarter and future developments.
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0119/1/006/S Support	TC1.6 Support issues relating to urban design and enhancing the quality and the extent of the public realm.
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0119/1/007/S Support	TC1.8 Support for housing in the Town Centre.
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0119/1/008/O Objection	S1.2 Developments should complement existing usages directly when outside the core area
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Name	Policy, Paragraph, Site, Section
	of the Town Centre and should link.
0119/1/009/O Objection	S1.4 Encourage diversity in Yorkshire Street area of the Town Centre. Develop family night time economy.
0119/1/010/S Support	S1.7 Very supportive of leisure on Union Street South site (allocation TC1.3)
0119/1/011/O Objection	B1.1 B1.2.1 Southlink Business Park Would prefer to see B1, B2 commercial allocations and not B8 warehousing and distribution on this site as it is adjacent to the Town Centre and should generate better quality jobs.
0119/1/012/O Objection	B1.1 B1.1.33 Primrose Street/Crossbank Street, Oldham Would prefer to see B1, B2 commercial allocations and not B8 warehousing and distribution on these sites as they are adjacent to the Town Centre and should generate better quality jobs.
0119/1/013/O Objection	TC1 The policy should designate TC1.1 Clegg Street and TC1.3 Union Street South as the priority sites for development in the Town Centre
0119/1/014/S Support	T1.1 4.10 Support for bus corridors to bring people into the town centre by use of public transport.
0119/1/015/S Support	T1.2 Support park and ride schemes to alleviate Town Centre congestion and parking demand, preferably located outside the Town Centre boundary
0119/1/016/S Support	T1.3 Support new roads and widening of existing roads
0119/1/017/S Support	B1.4 Very supportive of tourism development, and see it as a major attraction for the town centre and hence a major employer.

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Name	Policy, Paragraph, Site, Section
0119/1/018/O Objection	S1.2 Generally supportive, but concern expressed at percentage of non food retail that would be allowed within a supermarket proposal
0119/1/019/S Support	TC1 8.13 Support issues relating to architectural design standards as well as other criteria mentioned, linking into urban design.

Derek T. Oldham

28 Edward Road, Shaw, Oldham OL2 7EY

0487/1/001/O OE1.7 LR1 Cowlshaw

Objection Make the land a park. Shaw should be left as a village. Too much traffic. Does not think the local green land should stay the way it is (needs clarifying)

Mrs Rita O'Neill

14 The Avenue, Shaw, Oldham OL2 7HE

0421/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep area as it is - need open spaces

Mrs T. O'Neill

4 Glenavon Drive, High Crompton, Oldham OL2 7LQ

0423/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should remain as it is unless further schools are to be built.

Zoe O'Neill

The Manse, 24 Chamber Rd, Shaw, Oldham OL2 7AR

0424/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should remain as it is: green land for recreational use.

Mr D.A. Orchard

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Name Policy, Paragraph, Site, Section

3 Denbigh Drive, Shaw, Oldham OL2 7EQ
0250/1/001/O OE1.7 LR1 Cowlshaw
Objection Change not specified. Reason: Area concerned is not brown field site and lack of public transport will make traffic congestion and pollution increase to an unacceptable level.

Kevin O'Regan

10 Springvale Way, Royton, Oldham OL2 6RU
0506/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap. Contains SBI. Area should be developed into country park.
Traffic problems in area. Lack of school places/medical services. Housing should be built on brown field sites.

Joint Case

T.J. O'Regan

10 Springvale Way, Royton, Oldham OL2 6RU
0411/1/001/O OE1.7 LR1 Cowlshaw
Objection Allocate as Local Green Gap. Contains SBI. Should be developed into country park. Traffic congestion in area. Lack of education places in area. Housing should be developed on Brown Belt sites.

Joint Case

David S Owen

3a Derwent Drive, Chadderton, Oldham OL9 9JF
0664/1/001/O OE1.7 LR4 Land at Foxdenton Lane (North), Chadderton
Objection Change allocation to Local Green Gap, the same as land at Milton Drive (LGG3). Both sites go down to the recreational route. Access to development adjacent to Derwent Drive would be difficult. Roads would not accommodate traffic.

Oxley Threads Ltd

Agent : Bolton Emery Partnership

Guide Mill, South Street, Ashton-u-Lyne OL7 0PJ
0261/1/001/O B2.1 Werneth Ring Mills, Henley Street, Oldham
Objection Werneth Ring Mills and adjoining land should be allocated as a PEZ. Reasons include: it would provide opportunities for redevelopment. Could be developed for wider range of uses than those permitted under B2.2. Large enough. Accessible.

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Name	Policy, Paragraph, Site, Section
10 Bark Street East, Bolton, BL1 2BQ 0023/1/001/O Objection	OE1.5 Delete a. and b. as they are unduly restrictive in respect of replacement buildings in the Green Belt.
0023/1/002/O Objection	OE1.9 Delete g. in policy on farm diversification as wording is too vague and subjective
0023/1/003/O Objection	OE1.1 Delete criterion d. in policy on development in the Green Belt as wording 'would not harm people's enjoyment of the countryside' is too vague and subjective
0023/1/004/O Objection	H1 Brownfield target of 75% is unrealistic. Should be amended to 60% as stated in PPG3 - Housing.
0023/1/005/O Objection	GS2 The link between agricultural land grade and landscape value is inappropriate and should be deleted.
0023/1/006/O Objection	H1.3 6.39 An applicant seeking to develop a greenfield site should not have to demonstrate that current requirements are unlikely to be met by the development of previously developed land - this should be the Council's responsibility.

Parish of Leesfield

St Thomas Vicarage, 2 Wild Street, Lees, Oldham OL4 5AD 0474/1/001/O Objection	CF1.1 Policy should include identification of a suitable replacement site for St. Thomas C of E aided school.
Joint Case	
0474/1/002/O Objection	CF1 The need to expand schools due to new housing estates should be kept under careful review.
Joint Case	

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Name	Policy, Paragraph, Site, Section
0110/1/003/O Objection	T2.3 The policy should be reworded to more closely reflect Circular 1/97
0110/1/004/O Objection	D1.1 Reword policy on General Design Criteria to be less onerous and more compatible with PPG1
0110/1/005/O Objection	D1.5 Rewrite policy to be less onerous and reflect the amenity value of any protected trees. Protected trees with a high amenity value that are removed should be replaced at a 1:1 ratio. Requirement to replace at 6:1 is unreasonable.
0110/1/006/O Objection	D1.2 Delete or substantially reword policy to reflect matters that are material considerations in the planning process
0110/1/007/O Objection	D1.4 Reword policy to be less onerous. The emphasis should be on mitigation and the avoidance of unnecessary harm.
0110/1/008/O Objection	B1.3 Policy should not preclude inclusion of retail or tourism uses in mixed use development. Ref to Planning Briefs should be in supporting text. Ref to phasing should be omitted/reworded. Policy not specific enough on their role in mixed use dev's.
0110/1/014/O Objection	B1.4 Criterion e) should be removed or reworded. If Tourism Development Areas are to be referred to, they should be on proposals map. Criterion d) should be reworded so that it is broader and more inclusive.
0110/1/009/S Support	H1.1 H1.1.18 Frenches Wharf/Wellington Road Support allocation as a mixed use development as it is a previously developed site, well located for services and facilities, and its redevelopment will enable environmental improvements
0110/1/010/S Support	B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield It is a suitable and sustainable location for mixed use development

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Name	Policy, Paragraph, Site, Section
0110/1/011/O Objection	GS1 Delete the policy, as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0110/1/012/O Objection	GS2 Delete the policy as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0110/1/013/O Objection	GS7 The policy should be deleted as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0110/1/015/O Objection	H1.3 Policy is unclear and requires greater precision. Criteria in para. 6.40 are too onerous, particularly the requirement that housing sites should be within 400m of existing services.
0110/1/016/O Objection	H2.1 Identified need for affordable housing not demonstrated. Surplus of low priced housing. Need for affordable housing appears to be limited to a few parts of the Borough. Policy should refer to the importance of demonstrating local need.
0110/1/017/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Indicative number of dwellings for the mixed use site should be increased to 80-100. Number indicated is too low although allocation is supported.

Mr K. Payne

Agent : Chorlton Planning

'Brynn Onnen', Trelawnyd, Marian, Flintshire, North Wales LL18 6EB

0116/1/001/O Objection	OE1.8 LGG11 Land at Greenacres, Lees Re-allocate land west of former Birch Hall Hotel site, or part of it, for housing, as an extension of current development on Birch Hall site. Creates potential for landscaping in Medlock Valley.
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Peak District National Park

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Name	Policy, Paragraph, Site, Section
Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE 0036/1/001/O Objection	T1.3 Add that special care is needed with the appearance of any highway schemes that could impact on the Peak National Park
0036/1/002/O Objection	1.13 Introduction Propose additional wording making reference to the need to ensure that the UDP supports the Peak District National Park Authority in its policies to manage and protect the Park.
0036/1/003/S Support	NR3.2 The need to protect the interests of the Peak District National Park from proposals for wind turbines is gratefully acknowledged.
0036/1/004/S Support	OE2.4 11.86 The need to complement the Biodiversity Action Plan prepared for the Peak District National Park is gratefully acknowledged
0036/1/005/O Objection	OE2 UDP should refer to the strategic importance of the Peak District National Park, as in the adopted UDP. Should include policy reference to the need to protect the park from harmful developments.
0036/1/006/O Objection	4.5 i. Transport It would be appropriate to include a statement of support for the South Pennines Integrated Transport Strategy (SPITS) proposals.

Mrs E. Peake

31, Harewood Road, Shaw, Oldham OL2 8EA
0695/1/001/O
Objection

H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Interested party in the business centre. Concerned about the vulnerability of the business centre to housing if the adjacent land is given housing status. States that this is a concern for many of the employees. Identify for industrial use only.

Mr & Mrs H Pearson

99 Haven Lane, Moorside, Oldham OL4 2QH

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Name	Policy, Paragraph, Site, Section
0611/1/001/O Objection	OE1.7 LR7, LR8 Haven Lane, Moorside Object to allocation as Land Reserved for Future Development on traffic grounds and because playing area is needed for children

Mrs Joan Pedder

Leonardin House, Fir Lane, Royton, Oldham OL2 6XU

0323/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep area designated for Green Belt. Road structure is already over used and the area involved would become a nightmare especially for schoolchildren. Need space for people who live near to give them a reasonable quality of life.

Joint Case

Mr&Mrs S. Peers

1 Greencroft Meadow, Royton, Oldham OL2 6LQ

0254/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as green land. Purchased property for views/position. Natural habitat for wildlife, one of only picturesque and pleasant areas in area. Land in Saddleworth should be developed. Will result in traffic problems. Maintain for local people.

Joint Case

J. H. Pellowe

8 Higher Kinders, Greenfield, Oldham OL3 7BH

0296/1/001/O B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield

Objection Support with reservations. Agree with need to transform ugly site but this must be done in harmony with local residents. Need provision for local shops and housing for local people at affordable prices.

Cllr Val Pemberton

37 Princess Road, Shaw, Oldham OL2 7AZ

0468/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt to protect from development. Believes land to be protected until 2011. National Forestry Commission planted trees in area - could cause financial problems if removed. Plans have been passed for play area off Moor St.

Joint Case

L. Perrins

Agent : Chorlton Planning

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27/11/2002

Name Policy, Paragraph, Site, Section

176 Oldham Road, Springhead, Oldham OL4 5SJ

0115/1/001/O OE1.8 LGG13 Stonebreaks, Springhead

Objection Exclude southern edge of Local Green Gap allocation to allow access to a residential site off Radcliffe Street (proposed in a separate representation).

0115/1/002/O OE1.8 LGG13 Stonebreaks, Springhead

Objection Re-allocate land at Radcliffe Street, part of Local Green Gap, for housing as there are few sites in this part of the Borough. Site is close to facilities in Grotton and frequent bus route. Development would be designed to minimise visual effect.

0115/1/003/O H1 Land off Radcliffe St, Springhead

Objection Requests that the site be allocated for residential development - is an infill site, would use an unused site, close to services, may be suitable for affordable housing, could be developed in conjunction with land to the south west.

Persimmon Homes

1 Crown Bank, Sandbach, Cheshire CW11 1FW

0111/1/001/O H1

Objection No reference to the findings of any urban capacity study. Future contribution of windfalls therefore not properly assessed. Inadequate reference to the period 2011-2016.

0111/1/002/O H1.1 Land at Ashton Road, Bardsley

Objection Objection to the allocation of greenfield sites in preference to this green belt site off Ashton Road, which is in a sustainable location and provides scope for environmental enhancement.

0111/1/003/O GS2 Land at Ashton Road, Bardsley

Objection Exclude this site from the Green Belt, as boundary changes should be considered where the contribution of the land to the Green Belt is questionable and the site is of less value as open land and/or more sustainable than land allocated for housing

0111/1/004/O H1.2 H1.2.10 Knowls Lane, Lees

Objection Remove housing allocation from this site which consists of highly attractive countryside in a less sustainable location than alternative sites such as at Ashton Road, Bardsley.

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Name	Policy, Paragraph, Site, Section
0037/1/005/S Support	T1.6 Welcome the protection of old railway formations

Ramblers' Association, Oldham Group

40 Taunton Raod, Chadderton, Oldham OL9 0BE

0484/1/001/O Objection Joint Case	R1.1 Oldham Way, adjacent Brushes Clough, Crompton Moor Check the route of RR3, the Oldham Way.
0484/1/002/O Objection	R1.1 Add the Crompton Circuit to the proposals map and para. 10.15
0484/1/003/O Objection Joint Case	R1.1 Clayton Playing Fields, Chadderton Support allocation of Clayton Playing Fields, including lacrosse pitch (former OL10) as Recreational Open Space. However, add missing strip at rear of Boundary Park Road to site on Proposals Map.
0484/1/004/O Objection Joint Case	OE1.7 LR1 Cowlshaw Allocate as Local Green Gap. Many ROW cross the site - varied views, features of interest can be seen. Loss of recently planted trees, ponds, wildlife, hedgerows, source of River Irk. Loss of part of the Crompton Circuit.

Mr R. Randerson

2, Rumbles Lane, Delph, Oldham OL3 5EL

0686/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0686/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This housing site has some merit.
0686/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

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Name	Policy, Paragraph, Site, Section
Objection	Remove the land from the Green Belt to allow for the construction of a dwelling; to improve the visual quality of the land; and to provide a more logical Green Belt boundary..
 Redrow Homes (Lancashire) Ltd	
Redrow House, Holden Road, Leigh, WN7 1H	
0041/1/001/O Objection	OE1.8 LGG3 Land at Foxdenton Lane, Chadderton Site should be allocated for housing/mixed use, or at least Land Reserved for Future Development as its visual quality is no different to adjacent land which is allocated as Land Reserved for Future Development.
0041/1/002/O Objection	H1 Target for the reuse of previously developed land is too high. Insufficient information provided to support the assumed brownfield capacity. Also objects because Policy H1 allows for the development of greenfield windfall sites.
Joint Case	
0041/1/003/O Objection	H1.4 Suggestion that dev't's which do not achieve 30/ha would be refused/treated as a departure is contrary to PPG3, & may be harmful to the development of those sites where lower density is appropriate. Re-word to state - "The Council will normally..."
Joint Case	
0041/1/004/O Objection	H2.1 The inclusion of a presumed requirement for 25% of dwellings to be affordable goes beyond the advice contained in Circular 6/98 which advises that the requirement is dependent upon accurate and updated housing needs information.
0041/1/005/O Objection	H1 Land at Foxdenton, Chadderton Requests allocation of sites LR3, LR4 and LGG3 combined for housing or mixed housing/commercial or to be identified permissible greenfield site under a revised Policy H1.3. Considered to be a highly sustainable location.
Joint Case	
0041/1/006/O Objection	H1.3 Policy allows for greenfield windfall sites to come forward - this is specifically excluded under PPG3. Requests either that the policy is deleted or that greenfield allocations are identified separately under H1.3
Joint Case	
0041/1/007/O	H1.2 H1.2.10 Knowls Lane, Lees

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Name	Policy, Paragraph, Site, Section
Objection	Requests allocation for housing or mixed housing/commercial within Phase 2, or to be identified permissible greenfield site under a revised Policy H1.3. Considered that the development would meet stated housing objectives.

Redwaters Construction Limited

Agent : Ark Design & Architecture Ltd

Cavan House, Ellesmere Street, Leigh WN7 4LQ

0349/1/001/O GS2 Land south of Argyll Park Road, Failsworth

Objection	Remove land south of Argyll Park Rd, Failsworth, from Green Belt, and allocate for housing. Would provide clearer edge/more logical boundary to the Green Belt. Sustainable/accessible location. Potential to contribute to housing needs.
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Mr & Mrs S Ribbitts

43 Shaw Hall Bank Road, Greenfield, Oldham OL3 7LD

0770/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection	Remove housing allocation and keep as open land. It is wildlife habitat and only safe play area. Building is destroying character of Saddleworth for tourists and residents. Local roads cannot take extra traffic and are already dangerous.
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Joint Case

Mr K.H. Richardson

4 Denbigh Drive, Shaw, Oldham OL2 7EQ

0253/1/001/O OE1.7 LR1 Cowlshaw

Objection	Protect as green area to protect plant and animal life. Area well used and local schools and roads would become overcrowded. The amount of housing proposed is totally inappropriate to the area.
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Richardsons Commercial (Oldham) Ltd

Agent : Chorlton Planning

Greenacres Garage, Wellyhole Street, Oldham OL4 3BF

0133/1/001/O B1.1 Land west of Wellyhole Street, Lees/PEZ17

Objection	Retain the site in PEZ17 but add business and industry designation as in the current Plan. Importance of industrial use has been recognised locally and on appeal. Industry on opposite site is well established and there is good road access.
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0133/1/002/S B2.1 PEZ17 Wellyhole Street, Lees

Support	Supports inclusion of land west of Wellyhole Street within the PEZ
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Name	Policy, Paragraph, Site, Section
0113/1/007/O Objection	CF1.5 Delete Policy. Could encourage education Authority to leave education provision up to developer - this would be unfair. No guidance given on the potential cost. Contrary to Government advice on planning gain - must relate to development.
0113/1/008/S Support	W1 Support policy which seeks to ensure that all new waste or landfill facilities are appropriately located in relation to residential and other environmentally sensitive areas of the borough.
0113/1/009/O Objection	R1.1 Delete part B of policy R1.1 or provide a much clearer definition of amenity open space, formal gardens and landscaped areas.
0113/1/010/O Objection	R2.2 Requirement for POS should be for 30 or more units as in current policy. No justification for change to 5 units or increase from 30sq.m to 35sq.m. Areas of deficiency in POS should be shown on map. Clarify term 'bed units'. Reduce maint. period to 5yrs
0113/1/011/O Objection	GS3 Policy GS3 for development on unallocated land is the reverse of policy GS1. The policies should be merged.
0113/1/012/O Objection	GS4 Birks Quarry The policy is supported in principle, but it should allow the development of land at Birk's Quarry, currently shown as in the Green Belt Is type of land Council seeks to prioritise for development under policy GS4 and is sustainably located.
0113/1/013/O Objection	GS1 The policy is too restrictive and should allow flexibility of land use where the allocation proves unrealistic or an alternative use would be beneficial.
0113/1/014/O Objection	H1.3 Policy should be positively worded with a presumption in favour of planning permission where specified criteria are met. Not all sites will be suitable for affordable housing. "Particular costs" can reduce or negate the need for affordable housing.

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Name	Policy, Paragraph, Site, Section
0113/1/015/O Objection	GS2 Birks Quarry, Huddersfield Rd, Austerlands Undertake a thorough review of Green Belt boundaries by identifying brownfield sites that are sustainable, including the worked areas of Birks Quarry. Reallocate these sites or exclude them from the Green Belt.
0113/1/016/O Objection	H1.4 Should be some relaxation of density standards where the character of the surrounding area or other special circumstances exist which would mitigate against such a high density.
0113/1/017/O Objection	H2.1 No definition of "suitable sites", blanket target figure does not take account of constraints/abnormalities, policy does not equate type & size of affordable housing/h'hold characteristics/location. No ref' to monitoring or situation if need is met.
0113/1/018/O Objection	OE1.5 Delete criteria a) of Policy OE1.5. Redraft the explanation so as to accord with PPG2 guidance. Is more restrictive than PPG2. No reason to raise structural condition. Should not exclude dwellings not of permanent/substantial construction.
0113/1/019/O Objection	H2.3 Part M Building Regulations cover much of that sought through Lifetime Homes Policy. The Policy is unduly restrictive & contrary to PPG3. Planning policies should not interfere in the legislation (see PPG1). Policy should be deleted.
0113/1/020/O Objection	H1.2 Birks Quarry Some of the phase 2 sites are considered unsuitable or inappropriate for development. Birks Quarry should be considered instead.

John Roodhouse

9 Moorfield Heights, Carrbrook, Stalybridge SK15 3RB
0050/1/001/O
Objection

GS2 Land off Burnedge Lane, Grasscroft
Remove land from Green Belt to allow development of dwelling on the plot, and future development of the adjacent field, as they are not directly overlooked, not suitable for farming, and had buildings 50 m away in the past.

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Name	Policy, Paragraph, Site, Section
	between two conservation areas & should be protected from development.
0828/1/004/S Support	OE1.8 LGG15 Wall Hill, Dobcross LGG designation is welcomed.
0828/1/005/O Objection	OE1.7 LR10 Ryefields Drive, Uppermill Strongly oppose LR designation. Deciduous woodland (shown on the 1770 Manorial Estate Map) & natural habitat for a variety of species. Would like to see some form of special designation apply e.g. SBI, SSSI, SPA or SAC.
0828/1/006/O Objection	OE1.8 Land Below Ladcastle Farm Would like to see land btw canal & railway below Ladcastle Farm/Denlane Quarries designated as a local green gap - is of natural beauty, to preserve the character adjoining historic structures such as canal & railway viaduct.
0828/1/007/O Objection	H1.1 H1.1.19 Andrew Mill, Greenfield Concerned at plans for further housing development at the site. Would prefer to see it dedicated to recreational use to protect Greenfield from excessive development.
0828/1/008/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Stongly opposed to LR designation. Presently a greenfield site. Its development can only contribute to further urbanisation of this part of the district.
0828/1/009/O Objection	CF1.1 CF1.1.2 Platting Road, Lydgate Would like to see this land (allocated as playing fields) protected from further development by being designated for recreational use.
0828/1/010/O Objection	H1.1 H1.1.13 Coverhill Road, Grotton The site contains a barn once part of Grotton Farm which is Grade II listed. Should be considered as part of farm curtilage even though divided by the main road. Housing would detract from the character & appearance of the farm.
0828/1/011/S Support	OE1.8 LGG12 Thornlee Brook LGG designation welcomed.
0828/1/012/S Support	OE1.8 LGG13 Stonebreaks, Springhead LGG designation welcomed.

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Name	Policy, Paragraph, Site, Section
0828/1/013/O Objection	H1.2 H1.2.10 Knowls Lane, Lees The west of Saddleworth has been extensively overdeveloped. This is greenfield land which should be designated green belt. Visually prominent - development would change the face of this hillside dramatically.
0828/1/014/O Objection	OE1.8 Land in vicinity of Prospect Farm Area under threat from small developments. Land from Coverhill Road to the Lydgate conservation area should be designated as a local green gap if this will enhance the degree of protection.
0828/1/016/S Support	R1.1 Wibsey Playing Fields Designation as recreational land welcomed.
0828/1/017/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. Support for the re-designation as a Phase 2 site, however would hope that the development of this land is given a low priority. Would rather see the land designated as green belt.
0828/1/018/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Support for mixed use, but reservations - residential element should be modest density, historic & architecturally attractive buildings should be retained/treated sympathetically. Marina & suburban style hotel/pub not supported. Canal basin ok.
 Saddleworth Conservation Action Group	
16 King Street, Delph, Oldham OL3 5DQ	
0606/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Reallocate as Local Green Gap in recognition of site's value as woodland and varied wildlife habitat
Joint Case	
0606/1/002/O Objection	OE1.7 LR10 Ryefields Drive, Uppermill Change allocation to Local Green Gap to protect mature woodland and wildlife habitat.
0606/1/003/S Support	General Supports inclusion of Oldham Biodiversity Action Plan in the UDP

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Name	Policy, Paragraph, Site, Section
	including this site. Contains valuable trees, logical link to LGG 16, very limited suitability for built development.
Joint Case	
0040/1/009/O Objection	OE1.8 LGG15 Wall Hill, Dobcross The allocation should extend (eastward) to the boundary of the Dobcross conservation area so as to complete a buffer between the conservation area and any future developments.
Joint Case	
0040/1/010/O Objection	OE1.8 Land at Oldham Road/Delph New Road, Delph The land west of housing allocation H1.1.15 should be allocated as Local Green Gap (LGG17) or Green Belt. Illogical to leave this piece of land between the Green Belt and a housing allocation (and across from a Local Green Gap) unallocated.
Joint Case	
0040/1/011/O Objection	OE1.8 LGG19 Ainley Wood, Delph Extend the Local Green Gap into the unallocated land in the northeastern sector of the Village to link up with the Green Belt. There is no logic for retaining a small unallocated area between the two.
Joint Case	
0040/1/012/O Objection	OE2.2 Disused railway line, Grasscroft Designate the old railway line from the Lydgate Tunnel exit into Grasscroft Cutting as Green Corridor to accord with the designation of the line through Springhead
Joint Case	
0040/1/013/O Objection	OE1.8 LGG13 Stonebreaks, Springhead Extend the Local Green Gap to include the disused Springhead Quarry and land to the east of the new development at Old Croft, as the land would be unsuitable for most types of development and best kept as a wilded area
Joint Case	
0040/1/014/O Objection	NR3.2 13.56 Not opposed in principle to wind farms, but concerned about renewable energy targets, number of omissions in the Policy and that Saddleworth being asked to carry an unreasonable share of the targets.
Joint Case	
0040/1/016/O Objection	H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield. Question the suitability for housing of the site because of its proximity to the Canal and the River Tame flood plain. Remove allocation or review the indicative capacity of the site in light of measures necessary for drainage and flood control.
Joint Case	

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Name Policy, Paragraph, Site, Section

1 Kenton Road, Shaw, Oldham OL2 7ES

0449/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as Local Green Gap - separates built up areas. Only LRFD site containing SBI - valuable habitat. Valued amenity. Green areas in west of Borough need to be preserved. Been saturated with development. Saddleworth has retained Green Belt status.

Joint Case

Mr & Mrs N Saxon

58A Manchester Road, Greenfield, Oldham OL3 7HJ

0434/1/001/O GS2 Land adjacent 58A Manchester Rd, Greenfield

Objection Remove the existing garden from the Green Belt as the land was not Green Belt when property was purchased in 1968 and has been used as garden since 1971.

Mr M. Schofield

10 Duncote Grove, Royton, Oldham OL2 6LL

0420/1/001/O OE1.7 LR1 Cowlshaw

Objection Leave as green open space. There are many more larger areas where houses could be built. Wildlife - natural green open space. Traffic - Shaw Rd already congested early morning and evening. Education of children - schools are full.

Joint Case

Mrs C. Schofield

10 Duncote Grove, Royton, Oldham OL2 6LL

0507/1/001/O OE1.7 LR1 Cowlshaw

Objection Area allocated as land reserved for future development is much too large. Traffic already a major problem. Schools are full. There is very little greenery and open spaces as it is. Wildlife and pond life will suffer. Will affect view and property value.

Joint Case

P E Schofield

48 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0594/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Remove allocation as Land Reserved for Future Development on various grounds, including environmental protection and highway safety

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Name	Policy, Paragraph, Site, Section
Ryefields, Uppermill, Oldham OL3 6BY 0162/1/001/O Objection	OE1.7 LR10 Ryefields Drive, Uppermill Delete LR10 designation and extend LGG16 to include the wooded clough and Pickhill Brook. Development would be contrary to existing tree protection orders, Green Corridor designation, and protection of watercourses (NR2.3).

Cllr M Sharif

99 Balfour Street, Clarksfield, Oldham OL4 1NS 0803/1/001/O Objection	OE1.8 Land at Malby Street, Oldham Wish the land at Malby Street to be added to the Local Green Gap area of Oldham Edge (LGG8)
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0803/1/002/O Objection	R1 Land at Malby Street, Oldham Include the land in the proposed Recreational Open Space at Oldham Edge
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Mr&Mrs T&M Sharples

48 Montgomery Street, Hollinwood, Oldham OL8 3QA 0156/1/001/O Objection	B1.1 B1.1.2 Albert Street, Hollinwood Change the allocation from Business and Industry to Recreational Open Space as the site includes one of the last green areas in Hollinwood and there are plenty of other sites for industry
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Joint Case

Shaw & Crompton Parish Council

Council Offices, 23 High Street, Shaw, Oldham OL2 8RF 0042/1/001/O Objection	T1.1 4.11 Include a possible Metrolink station at Bridge Street (Wren's Nest) which would allow replacement of footbridge with a pedestrian level crossing.
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0042/1/002/O Objection	R1.2 Crompton Circuit Crompton Circuit should be identified as Recreation Route on Proposals Map
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0042/1/003/O Objection	OE1.7 LR1 Cowlshaw Designate wooded areas as Recreational Open Space and remainder as Local Green Gap. Area as a whole is valued by community. Much time, effort and funding went
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	into planting trees on part of the land, which also includes an SBI (ponds).
0042/1/004/O Objection	H1.2 H1.2.6 Lilac View Close Would prefer this housing site designated as Green Belt due to lack of access and its proximity to Green Belt and general position within the area.

Shaw and Royton Area Committee

c/o Cllr R Blyth, Chair, Oldham MBC, Civic Centre 0796/1/001/O Objection	OL1 1UH T1.1 b. Seek reinstatement of a Metrolink halt at Wren's Nest, Shaw in the Plan to facilitate provision of a facility at that location.
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0796/1/002/O Objection	OE1.7 LR1 Cowlshaw Request further consideration be given to allocation, particularly in the vicinity of the park area on Moor Street (Details of change/reason not submitted)
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Eileen Shaw

6 Lichfield Close, Denshaw, Oldham 0662/1/001/O Objection	OL3 5SF NR3.2 Remove policy and other references to wind farms, as they create industrial zones in the countryside and provide less energy than other sources, such as growing willow, which are more controlled, environmentally friendly and less polluting
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0662/1/002/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. The site, integral to Dumfries Farm, should not be developed and should be reinstated as Green Belt. Allocation contradicts Plan objectives to protect landscape and policies to control development in Green Belt and on farm holdings.
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John A Shaw

184 Broadway, Chadderton, Oldham 0663/1/001/O Objection	OL9 9JH OE1.7 LR3, LR4 Land at Foxdenton Lane, Chadderton Remove allocation as Land Reserved for Future Development to protect open space and as access is poor. Make more use of brownfield sites in Borough for development
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Joint Case

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Name **Policy, Paragraph, Site, Section**

Mr K.C. Shaw

21 Denbigh Drive, High Crompton, Shaw OL2 7EQ
0257/1/001/O OE1.7 LR1 Cowlshaw

Objection Should only be developed if low volume traffic use, ie. recreation/school and youth development. Development would be an environmental and logistical disaster for Shaw. Existing traffic problems, schools at capacity.

Margaret Shaylor

22 Edward Road, Shaw, Oldham OL2 7EY
0272/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt and develop as a wildlife space, trees, walks, etc. Traffic already a problem. Inadequate facilities to cope with more people.

Derek Sheard

41 Edward Road, Shaw, Oldham OL2 7EZ
0210/1/001/O OE1.7 LR1 Cowlshaw

Objection Reduce size of proposed development to preserve wildlife habitat. Unsuitable access to the site. Prime area of nature conservation. Trees planted by Groundwork

Joint Case

Mr Joseph Shepherdson

Slade Bank, Old Lane, Dobcross OL3 5NG
0438/1/001/O GS2 Garden to Slade Bank, Dobcross

Objection Remove the land from the Green Belt as it is similar to land at Victoria Works which has planning permission for development.

Joint Case

0438/1/002/O GS2 Land at Victoria Works, Dobcross

Objection Victoria Works should be removed from the Green Belt and shown as a development site, as it has planning permission for development.

Joint Case

Mr&Mrs D J Shore

149 Haven Lane, Moorside, Oldham OL4 2QQ

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Name	Policy, Paragraph, Site, Section
0645/1/001/O Objection	OE1.7 LR7, LR8 Haven Lane, Moorside Change allocation to Local Green Gap to prevent further development as traffic on Haven Lane has reached saturation point with previous developments and there have been accidents
Joint Case	

Mr&Mrs LJ Shore

43 Denbigh Drive, Shaw, Oldham OL2 7EQ 0285/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as green belt to prevent building on area. Bought house for private location, peaceful environment and to be near to countryside land. Property would be devalued and environment harmed if land developed.
Joint Case	

Mark Shuttleworth

5 Crocus Drive, Royton, Oldham OL2 6QP 0419/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect land from development. Only LRFD containing SBI. Sustainability issues. Roads could not cope with more people and amenities already oversubscribed. Suggests Saddleworth as alternative location.
Joint Case	

Mr P Siddall

5 Chesham Road, Oldham, OL4 1PW 0799/1/001/O Objection	OE1.8 Land at Malby Street, Oldham Wish the land at Malby Street to be added to the Local Green Gap area of Oldham Edge (LGG8)
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0799/1/002/O Objection	R1 Land at Malby Street, Oldham Include the land in the Recreational Open Space at Oldham Edge
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Siemens Real Estate Ltd

Agent : Colliers Conrad Ritblat Erdman

Siemens House, Oldbury, Bracknell RG12 8FZ 0180/1/001/O Objection	T1.1 b. Delete the park and ride at Hollinwood. The need for a facility is not demonstrated, but if it were a better location would be NW of the rail line, i.e. on vacant or
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Name	Policy, Paragraph, Site, Section
	underused land or where existing car parks have potential for dual use.
0180/1/002/O Objection	T1.2 Local park and ride facilities should only be sought where there is a proven need. In this case, a criteria-based approach should be adopted to identify sites.
0180/1/003/O Objection	T2.2 a. i) On redevelopment schemes, only the net increase in floorspace should be taken into account in assessing whether they are major developments and therefore need a transport assessment
0180/1/004/O Objection	T2.3 Policy should more closely follow the advice in Circular 1/97
0180/1/005/O Objection	B2.1 PEZ policy should be amended to include: retail uses, to reflect the employment opportunities they create, subject to Government guidance; and residential use as part of mixed use schemes, provided employment activity is not prejudiced.
0180/1/006/O Objection	H1.1 H1.1.5 Cape Mill, Shaw Include correct site area and capacity in relevant table. Expand site designation to include the adjoining former OSRAM private sports field, to reflect that it could be public open space associated with a future residential development.
0180/1/007/O Objection	H2.1 Concerned that the requirement for affordable housing (type and level) at the Cape Mill housing allocation in Shaw (H1.1.5) should be a matter for negotiation & recognise the potential wider benefits of the scheme, ie. provision of public open space.

Mr & Mrs J Simcock

41 Moor Street, Shaw, Oldham OL2 7BE

0551/1/001/O Objection	OE1.7 LR1 Cowlshaw Leave area as it is. Increase of traffic could endanger school children using Moor St for school access. Erosion of what little green area is left. Destruction of plants, insects, wildlife, blight on the landscape.
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Name Policy, Paragraph, Site, Section

64 Blackshaw Lane, Royton, Oldham OL2 6NR
0752/1/001/O H1.2 H1.2.5 Blackshaw Lane, Royton
Objection Object to housing allocation on traffic grounds and because it is a greenfield site with wildlife and educational value.

Mrs Doris Smith

7 Netherhouse Road, Shaw, Oldham OL2 7EX
0450/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as open space. Development would lead to increased traffic. Schools not able to cope with increased number of pupils.

Mrs H.I. Smith

15 Edward Road, Shaw, Oldham OL2 7EZ
0387/1/001/O OE1.7 LR1 Cowlshaw
Objection Make area a sensitively managed natural area. Development contrary to key objectives in UDP review. Will put extra pressure on community, pollution. One of last green spaces between Shaw & Manchester. Lack of facilities, school places. Traffic problems.

Stephen Smythe

10 Albion Gardens Close, Royton, Oldham OL2 6PW
0273/1/001/O OE1.7 LR1 Cowlshaw
Objection All the land should be Local Green Gap. Traffic problems will become horrendous. Also are enough developments in the area making this one the last 'green belt' areas in Shaw, Crompton and Royton.

Solutions

Agent : Chorlton Planning

Black Clough Farm, off Hannerton Road, Shaw OL2 8JY
0030/1/001/O GS2 Black Clough Farm, Shaw
Objection Allocate site, or part of site, for housing development to increase choice and variety for potential purchasers. Is close to existing residential area. Relatively flat - development would not be detrimental to landscape.

**Schedule of Objections and Representations to
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27/11/2002

Name **Policy, Paragraph, Site, Section**

Somerfield Stores Ltd.

Agent : Roger Tym and Partners

Somerfield House, Whitchurch Lane, Bristol BS14 0TJ

0011/1/001/O S1

Objection Policy implies that food retailing could be permitted within retail parks (out of centre)

Joint Case

0011/1/002/O S1.6 7.29

Objection Text implies food retail is acceptable in retail parks. This should be amended to exclude food.

Joint Case

John Southern

11 Netherhouse Road, Shaw, Oldham OL2 7EX

0584/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as Local Green Gap - satisfies definition. Valuable amenity. Largest site allocated as LRFD. Not in Council's priority area for development. Contrary to policy on brownfield development. Sustainability - poor accessibility, pressure on services.

Joint Case

Mrs A. Spence

33 Princess Road, Shaw, Oldham OL2 7AZ

0453/1/001/O OE1.7 LR1 Cowlshaw

Objection Objects to any development - make into a park area. Already too many houses built in area. Local schools/roads could not support influx of so many people and cars. So many greenbelt areas are being lost to development - once gone can never be replaced

Joint Case

Sport England

Astley House, Quay Street, Manchester M3 4AE

0495/1/001/O 9.6 Community/Education

Objection Community Facilities should also include sport and recreation facilities

0495/1/002/O Recreation

Objection The title of the chapter should be changed to Sport, Recreation and Open Space

**Schedule of Objections and Representations to
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Name	Policy, Paragraph, Site, Section
0495/1/003/O Objection	10.1 Recreation The term "sport" has been omitted from this para.
0495/1/004/O Objection	R1 Policy does not refer to the term "sport"
0495/1/005/O Objection	R1.1 Policy could lead to alternative facilities not being replaced. Policy does not give protection to other recreational facilities such as tennis courts, bowling greens etc.
0495/1/006/O Objection	R1.1 10.13 The inclusion of para 10.13, specifically the second sentence, could if allowed to go unchecked, lead to the incremental loss of playing fields.
0495/1/007/O Objection	R2 The title of this policy solely refers to provision of new areas of open space. The actual policy also refers to other recreational facilities.
0495/1/008/O Objection	R2 10.19 Para. fails to acknowledge the term "sport".
0495/1/009/O Objection	R2.2 The policy should be applied to all residential development except sheltered accommodation or residential care homes.
0495/1/010/O Objection	10.2 Recreation The term sport as well as recreational should be mentioned in the first sentence.
0495/1/011/O Objection	R1 10.9 Para. should be deleted or significantly amended to include reference to the undertaking of a local assessment of sport, recreation facilities and open space.
0495/1/012/O Objection	10.5 Recreation This para. should make reference to the term sport as well as to recreation and open space.

**Schedule of Objections and Representations to
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Name	Policy, Paragraph, Site, Section
0495/1/013/S Support	CF1.4 The Policy is in accordance with Planning Objective 13 of Sport England's Planning Policies for Sport document.

Standedge Limited

9 Retiro Street, Oldham, OL1 1SA
0018/1/001/O
Objection

S1	Huddersfield Road district centre
	Seeks alternative extension to district centre to provide easier access, stimulate environmental regeneration and protect listed 'Hill Stores' building. To include Springfield House medical centre and pharmacy and site of Onward/Newbreck Mill.

0018/1/002/O
Objection

H1.1	H1.1.8 Land at Redgrave Street, Oldham
	The allocated housing site is currently in commercial use and should be included in Huddersfield Road District Centre - and by implication deallocated as housing.

Mrs Jean Stanhope

Agent : Chorlton Planning

31 Ivygreen Drive, Springhead, Oldham, OL4 4PR
0122/1/001/O
Objection

GS2	Land at Stockport Road, Lydgate
	Release from Green Belt and make available for housing development in accordance with a Design Brief to complement Lydgate conservation area. Site is near local services and public transport.

T. & P. Stansfield

54 Moor Street, Shaw, Oldham OL2 7BD
0558/1/001/O
Objection

OE1.7	LR1 Cowlshaw
	Allocate as Green Belt - last bit left in area. Are enough houses in this area. Extra traffic. Extra crime - not enough police in area as it is.

Mr&Mrs Stead

14 Greencroft Meadow, Royton, Oldham OL2 6LQ
0454/1/001/O
Objection

OE1.7	LR1 Cowlshaw
	Allocate as Green Belt. Only green belt in area - presently separates the built up

**Schedule of Objections and Representations to
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Name Policy, Paragraph, Site, Section

areas. Important wildlife habitat. Public rights of way. Valued amenity. Traffic problems/noise. Could cause flooding. Bought house for outlook. Properties could devalue.

Mr P. Stevenson

53 Shaw Hall Bank Road, Greenfield, Oldham OL3 7LD

0761/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection Remove the housing allocation to protect this green oasis and prevent loss of flora and fauna. There would be drainage and access problems with development and it would increase traffic and put pressure on local amenities.

Mr&Mrs T. Stevenson

5 Edward Road, Shaw, Oldham OL2 7EZ

0392/1/001/O OE1.7 LR1 Cowlshaw

Objection Leave area undeveloped and habitat for wildlife. The traffic chaos this development would cause in and around Edward Road and surrounding areas would be horrendous.

Joint Case

Stockwell Construction (Midlands) Ltd (Dissolved) Agent : Alan Kirkham MRICS

Queen Anne's Chambers, 28, Broadway, London SW1H 9JS

0626/1/001/O H1 Part of Long Clough, off Broadway, Royton

Objection Requests the land be allocated for residential dev't - poor quality area of land which could be landlocked after adjacent approved development takes place. Could deteriorate further. Could be developed without detriment to green corridor.

J. & D. Stokes

15 Spring Vale Way, Royton, Oldham OL2 6RU

0314/1/001/O OE1.7 LR1 Cowlshaw

Objection Consider other areas for development and preserve this site. West of borough already saturated with development, Saddleworth largely retained green belt status. Location not within council's top priority for future development areas. Acts as Green Gap.

Storer -Exors.of late Mary

Agent : Chorlton Planning

**Schedule of Objections and Representations to
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27/11/2002

Name	Policy, Paragraph, Site, Section
c/o North Ainley Halliwell Solicitors, 34/36 Clegg Street, Oldham OL1 1PS	
0172/1/001/O	GS2 Land at Dumfries Farm, Denshaw
Objection	Release from Green Belt and designate for housing as part of a small village expansion plan. Additional residents would support essential services and make Denshaw more self-sufficient. Mix of dwellings, landscaping and woodland to soften impact.

STORM

25 Standmoor Road, Whitefield, Manchester M45 7PJ	
0016/1/001/O	T1.6 4.31
Objection	Add that the policy will be reviewed following consultation with the successful bidder for building the Oldham Metrolink extension, as they have discretion to propose alternative routes. The line between Werneth and Mumps should be protected for now.
0016/1/002/O	T1.6
Objection	Policy should also identify and protect former and potential sites for rail freight facilities.
0016/1/003/O	T1.2
Objection	The Council should provide park and ride at every rail and Metrolink station because bus interchange is unattractive. Bus frequency and/or route availability are lower than Metrolink, in particular during evenings, Sundays and holidays.
0016/1/004/O	T1.1 4.11
Objection	Do not abandon a Council aspiration for a Metrolink stop at Wren's Nest. A stop at this site would be well-used as it is on the edge of an affluent catchment area, has a bus terminus and would reduce the need for passengers to travel to Shaw.
0016/1/005/O	T1.2 4.13
Objection	A park and ride is needed at Oldham Mumps rather than on the Quality Bus Corridor at Waterhead. Infrequency and lack of routes make bus interchange with Metrolink unattractive and parking at Mumps will be reduced on conversion to tram.
0016/1/006/S	T2.1 4.32&4.35
Support	No comments submitted

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Name	Policy, Paragraph, Site, Section
0016/1/007/S Support	GS5 No comments submitted
0016/1/008/O Objection	T1.1 c. Diggle Station STORM fully supports the return of rail facilities to local communities. However, seek full appraisal of alternative site at Diggle which was subject of a previous study.
0016/1/009/S Support	D1.12 3.80 No comment submitted

Diane Stott

38 Cowlshaw, Shaw, Oldham OL2 7BX

0460/1/001/O
Objection

OE1.7 LR1 Cowlshaw
Council should look to other areas of the Borough for future development sites eg. Oldham/Saddleworth border and Oldham/Ashton border, where there are vast areas of land. Last green area should be left to avoid Shaw and Royton merging. Traffic.

Joint Case

Elizabeth Stott

98 Wall Hill Road, Dobcross, Oldham OL3 5BH

0092/1/001/S
Support

OE1.8 LGG15 Wall Hill, Dobcross
Supports LGG15 allocation

Mr J. Stott

10, Lilac View Close, Shaw, Oldham OL2 8QF

0834/1/001/O
Objection

H1.2 H1.2.6 Lilac View Close
Strong objection - already refused planning permission & previously through the UDP process because no suitable access. Also flooding issues and traffic generation issues.

Joint Case

Dr M. Strahand

4 Shaw Hall Close, Greenfield, Oldham OL3 7PG

0781/1/001/O
H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

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Name Policy, Paragraph, Site, Section

Objection The site should be re-designated as Green Belt to preserve scarce open land, discourage speculative buying and selling, and prevent over-development which is increasing traffic and destroying village character.

Jean Stretton

20 Carnarvon Street, Oldham, OL8 3PW

0143/1/001/O B1.1 B1.1.2 Albert Street, Hollinwood

Objection Objects to extension of the industrial site, and to designation of the whole area for industrial use. Questions whether there is sufficient demand for industrial/PEZ land in Hollinwood/M60 area. 50% of the site should be preserved as open space.

Joint Case

0143/1/002/O B2.1

Objection Whilst a wide range of uses is generally acceptable on PEZ sites, Waste Management should not be included, to protect areas such as Hollinwood in the southwest of the Borough from unpopular types of uses.

Joint Case

0143/1/003/S S1.4

Support Supports planning department's right to refuse Class A3 developments on the basis of adverse impact on the amenities of residential occupiers.

Joint Case

0143/1/004/S S1.5

Support Supports planning department's right to refuse taxi and vehicle hire developments on the basis of adverse impact on the amenities of residential occupiers (noise), and on parking

Joint Case

Eric Suddaby

9 Scowcroft Lane, Shaw, Oldham OL2 7BB

0382/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect from development and leave as green area. Development would cause more traffic problems and put pressure on schools. Will lead to more children hanging around streets. Police cannot deal with problems in Shaw now.

Mr A.P. Summersgill

6 Higham Close, Royton, Oldham OL2 6TQ

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Name	Policy, Paragraph, Site, Section
0457/1/001/O Objection	OE1.7 LR1 Cowlshaw Change allocation to Green Belt to preserve this wildlife haven for future generations. More housing would be folly without providing access, services, and amenities. Schools are already insufficient in the area.

J.D. Summers

12 Cowlshaw, Shaw, Oldham 0425/1/001/O Objection	OL2 7BX OE1.7 LR1 Cowlshaw Protect from development. Wildlife would be lost. More and more traffic on Shaw Rd/Manchester Rd. Schools already over full.
Joint Case	

Mrs Nora Sumner

9 The Avenue, Shaw, Oldham 0447/1/001/O Objection	OL2 7HE OE1.7 LR1 Cowlshaw Protect from development to preserve wildlife, plant and pond life. Used for recreation - can never be replaced if planning permission is granted. Traffic problems/poor access. Danger of flooding if developed. Schools oversubscribed already.
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I. & C. Sutcliffe

28 Netherhouse Road, Shaw, Oldham 0579/1/001/O Objection	OL2 7HY OE1.7 LR1 Cowlshaw Leave as it is - Development would cause more traffic problems. Been enough new housing built in Shaw. Need green areas which are left.
Joint Case	

Peter Sykes

736 Ripponden Road, Moorside, Oldham 0022/1/001/O Objection	OL4 2LP GS2 Land between Spinners Way & Albany Farm, Moorside Remove site from Green Belt to permit housing development, as it is in a sought after area between two existing developments and can have direct access to Ripponden Road. The land has no agricultural value.
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Tanner Brothers Ltd

**Schedule of Objections and Representations to
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27/11/2002

Name Policy, Paragraph, Site, Section

Waterside Mill, Greenfield, Oldham OL3 7NH
0267/1/004/S GS2 Royal George Mills, Greenfield
Support Supports retention of the site in the Green Belt and as a conservation area, because Green Belt in Saddleworth must remain as such and be protected

Tanner Brothers Ltd

Agent : Michael Courcier & Ptrs Ltd

Waterside Mill, Greenfield, Oldham OL3 7NH
0267/1/001/O B2.1 PEZ27 Waterside Mill, Greenfield
Objection Remove PEZ designation, as site is more suitable for a mixed use allocation.

0267/1/002/O B1.3 Waterside Mill, Greenfield
Objection Include the site as a mixed use allocation under this policy. The proposed allocation as a Primary Employment Zone (PEZ27) is less suitable than mixed use.

0267/1/003/O H1.1 Waterside Mill, Greenfield
Objection The site should be included as a Phase 1 Housing Allocation at policy H1.1 as a mixed use housing development, rather than a Primary Employment Zone (PEZ27). Suitable site for a mixed use allocation with housing element.

Mr F J T Tanner

2 Oldham Road, Uppermill, Oldham OL3 6HY
0733/1/001/S Land at 2 Oldham Road, Uppermill
Support Supports that the site is excluded from the Green Belt

Carole Tasker

23 Denbigh Drive, High Crompton,, Shaw, Oldham OL2 7EQ
0274/1/001/O OE1.7 LR1 Cowlshaw
Objection No change to current land status. Proposed area for development is not near any bus or train routes, therefore it would be a traffic bottleneck. The land contains the source of the River Irk.

Joint Case

F.L. Tasker

23 Denbigh Drive, High Crompton, Shaw, Oldham OL2 7EQ

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Name	Policy, Paragraph, Site, Section
0275/1/001/O Objection	OE1.7 LR1 Cowlshaw Leave land as it is. Is start of a river on the land. Groundwork Trust has spent time and money planting trees. Habitat to various wildlife eg frogs, toads, lapwings (which nest here). Area already overcrowded with traffic.
Joint Case	

Harold J Taylor (deceased)

Agent : John F.D. Pierce

c/o Wrigley Claydon, 29/33 Union Street, Oldham OL1 1HH

0732/1/001/S H1.1 H1.1.13 Coverhill Road, Grotton

Support This site clearly meets the principles set out in H1 and is capable of being brought forward in the short term.

Dr A.W. Taylor

38 Summershades Lane, Grasscroft, Oldham OL4 4ED

0083/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Remove allocation as Land Reserved for Future Development and leave undeveloped. Site is amenity area with woods and well used footpath. Lanes are narrow and steep making access difficult. More traffic would result in danger and noise.

Ian Taylor

8 Higham Close, Royton, Oldham OL2 6TQ

0217/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt to protect wildlife, public pathways, trees, shrubs. Provides much needed leisure to surrounding area. Urban sprawl already too extensive. Locals value natural area. Road safety would be worsened.

J. R. Taylor

11 Alphin Close, Greenfield, Oldham OL3 7EB

0344/1/001/O H1.1 H1.1.18 Frenches Wharf/Wellington Road

Objection Strong objection to the redesignation of the site as mixed development. Saddleworth cannot afford to have such a large PEZ redesignated.

0344/1/002/O B1.3 B1.3.1 Frenches Wharf/Wellington Road, Greenfield

Objection Change allocation of the entire site from mixed use to industry and employment to retain the character of Greenfield as a diverse community and halt the slide of

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Name	Policy, Paragraph, Site, Section
Objection	Add a designation for all town and village greens, including Clayton, Hanging Chadder, Greenacres, and show them on the Proposals Map
Joint Case	

The House Builders Federation

North Region, 9 Darlington Road, Heartburn Stockton-on-Tees TS18 5BG

0108/1/001/O H1

Objection Policy is unlikely to provide a wide choice of good quality housing. Also, remove reference to use of supplementary planning guidance in para 6.26, as it is contrary to government guidance to use SPG to revise statutory plans.

0108/1/002/O D1.2

Objection The policy should be rewritten to omit matters such as construction and materials which are covered by other legislation set out in the Building Regulations.

0108/1/003/O D1.6

Objection The careless wording of the policy which refers to "all" proposals should be corrected. Landscaping and tree planting may not be relevant or reasonable in, for example, residential conversion schemes.

0108/1/009/O H1.1

Objection Allocations are unlikely to provide for a wide choice of good quality housing. Contrary to government policy to revise statutory planning policies through Supplementary Planning Guidance - remove reference to SPG in para 6.32.

0108/1/004/O H1.2

Objection Allocations unlikely to provide for a wide choice of good quality housing. Contrary to government policy to revise statutory planning policies through Supplementary Planning Guidance (remove references in 6.35, 6.36). Add appendix on site details.

0108/1/005/O H1.3

Objection The policy is unlikely to provide for a wide choice of good quality housing.

0108/1/006/O H2.3

Objection Requirement for lifetime homes has no basis in Government policy & should be deleted. Part M of building reg's applies to all housing. C8/98 sets out Government's policy on what are matters of planning and what are matters of building control.

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Name	Policy, Paragraph, Site, Section
0108/1/007/O Objection	Appendices Objects to inclusion of further land in the green belt as indicated in Appendix A, as UDP does not demonstrate the exceptional circumstances required to make changes to adopted green belt
0108/1/008/O Objection	OE1.1 Policy misquotes the purposes of green belts set out in PPG2. The words '...and villages..' should be deleted from point (iv) of OE1.1a.
0108/1/010/O Objection	GS1 The policy should be rewritten in a style similar to the first part of GS3 to include the balancing of material considerations which is at the heart of government planning policy in PPG1 and Section 54A of the Planning Act.

The Inland Waterways Association - NW

0771/1/001/O Objection	T1.5 Development of niche transportation, including freight, should be encouraged on navigable canals as the association believes that rivers and canals should be used for commercial as well as leisure boating
0771/1/002/O Objection	NR2.1 13.36 Rochdale Canal The Rochdale Canal within Oldham does not receive water from the Huddersfield Canal and the last sentence of para 13.36 should be corrected accordingly

The Royal Oldham Hospital

Agent : Chorlton Planning

Rochdale Road, Oldham, OL1 1JH

0493/1/001/O Objection	CF1 Land at Royal Oldham Hospital Include policies to allow for the development and expansion of the Hospital Services which are expected during the Plan period.
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Mr F. Thomas

Agent : Chorlton Planning

0094/1/001/O Objection	GS2 Land at Plumpton Farm, Thornham Release site, or part of it, from Green Belt and allocate for housing development.
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Name Policy, Paragraph, Site, Section

Site is near Summit services and bus. Development will sustain use of remaining agricultural land and not significantly affect strategic role of Green Belt.

Mr&Mrs R. Thompson

21 Luzley Brook Road, Royton, Oldham OL2 6SQ

0214/1/001/O OE1.7 LR1 Cowlshaw

Objection Make into country park like Tandle Hill to preserve wildlife habitat. One of the only green areas left in Shaw. European and tax contributions on improvements would be wasted.

Mrs Joan E Thompson

23 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0076/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Remove allocation as Land Reserved for Future Development on environmental grounds and because access is unsuitable

Norman Thompson

25 Sam Road, Diggle, Oldham OL3 5PU

0027/1/001/O OE1.8 LGG13 Stonebreaks, Springhead

Objection Land adjacent to Springhead Cricket Club should be removed from Local Green Gap and allocated for housing, as recent development has taken place on either side, 2 cul de sacs could be removed and club would not be affected

Thornham Area Neighbourhood Council

64 Tandle Hill Road, Royton, Oldham OL2 5UX

0091/1/001/O OE2.3 Oozewood Clough

Objection Oozewood Clough should be labelled as an SBI

0091/1/002/O R1.1 Hanging Chadder, Royton

Objection Should be special notation on Proposals Map to identify sand-pit & former football ground as Village Green

0091/1/003/O R1.1 Clayton Playing Fields, Chadderton

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Name	Policy, Paragraph, Site, Section
Objection	Site should be notated on Proposals Map as a Town Green rather than Recreational Open Space

0091/1/004/O Objection	R1.1 Tandle Hill Park Should include paragraph that states Council will ensure the continuous use and availability of footpaths classified as 'Public Footpaths', specifically those marked on the Proposals Map around Tandle Hill Park
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Mr&Mrs SK Thornton

451 Shaw Road, Royton, Oldham 0501/1/001/O Objection	OL2 6PB OE1.7 LR1 Cowlshaw Remaining green areas should be protected - act as lungs. Preferential to developers. Planners should protect residents from purely commercial interests. Develop empty/derelict sites in Oldham first. Would overload roads/facilities. Trees would be lost.
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To be confirmed

Agent : Chorlton Planning

0832/1/001/O Objection	GS2 Land at Steadway, Greenfield Requests the allocation of an area of Green Belt for residential development. The site is well located & is suitable for executive homes - this is in line with PPG3's requirement that the needs of the whole community are taken into account.
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Mr & Mrs P Todd

3 Heyhill Close, Royton, Oldham 0564/1/001/O Objection	OL2 6QT OE1.7 LR1 Cowlshaw Object to losing Local Green Gap. Why should surrounding residents lose this area when Oldham has an abundance of existing land suitable for redevelopment. 1200 - 1400 houses would totally over stretch local amenities.
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Ivan Tokaryk

42 Moor Street, Shaw, Oldham 0553/1/001/O Objection	OL2 7BD OE1.7 LR1 Cowlshaw Site should be developed for wildlife/plants/trees to provide locals with area in
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Name Policy, Paragraph, Site, Section

which to relax. Haven for wildlife. If housing is required, Council should pull down derelict and delapidated buildings to re-build new modern housing on same sites.

Joint Case

Mr B.H. Tomlinson

Agent : Chorlton Planning

Stoneswood Farm,, off Oldham Road,, Delph, Oldham OL3 5DD

0039/1/001/O OE1.8 LGG17 Stoneswood, Delph

Objection Allocate part of the land at Stoneswood Farm in the proposed Local Green Gap as housing. Site is unattractive and of questionable agricultural viability. Existing development around site, and village services and public transport nearby.

W A Tomlinson

1 Hill Top Farm, Chadderton, Oldham OL1 2SB

0691/1/001/O 11.40-11.45 Open Environment

Objection Change not likely to be on a large enough scale to replace loss of existing farms or retain landscape. Need a more relaxed approach in Plan to diversification to allow organic smallholdings, indoor farming or niche market activities to develop.

Joint Case

0691/1/002/O OE1.9 11.46-11.49

Objection More relaxed approach to diversification needed - limited market for small scale horse based enterprises or organic farming. Farmland could eventually become visually and economically unsatisfactory if farming cannot be sustained.

Joint Case

0691/1/003/O GS2 Cragg Road/Heights Lane area, Chadderton

Objection Change allocation from Green Belt to Land Reserved for Future Development to allow housing infill in this area which is close to schools, a major road and public transport

Joint Case

0691/1/004/O OE1.7 LR1 Cowlshaw

Objection Remove allocation on part of this site due to the soil's unsuitability for development and substitute land around Cragg Road/Heights Lane to fulfil the Council's need for land for future development

Joint Case

Douglas Toop

12 Broadbent Close, Royton, Oldham OL2 6LT

0277/1/001/O OE1.7 LR1 Cowlshaw

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Name	Policy, Paragraph, Site, Section
Objection	Re-classify area as Local Green Gap. Separates High Crompton and Cowlshaw. 75% of new housing should be sited on reclaimed land. Is suburban land - not priority for development. Contrary to sustainability criteria. SBI should be protected.
Joint Case	

J. Townhill

224 Thornham Rd, Royton, Oldham OL2 6YW
0278/1/001/O OE1.7 LR1 Cowlshaw
Objection No details submitted.
Joint Case

Mark Tracey

15 Greencroft Meadow, Royton, Oldham OL2 6LQ
0225/1/001/O OE1.7 LR1 Cowlshaw
Objection Retain as Local Green Gap. Development would destroy wildlife/nature. Would affect view from property and reduce value. Access/traffic will be horrendous.
Joint Case

Marie Trainer

79 Haven Lane, Moorside, Oldham OL4 2QH
0648/1/001/O OE1.7 LR8 Haven Lane South, Moorside
Objection Change allocation to Local Green Gap to prevent further change in character of the area and prevent existing properties from being 'closed in'. Traffic on lane is already heavy.

Traveller Law Research Unit

PO Box 427, Museum Avenue, Cardiff Law School, Cardiff CF10 3XJ
0605/1/001/O H2.2
Objection Proposed criteria make it impossible for travelling people to find their own sites. Contravenes positive duty under Race Relations (Amendment) Act 2000 towards Gypsies & Irish Travellers. Should include identification of sites for travelling people.

Mrs G Travis

8 Lichfield Close, Denshaw, Oldham OL3 5SF
0658/1/001/O NR3.2

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Name Policy, Paragraph, Site, Section

Objection Remove policy and other references to wind farms, as they create industrial zones in the countryside and provide less energy than other sources, such as growing willow, which are more controlled, environmentally friendly and less polluting

0658/1/002/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.
Objection The site should not be developed for housing and should be protected as Green Belt. It is integral to Dumfries Farm. Allocation contradicts plan objectives to protect landscape and control development on farm holdings. Denshaw being overdeveloped.

Susan Travis

Tame Head, Buckley Drive, Denshaw, Oldham OL3 5RT

0661/1/001/O NR3.2

Objection Remove policy and other references to wind farms, as they create industrial zones in the countryside and provide less energy than other sources, such as growing willow, which are more controlled, environmentally friendly and less polluting

0661/1/002/O H1.2 H1.2.11 Land at Ripponden Road, Denshaw.

Objection The site should not be developed and should be protected as Green Belt, as it is integral to Dumfries Farm. The allocation contradicts plan objectives to protect the landscape and control development on farm holdings. Denshaw is being over-developed.

Paul Turner

35 Scowcroft Lane, Shaw, Oldham OL2 7BB

0378/1/001/O OE1.7 LR1 Cowlshaw

Objection Scale down or stop the plan. Need for green belt land in inner cities. Traffic use. Need for walking areas.

Joint Case

W. Tylor

23 Moor Street, Shaw, Oldham OL2 7BE

0451/1/001/O OE1.7 LR1 Cowlshaw

Objection Protect as Green Belt - very little left for walking/children. Have enough people congestion, would have severe traffic problems. Feels misled by Council - important issue and no consideration taken of local residents.

Joint Case

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Name	Policy, Paragraph, Site, Section
0007/1/005/S Support	B1.4 d. Support tourism development especially para d) canal side developments that will lead to increased use of the Huddersfield Narrow Canal
0007/1/006/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Do not support the change to mixed use. There is a disproportionate amount of proposed Phase 1 housing in the Saddleworth area as opposed to the rest of the borough.
0007/1/008/S Support	R1.2 Support the improvement particularly of a) Huddersfield Narrow Canal
0007/1/009/S Support	R2.1 Support the proposal for the development of Sam Road, Diggle as Open Space
0007/1/010/O Objection	R2.2 Support the ethos to have open space on housing developments but hope this will not just be used to extract money from developers, where there is no open space provided or with no visible evidence of other provision.
0007/1/011/S Support	CF1.1 CF1.1.2 Platting Road, Lydgate Support for the proposal of a new playing field at Platting Road, Lydgate
0007/1/012/S Support	W1.2 Supports policy for good waste management.
0007/1/013/S Support	C1.6 12.28 Approves of policy on advertisements as long as it applies to any building in a Conservation Area as well as to listed buildings, and is enforced.
0007/1/014/O Objection	C1 This section does not contain any provision for preserving and removing an historic building to another site.
0007/1/015/O Objection	NR1.2 A specific measurement should be quoted to support the "unacceptable impact" of noise.

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Name	Policy, Paragraph, Site, Section
0007/1/016/O Objection	13.56 Natural Resources Object to a. wind turbines as they cause noise and vibration, and are ugly. No location in Borough is remote enough to tolerate them. It would be more effective to reduce consumption of fossil fuels through energy saving measures.
0007/1/017/S Support	13.56 Natural Resources Support proposals to use waste to produce energy, and e. small hydro schemes.
0007/1/018/O Objection	H1.1 6.28 Table 3 should give a breakdown of housing supply by sub-area.
0007/1/019/O Objection	H2.1 Does not agree that affordable housing should only be sought on larger sites over 25 dwellings. Requests a change in policy accordingly.
0007/1/020/O Objection	OE1.7 LR10 Ryefields Drive, Uppermill Site not suitable for development - should be Local Green Gap or Site of Special Scientific Interest
0007/1/021/S Support	OE1.8 LGG18 Rumbles Lane, Delph Support designation as Local Green Gap
0007/1/022/S Support	OE2.3 11.76 Ladcastle and Den Quarries, Uppermill Support inclusion of Ladcastle and Den Quarries, Uppermill, as Sites of Special Scientific Interest
0007/1/023/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Disproportionate number of proposed housing in Phase 1 is in Saddleworth. The allocation at Lumb Mill is not supported.
0007/1/024/S Support	H1.1 H1.1.16 Buckley New Mill, Uppermill Supports mixed use on this site.
0007/1/025/O Objection	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road Do not support the designation of this site as housing as there seems to be a disproportionate number of Phase 1 housing sites in Saddleworth in proportion to the rest of the Borough.

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Name	Policy, Paragraph, Site, Section
0007/1/026/S Support	T1.2 Supports bus park and ride facilities for motorists from Saddleworth, particularly if the services connect with Oldham Mumps station (rail/Metrolink)
0007/1/027/O Objection	H1.1 H1.1.19 Andrew Mill, Greenfield Do not support the designation for housing. There would seem to be disproportionate number of proposed housing sites in this phase in the Saddleworth area as opposed to the rest of the Borough.
0007/1/028/O Objection	H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield. The site should not be used for housing. An additional 50 houses to those already identified in Phase 1 far exceeds a fair allocation for this area. Change to tourism and leisure uses which are more appropriate uses near the canal.
0007/1/029/O Objection	R2 Frenches Wharf/Wellington Road, Greenfield Knoll Mill site should be converted to recreational open space for use by the whole of Saddleworth and by visitors, and not allocated for Mixed Use.

R & G Vance

36 Moor Street, Shaw, Oldham OL2 7BD
0208/1/001/O OE1.7 LR1 Cowlshaw
Objection Protect as green area. Development for housing would increase traffic, crime and insurance. Would result in loss of SBI and footpaths. Loss of green area is for monetary gain and nothing for the community.

Joint Case

Vodafone Ltd

Agent : Tony Thorpe Associates

The Courtyard, 2 - 4 London Road, Newbury RG14 1JX
0264/1/001/O D1.12
Objection Policy should make connectivity between telecommunications and transport and promote access to variety of both. Clarifies and extends existing policy BE1.7 but requires fine tuning to comply with PPG8, Telecommunications Act and GPDO.

W. Shepherdson and Sons Ltd

Agent : Chorlton Planning

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Name	Policy, Paragraph, Site, Section
Milking Green Sawmills, Hartshead Street, Lees, Oldham OL4 5EE 0710/1/001/S Support	H1.1 H1.1.10 Athens Way, Lees Welcome inclusion as Phase 1 housing site as it is suitable for residential development and should be developed within the early phase of the plan.

J. & K. Wales

4 Greencroft Meadow, Royton, Oldham OL2 6LQ 0496/1/001/O Objection	OE1.7 LR1 Cowlshaw Designate as Local Green Gap - separates the built up areas of High Crompton and Cowlshaw. Existing traffic problems would be worsened.
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Jane Walker

2 St Annes Square, Delph, Oldham OL3 5JD 0128/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph H1.1.14 (and H1.1.15) should not both be proposed as residential in this central location as this quantity of new housing would be too much for the village and cause traffic problems.
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0128/1/002/O Objection	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road An alternative site away from the centre of Delph should be sought because any additional traffic would strangle the village.
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Mr A Walker

Agent : Chorlton Planning

Sunny Lyn, Brighton Road, Scouthead, Oldham 0029/1/001/O Objection	GS2 Land at Holebottom Farm, Mark Lane, Shaw Allocate part of site (plan attached) for housing, as it is adjacent to other existing or proposed housing sites.
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Mr C. Walker

12 Denbigh Drive, High Crompton, Oldham OL2 7EQ 0456/1/001/O Objection Joint Case	OE1.7 LR1 Cowlshaw Objects to development of the area on traffic grounds.
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Name Policy, Paragraph, Site, Section

43 Surrey Ave, High Crompton, Oldham OL2 7DN

0471/1/001/O OE1.7 LR1 Cowlshaw

Objection Object to development on 'Green Site' Land. Infrastructure not in place in Shaw and Oldham. Access/traffic problems. Lack of school places/play areas. No employment demand locally. Open areas eroded over years.

Joint Case

Michael Warburton

3 Worsley Place, Shaw, Oldham OL2 7BQ

0401/1/001/O OE1.7 LR1 Cowlshaw

Objection Leave as it is - only green area left. Increase in traffic. More children, more school places - schools struggling as it is.

Daniel Ward

5 Taurus Street, Greenacres, Oldham OL4 2BN

0562/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Green Belt. Not many places left of such natural beauty and it would be criminal to turn it into a concrete mass.

Joint Case

Miss Marga Ward

35 Burnedge Fold Road, Grasscroft, Oldham, OL4 4EE

0054/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Should be Green Belt because it is unsuitable for building (drainage and access problems, habitat value and lack of facilities).

Mrs V Ward

3 Moordale, Heathfield Square, Uppermill, Oldham OL3 6EX

0473/1/001/O OE1.8 LGG18 Rumbles Lane, Delph

Objection The Local Green Gap allocation should be removed from this site and replaced with an allocation for housing, as it does not meet any of the LGG criteria

Joint Case

0473/1/002/O H1.1 Land at Rumbles Lane, Delph

Objection Requests that this Local Green Gap allocation (LGG18) be redesignated as a Phase 1

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housing site. It accords with PPG3, could count towards a potential shortfall in the supply, and is in a sustainable location.

Joint Case

Mr&Mrs D S Wareing

27 Burnedge Fold Road, Grasscroft, Oldham OL4 4EE

0596/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Change to an allocation that will fully protect the land against any future development, eg Local Green Gap, in order to protect flora and fauna on the site and retain a local amenity.

Joint Case

Mrs B. Washbrook

9 Shaw Hall Close, Greenfield, Oldham OL3 7PG

0768/1/001/O H1.2 H1.2.12 Land at Shaw Hall Bank Rd, Greenfield.

Objection The site should be redesignated as Green Belt to discourage further speculative building and protect and preserve open land.

Ian Waterhouse

58 Dorset Avenue, High Crompton, Oldham OL2 7DS

0416/1/001/O OE1.7 LR1 Cowlshaw

Objection Area should be retained as a green open space. Add more planting. More brownfield sites should be identified and developed. Inadequate public transport. Acts as green gap. Would generate unacceptable levels of traffic.

Joint Case

Mrs P. Waterhouse

2, Hill End Road, Delph, Oldham OL3 5JA

0688/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0688/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Support This housing site has some merit.

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Name	Policy, Paragraph, Site, Section
0688/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

Watermill Estates Limited

Agent : GL Hearn Planning

The Old Library, Vale Road, Stourport-on-Severn DY13 8YJ

0795/1/001/O TC1

Objection Amend TC1 to ensure that the town centre will be the main focus of retail, business, cultural, educational, community and leisure activity in the borough, to sustain and enhance the town centre's role as a sub-regional shopping centre.

0795/1/002/O TC1 The Mumps, Oldham

Objection Allocate site as mixed use development incorporating A1/A2/A3 uses, including both food and non-food floorspace. Important town centre site. Development would contribute to regeneration of east end of town centre. Accessible by public transport.

0795/1/003/O S1.2

Objection Amend S1.2 to acknowledge need for additional retail floorspace in Oldham Town Centre, identify sites to accommodate this need in Chp 8 and on proposals map

C.H. Watson

The Moorlands, 21 Edward Rd, Shaw, Oldham OL2 7EZ

0395/1/001/O OE1.7 LR1 Cowlshaw

Objection Objects to any development which would add to existing traffic/access problems. Traffic has increased over the years. Valuable nature haven would be lost forever.

Joint Case

Lawrence Watson

1 Milton Drive, Chadderton, Oldham OL9 9RA

0138/1/001/O T2

Objection In assessing developments that generate HGV traffic, the impact of noise and air pollution on residential amenity should be given more consideration

0138/1/002/O GS6

Objection Requires stronger control of noise arising from new developments, including traffic noise, and of heavy traffic using Broadway, in order to protect residents.

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Name	Policy, Paragraph, Site, Section
0138/1/003/O Objection	GS7 Requires stronger protection of residential amenity against noise and air pollution arising from all types of development and the traffic they generate, especially in problem areas such as along Broadway.
Mr K.J. Watson	
17 Greencroft Meadow, Royton, Oldham OL2 6LQ 0494/1/001/O Objection	OE1.7 LR1 Cowlshaw Designate as Local Green Gap. Development would reduce property values. Loss of significant/ picturesque rural amenity. Traffic problems. Lack of amenities/schools - not sustainable. Should redevelop urban/brownfield sites. Contrary to UDP key objectives.
Joint Case	
Mr P. Weaver	
16 Greencroft Meadow, Royton, Oldham OL2 6LQ 0430/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as Local Green Gap for future generations to enjoy. One of last remaining natural green areas left in area. Separates built up areas of Cowlshaw and Higher Crompton.
Joint Case	
Mrs J. Weaver	
16 Greencroft Meadow, Royton, Oldham OL2 6LQ 0431/1/001/O Objection	OE1.7 LR1 Cowlshaw Keep area as it is - recreational value. View from property would be ruined - no privacy. Area used by walkers. Green spaces in Royton and Crompton are disappearing - soon be no greenery for children to appreciate.
Joint Case	
Mrs A.R. Webster	
20 Gatehead Croft, Delph, Oldham OL3 5QB 0637/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.

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0637/1/002/S
Support OE1.8 LGG18 Rumbles Lane, Delph
This green buffer zone is welcomed.

Peter Webster

20 Gatehead Croft, Delph, Oldham OL3 5QB
0639/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Business/industry should be retained wherever possible. Site is suitable for such.
Concerned about impact on adjacent business centre - could be lost to housing if
mixed scheme goes ahead. Requests the site be allocated for commercial use only.

0639/1/002/S OE1.8 LGG18 Rumbles Lane, Delph
Support This green buffer zone is welcomed.

West Pennine Bridleways Association

112 Haven Lane, Moorside, Oldham OL4 2QQ
0175/1/001/S 1.10 Introduction
Support Support objective a. (supporting communities and social inclusion, for example by
ensuring that new developments do not physically divide communities).

0175/1/002/S 1.13 Introduction
Support Support working with neighbouring areas and the Standing Conference of South
Pennine Authorities.

0175/1/003/S R1
Support Strongly support policy R1

0175/1/004/S R1 10.13
Support Welcome commitment to protect Playing Fields from development

0175/1/005/O R1.2
Objection Needs of horse-riders should be taken into account when certain parks are improved
(refers specifically to Waterhead Park)

Joint Case

0175/1/006/O R1.1 10.15

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Name	Policy, Paragraph, Site, Section
Objection	Strategic routes currently specified as cycleways should be for multi-use and recognised as Recreation Routes rather than cycleways
Joint Case	
0175/1/007/S Support	T1.4 4.19 Supports the protection of a network of routes for non-motorised travel and the inclusion of bridleways
0175/1/008/O Objection	T1.3 4.18 Where traffic lanes are designated for use by a combination of transport modes, including cycles, these should not exclude horse-riders
Joint Case	
0175/1/009/S Support	T1.6 Strongly support this policy
0175/1/010/S Support	GS1 Supports the policy.
0175/1/011/S Support	GS2 Supports the policy.
0175/1/012/S Support	GS4 Supports the policy.
0175/1/013/O Objection	OE1.7 11.37 Requires clarification of the approach to Land Reserved for Future Development and when it might be released for development, to overcome apparent contradiction between paragraphs 11.37 and 2.13.
Joint Case	
0175/1/014/O Objection	NR2.1 13.8 The plan does not address the ability of the public sewage system and treatment works to accommodate the foul sewage potential resulting from large scale housing developments.
Joint Case	
0175/1/016/O Objection	NR3.2 Other authorities have refused to include policies relating to wind turbines, making Oldham a major target for such proposals.
Joint Case	

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Name	Policy, Paragraph, Site, Section
0175/1/017/O Objection Joint Case	NR3.2 13.56 Wind turbine targets are unrealistic because turbines are so unpopular and intrusive.
0175/1/018/S Support	OE2.2 Support the designation of Green Corridors which have become valuable resources

West Pennine Plant

Higher Hills Farm, Burnedge Lane, Grasscroft OL4 4DZ 0436/1/001/O Objection	GS2 Land south of Higher Hills Farm, Grasscroft Remove land to the south of Higher Hills Farm and the former quarry from the Green Belt and allocate it for housing. Development would consolidate edge of built-up area and provide local housing.
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Westbury Homes

Westbury House, Crofts Bank Road, Urmston, Manchester M41 0JS 0107/1/001/O Objection	H1 6.21 Reference to greenfield windfall sites should be removed as Government guidance (PPG3, March 2000) makes clear they should no longer be considered in windfall calculations for the purpose of housing requirement/provision.
0107/1/002/O Objection	CF1.5 The Policy justification should be expanded to indicate that regard will be had to proximity to transport, costs associated with development, other contributions and whether such provisions would prejudice other planning objectives.
0107/1/003/O Objection	H1.1 6.28 A discount or slippage allowance should be applied to existing commitments and Phase 1 housing allocations within Table 3 in order to recognise that not all committed or allocated sites will come forward, or may come forward at a lesser capacity.
0107/1/004/O Objection	H1.1 6.30 Lack of justification for the 63 dwellings per annum (vacant private homes which will be re-occupied) from reducing the vacancy rate. This component of the housing supply identified in Table 4 should be discounted.

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Name	Policy, Paragraph, Site, Section
0107/1/005/O Objection	H2.1 Policy should indicate that the council will negotiate for affordable housing provision having regard to site location and the housing needs survey, rather than a general presumption that 25% of site capacity should be affordable.
0107/1/006/O Objection	H2.3 Policy is inappropriate for inclusion within the UDP. Need for such proportions of "special housing" is not supported by assessment, research or housing needs study. The Policy should be deleted.
 Mr D. Westwood	
52 Scowcroft Lane, Shaw, Oldham OL2 7BB	
0375/1/001/O Objection	OE1.7 LR1 Cowlshaw Objects to houses being built - would spoil last bit of countryside in Shaw. Safe play area for children. Used for dog walking. Would spoil the beauty of the area. More houses would bring more crime, drugs and pollution to peaceful neighbourhood.
 Mr&Mrs Whatmough	
19 Luzley Brook Road, Royton, Oldham OL2 6SQ	
0197/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect as Green Belt - separates Cowlshaw and High Crompton. Supports wildlife. Large area proposed. Area already developed significantly in recent years. Proposals are for financial gain rather than needs of local people. Traffic problems.
 Cllr C M Wheeler	
11 Greenbank Avenue, Uppermill, Oldham OL3 6EB	
0718/1/005/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Would press for the allocation to be changed to PEZ.
0718/1/006/O Objection	OE1.8 Land west of Bailey Mill, Delph Allocate the land as Local Green Gap
0718/1/001/O Objection	H1.1 H1.1.13 Coverhill Road, Grotton Remove housing allocation and protect site from development. Traffic conditions and

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Name	Policy, Paragraph, Site, Section
	egress from the site are most unsuitable. There is also a disused railway underneath the land.
0718/1/002/S Support	OE1.8 LGG18 Rumbles Lane, Delph Welcome this green gap
0718/1/003/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. Request that this land be removed from housing designation and put into green belt. The number of dwellings in Denshaw has already increased 37% in past 5 years. Important to retain Denshaw's small village character.
0718/1/004/O Objection	B2.1 PEZ29 Delph New Road, Delph Objection to boundary change, specifically the removal of Bailey Mills from the PEZ as allocated in the adopted UDP

Harold D Whitby

87 Haven Lane, Moorside, Oldham OL4 2QH

0651/1/001/O Objection	OE1.7 LR8 Haven Lane South, Moorside Change to an allocation that does not lead to further development and traffic as Haven Lane is already overloaded with vehicles and is the main approach for children to Counthill School.
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B. Whitehead

44 Netherhouse Road, High Crompton, Oldham OL2 7HY

0300/1/001/O Objection	OE1.7 LR1 Cowlshaw Protect from any development that would make this valuable land into urban sprawl. Maintain limited green space there is in the area. More traffic on side roads. Appears area is being penalised to keep other areas green eg. Saddleworth.
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F.M. Whitehead

40 Edward Road, Shaw, Oldham OL2 7EY

0279/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as Green Belt to prevent any building on land. Already traffic/access problems in area. Ecological importance. Loss of grazing land. Will take last green belt between High Crompton and Royton golf club. Land marshy.
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Name **Policy, Paragraph, Site, Section**

Mr & Mrs Whitehead

Fairhope, 42 Chamber Road, Shaw, Oldham OL2 7AR

0542/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as open space. Wildlife, open fields are the only spaces in High Crompton and Cowlshaw. Walking area. Valued by community. Need to consider future generations, not short term financial benefits.

Joint Case

Mr J. Whitehead

Agent : Chorlton Planning

Dale Farm, Dale Lane, Delph, Oldham OL3 5HY

0168/1/001/O GS2 Land off Delph Lane, Delph

Objection Allocate site, or part of it, for housing. Would be logical extension of existing development on Delph Lane and add to range of available housing types.

0168/1/002/O GS2 Land at Rear of Delph Cricket club, Delph

Objection Allocate site for housing development. Would be logical extension to village, have no major effect on Green Belt which is extensive at this point and is close to public transport links with Oldham and Manchester.

Mr P. Whitehead

Garfield Cottage, Delph Lane, Delph, Oldham OL3 5MX

0693/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection Site should be retained for employment use only - it is wholly suited for such development. Will retain the long term future of the business centre ensuring it does not become vulnerable to housing. There is a demand for commercial land in Delph.

0693/1/002/S OE1.8 LGG18 Rumbles Lane, Delph

Support This green buffer zone is welcomed.

0693/1/003/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Support H1.1.15 as housing has some merit as Bailey Mill is not suitable for modern industry.

0693/1/004/O C1.7

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Name	Policy, Paragraph, Site, Section
Objection	Restrictions on old mills should be lifted in some situations. Buildings, such as Bailey Mill, which have come to the end of their life should be demolished and modern industrial/commercial units built in their place.

Mr&Mrs F Whitehead

Delph Barn, 18 Delph Lane, Delph, Oldham OL3 5HX
0818/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph
Objection Land should be for industry only - do not need more houses in Saddleworth

Mrs J.R. Whitehead

Agent : Chorlton Planning

Dale Farm, Delph, Oldham OL3 5HY
0830/1/001/O OE1.2 Land at Dale Farm, Delph
Objection Identify, via detailed appraisal, historic settlements where additional development could be accommodated to enhance & revitalise them. Include settlements in Green Belt such as this if no detriment to landscape quality. Define in policy & on map.

0830/1/002/O OE1.1 Land at Dale Farm, Delph
Objection Change policy to allow limited development in, or close to, existing historic settlements in Green Belt, such as Dale, which can accommodate mixed use in-fill without detriment to the countryside and Green Belt principles.

Norman Whitehead

3 Longfield Road, Shaw, Oldham OL2 7HD
0280/1/001/O OE1.7 LR1 Cowlshaw
Objection Keep as Local Green Gap - separates High Crompton and Cowlshaw. Important to preserve few remaining green areas on this side of the Borough. Traffic would add to existing problems. Would be a shortage of schools.

Mr&Mrs R.H White

1 Netherhouse Road, High Crompton, Shaw, Oldham OL2 7EX
0211/1/001/O OE1.7 LR1 Cowlshaw
Objection Make area Local Green Gap. Land is only green left between Shaw and Royton and is habitat for numerous wildlife. Netherhouse and Edward Roads are already busy without more houses. Shaw is already overcrowded.

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Joint Case

Mr R. Whittles

50 Edward Road, Shaw, Oldham OL2 7EY

0281/1/001/O OE1.7 LR1 Cowlshaw

Objection Keep as agricultural/grazing land. Should develop brownfield sites first in line with policy. Suggests using part of the green corridors and links which are not agricultural or green areas.

Mrs G.K. Whittleworth

6 The Crescent, Shaw, Oldham OL2 7BP

0200/1/001/O OE1.7 LR1 Cowlshaw

Objection Leave area as it is and undeveloped. Home to wildlife, two ponds, many trees recently planted. Extra traffic would be a problem. Much of land unfit for building - subsidence.

Joint Case

Mr P. Whitworth

Shorefield, Hill End Road, Delph OL3 5JA

0678/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.

Joint Case

0678/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Support This housing site has some merit.

Joint Case

0678/1/003/S OE1.8 LGG18 Rumbles Lane, Delph

Support This green buffer zone is welcomed.

Joint Case

Mrs S. Whitworth

Shorefield, Hill End Road, Delph, Oldham OL3 5JA

0700/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection Business/industry should be retained wherever possible. Site is suitable for such.

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Name	Policy, Paragraph, Site, Section
	Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
0700/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This housing site has some merit.
0700/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.

Mr C. Whybrow

33 Scowcroft Lane, Shaw, Oldham OL2 7BB

0379/1/001/O OE1.7 LR1 Cowlshaw
Objection Opposed to any development. Would be environmental disaster. Mammals, birds and bats all live in area. Two ponds would also be destroyed. Why more houses when already hundreds for sale in Shaw.

Mr P.J Whybrow

7 Higham Close, Royton, Oldham OL2 6TQ

0353/1/001/O OE1.7 LR1 Cowlshaw
Objection Objects to any more housing development in area - queries need for more housing. Economic, environmental, transport implications. One of few remaining green areas. Area saturated with housing development.

Joint Case

Wiggett Construction Ltd

Viking House, 449 Middleton Road, Chadderton, Oldham OL9 9LB

0045/1/028/S H1.1 H1.1.16 Buckley New Mill, Uppermill
Support Supported for a variety of reasons, including - mixed use is deliverable, no demand for the use of the buildings for industrial use, currently an eyesore, proposed police station will be better located than the existing, village centre location.

Wiggett Construction Ltd

Agent : Chorlton Planning

Viking House, 449 Middleton Road, Chadderton, Oldham OL9 9LB

0045/1/004/O GS2 Land below Ashdene, Knarr Lane, Delph
Objection Re-allocate for housing or add policies to Open Environment Section to permit

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Name	Policy, Paragraph, Site, Section
	housing development within Green Belt. Small development could complement substantial property at Ashdene without detriment to general landscape.
0045/1/031/O Objection	H1 Concerned - lack of opportunities for the development of upper market housing. Wishes to see a wider range of sites allocated on the proposals map & the inclusion of policies which promote a limited amount of upper market housing on appropriate sites

Wiggett Construction Ltd

Agent : Michael Courcier & Ptrs Ltd

Viking House, 449 Middleton Road, Chadderton, Oldham OL9 9LB

0045/1/001/O Objection	GS2 Major developed sites Should identify major developed sites in the Green Belt on the Proposals Map and by way of a new policy in line with Annex C of PPG 2.
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0045/1/002/O Objection	GS2 Royal George Mills, Greenfield Should identify as Major Developed Site appropriate for limited infilling and redevelopment (housing) in line with PPG 2.
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0045/1/003/O Objection	H1 Provide for a greater level of dwelling replacement and reduce the target for the development of previously developed land. The policy underprovides for dwelling replacement and adopts an unduly high target for the reuse of previously developed land.
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0045/1/005/O Objection	B1.5 The policy should be re written to allow for limited infilling and redevelopment of unallocated business and industrial sites.
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0045/1/006/O Objection	B1.4 Criterion e) should be removed or reworded. If Tourism Development Areas are to be referred to, they should be on proposals map. Criterion d) should be reworded so that it is broader and more inclusive.
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0045/1/007/O Objection	B1.3 Policy should not preclude inclusion of retail or tourism uses in mixed use development. Ref to Planning Briefs should be in supporting text. Ref to phasing should be omitted/reworded. Policy not specific enough on their role in mixed use dev's.
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Name	Policy, Paragraph, Site, Section
0045/1/008/O Objection	T2.1 Requiring pedestrian access to canal towpaths from sites adjacent to canals is excessive
0045/1/009/O Objection	T2.3 The policy should be reworded to more closely reflect Circular 1/97.
0045/1/010/O Objection	D1.4 Reword policy to be less onerous. The emphasis should be on mitigation and the avoidance of unnecessary harm.
0045/1/011/O Objection	D1.1 Reword policy on General Design Criteria to be less onerous and more compatible with PPG1
0045/1/012/O Objection	D1.13 Policy should be substantially reworded to be less onerous.
0045/1/013/O Objection	D1.5 Rewrite policy to be less onerous and reflect the amenity value of any protected trees. Protected trees with a high amenity value that are removed should be replaced at a 1:1 ratio. Requirement to replace at 6:1 is unreasonable.
0045/1/014/O Objection	D1.2 The policy should be deleted or substantially reworded to reflect matters that are material considerations in the planning process.
0045/1/015/O Objection	H1.1 H1.1.18 Frenches Wharf/Wellington Road Indicative number of dwellings for the mixed use site should be increased to 80-100. Number indicated is too low although allocation is supported.
0045/1/016/O Objection	C1.3 Policy should be deleted. Policy C1.3 duplicates the content of policies C1.1 and C1.2 and is therefore not required.
0045/1/017/O	C1.1

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Name	Policy, Paragraph, Site, Section
Objection	Policy should be rewritten to simplify its content and express its intentions more clearly.
0045/1/018/O Objection	C1.4 Policy should be rewritten to be less onerous and reflect the need to conserve or enhance a Conservation Area and not just individual buildings.
0045/1/019/O Objection	C1.2 Policy should be reworded to more accurately reflect the content of national guidance.
0045/1/020/O Objection	GS7 Policy GS7 should be deleted as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0045/1/021/O Objection	H1.3 6.40 Policy is unclear and requires greater precision. Criteria in para. 6.40 are too onerous, particularly the requirement that housing sites should be within 400m of existing services.
0045/1/022/O Objection	GS1 Delete the policy, as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0045/1/023/O Objection	GS2 Delete the policy, as it duplicates others and is inconsistent with PPG1 and Section 54A of the TCP Act 1990.
0045/1/024/O Objection	H1.2 H1.2.12 Shaw Hall Bank Rd, Greenfield Housing allocation supported but should be as a Phase 1 site - there are no overriding constraints and the site is sustainably located for housing.
0045/1/025/O Objection	H2.1 Not demonstrated that there is an identified need for affordable housing. There is a surplus of low priced housing. Need for affordable housing - limited to a few parts of the Borough. Policy should refer to importance of demonstrating local need.
0045/1/026/S	H1.1 H1.1.13 Coverhill Road, Grotton

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Name	Policy, Paragraph, Site, Section
Support	This is a suitable site for housing & is not subject to any insurmountable or physical constraints. Only comprises a small area of land. Not viable for an alternative use.
0045/1/027/S Support	H1.1 H1.1.18 Frenches Wharf/Wellington Road Allocation for mixed use including housing is supported. It is well located for services & facilities. It's redevelopment would enable environmental improvements.
0045/1/029/O Objection	H1.2 H1.2.6 Lilac View Close Requests that land be redesignated as a Phase 1 housing site - deliverable development/not viable for alternative use/well serviced by public transpt/local facilities/would be a small dev't/adequate infrastructure/shortage of land in this area.

Jack Wild

114 Oldham Road, Grasscroft, Oldham OL4 4HZ

0069/1/001/O Objection	OE1.7 LR9 Summershades Lane, Grasscroft Objects to allocation of site as Land Reserved for Future Development. Has mature trees, wide range of flora and fauna. Development would mean loss of amenity, recreation area; be visually obtrusive on elevated site. Access and drainage problematic.
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Mr Eric Wild

19 Huddersfield Road, Delph, Oldham OL3 5EG

0677/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
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0677/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.
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Mrs M. Wild

41 Denbigh Drive, High Crompton, Shaw, Oldham OL2 7EQ

0286/1/001/O Objection	OE1.7 LR1 Cowlshaw Allocate as Green Belt. Used for grazing and wildlife. Should redevelop derelict buildings and boarded up/empty homes first. Would invade privacy and reduce
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Name	Policy, Paragraph, Site, Section
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Objection	- Sequential approach does not fully accord with PPG6. - factors associated with need should be expanded. - need should be established on edge of centre sites.
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B. Wood

30 Cavendish Way, Royton, Oldham OL2 5DQ

0509/1/001/O OE1.7 LR1 Cowlshaw

Objection	Make into Green Belt/Gap Area. Used to walk dog. Only green area between Shaw and Royton. Services eg. buses, shops, schools are already oversubscribed. Increase in traffic would be problem.
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Carl Woodhead

108 Wallhill Road, Dobcross, Oldham

0707/1/001/S OE1.8 LGG15 Wall Hill, Dobcross

Support	Land is currently used as pasture, by walkers and carries a wealth of wildlife. Allocating the area as green gap will ensure that this continues.
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S.P. Woodhead

19 Edward Road, Shaw, Oldham OL2 7EZ

0578/1/001/O OE1.7 LR1 Cowlshaw

Objection	Objects to any development which would worsen existing access/traffic problems. Concern about traffic safety on Edward Road. Loss of valuable nature haven.
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Barry Woodhouse

22 Longfield Park, Shaw, Oldham OL2 7BU

0282/1/001/O OE1.7 LR1 Cowlshaw

Objection	Objects to development of the site. Area is by far the largest in the Borough for future development. Traffic in the area is already at a standstill. Soon there will be no green sites in this area.
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Mr G.F. Wood

Agent : Simpsons

Timbertops, Cooper Street, Oldham

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0049/1/001/O
Objection
Joint Case

OE1.8 Springhead Quarry/Land off Cooper St, Springhead
Site should be allocated for housing development. In line with PPG3. Would bring derelict land into economic use and eliminate public danger and eyesore.

Mr J Wood

Agent : Chorlton Planning

Brookside Poultry Farm, Thorp Clough, Royton, Oldham OL2 5NH
0031/1/001/O
Objection

H1 Land at Brookside Poultry Farm, Royton
Allocate the land (site 2) for redevelopment, preferably for housing. A compact residential scheme would improve the site by replacing redundant and unsightly farm buildings.

0031/1/002/O
Objection

OE1.1
Amend or add policy to allow for the redevelopment of previously developed sites in the Green Belt, including sites with redundant agricultural buildings or which are unsightly, to bring them into productive use.

0031/1/003/O
Objection

OE1.8 LGG1 Royley Clough, Royton
Change allocation of land at Brookside Poultry Farm (site 3), which is part of LGG1, for housing development. Land is surrounded by existing housing and has good road links to Royton town centre.

0031/1/004/O
Objection

GS2 Land at Brookside Poultry Farm, Royton
Exclude the land (site 1) from the Green Belt as it contains a number of residential and other properties built over the past few years. Boundary adjustments are proposed elsewhere in Borough to allow for anomalies and changed circumstances.

Peter Wood

26 Summershades Lane, Grasscroft, Oldham OL4 4ED
0597/1/001/O
Objection

OE1.7 LR9 Summershades Lane, Grasscroft
Remove allocation as Land Reserved for Future Development to halt overdevelopment and additional traffic, and prevent loss of mature woodland, amenity and recreation area. Land unstable and unsuitable for development.

I & L Wormald

97 Haven Lane, Moorside, Oldham OL4 2QH

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Name	Policy, Paragraph, Site, Section
0652/1/001/O Objection Joint Case	OE1.7 LR8 Haven Lane South, Moorside Allocate as Local Green Gap to protect Moorside area and prevent an increase in traffic.

Bernard Wright

4 Lichfield Close, Denshaw, Oldham 0668/1/001/O Objection	NR3.2 Remove policy and other references to wind farms, as they create industrial zones in the countryside and provide less energy than other sources, such as growing willow, which are more controlled, environmentally friendly and less polluting
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0668/1/002/O Objection	H1.2 H1.2.11 Land at Ripponden Road, Denshaw. Object to housing designation. Site is an integral part of Dumfries Farm and should be Green Belt. Further development would be contrary to policies protecting landscape and controlling development on farmland, and spoil Denshaw.
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Mr&Mrs P. Wright

17 Denbigh Drive, Shaw, Oldham OL2 7EQ 0283/1/001/O Objection	OE1.7 LR1 Cowlshaw Keep as natural green area. Used by community for walks, breathe clean air and enjoy nature. Few places of beauty left. Not brownfield therefore contrary to Gov.policy.No public transport.Traffic/pollution. Loss of wildlife habitat. Loss of privacy.
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N.H. Wright

8 Kings Road, Shaw, Oldham OL2 7BJ 0406/1/001/O Objection	OE1.7 LR1 Cowlshaw Redesignate as Local Green Gap. Only SBI in borough marked for future development. Unmarked recreation route - The Crompton Way - passes through the land. Insufficient primary school places. Traffic/access problems.
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Joint Case

0406/1/002/O Objection Joint Case	R1.1 Mark the 'Crompton Way' as a recreational route on the plan.
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Name	Policy, Paragraph, Site, Section
Objection	Protect from development. One of few remaining green places left. Development should be on brownfield sites. Crompton Way runs through site - should be preserved. Existing traffic congestion will be made worse. Schools already overcrowded.

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LATE REPRESENTATIONS

Yvonne Dawson

132, Wall Hill Road, Dobcross, Oldham OL3 5BH
0824/1/001/S OE1.8 LGG15 Wall Hill, Dobcross
Support Supports LGG designation. Concerned about potential traffic/access problems and impact on own property if development was allowed.

English Heritage

Suites 3.3 & 3.4, Canada House, 3 Chepstow Street, Manchester M1 5FW
0825/1/001/O GS7 2.10
Objection Add reference to historic parks and gardens as included in para. 12.10.

0825/1/002/O D1.8 3.58
Objection Cross reference to Policy C1.5 and the need to retain historic shop fronts.

0825/1/003/O OE1.9 11.45
Objection Concerning farm diversification, of the view that the supporting text could draw out the need to consider the effects of any proposed development upon traditional farm buildings.

0825/1/004/O C1 12.12
Objection Questions whether or not the Council have a Local List - if not mention should be made of the compilation of such a list.

0825/1/005/O Conservation
Objection Should include Scheduled Ancient Monuments and registered historic parks and gardens on the Proposals Map.

Mr & Mrs Grumbridge

209, Thornham Road, Royton, Oldham OL2 6YG
0808/1/001/O OE1.7 LR1 Cowlshaw
Objection Satisfies definition of local green gap. Contains SBI. Valuable & picturesque. This

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part of the Borough already saturated by development therefore green areas should be preserved. Huge site compared with housing allocations. Traffic issues.

Joint Case

Mrs Gail Holden

Corner Cottage, 39, Cowlshaw,, Shaw, Oldham OL2 7BX

0823/1/001/O OE1.7 LR1 Cowlshaw

Objection Allocate as Local Green Gap/Green Belt to protect from development. Proposal would destroy the natural environment, overlook existing properties, create extra traffic/congestion/noise, and would destroy wildlife.

D. Hollins

40 Summershades Lane, Grasscroft, Oldham OL4 4ED

0826/1/001/O OE1.7 LR9 Summershades Lane, Grasscroft

Objection Remove allocation. Well used amenity area. Woodland with TPO. Sustains a variety of flora and fauna. Poor access. Development would be visually intrusive. Geologically unstable and unsuitable for drainage.

Lisa J. Lancaster

18 Sedgefield Park, Leesbrook Park, Oldham OL4 3BU

0807/1/001/O B2.1 PEZ17 Wellyhole Street, Lees

Objection Refers to current planning application for residential development involving part of PEZ17. Would like to see the area kept safer. Sufficient land for industry. Would like to see developed as a residential use.

Joanna Leggett

Tamewater Cottage, Lawton Square,, Delph, Oldham OL3 5DT

0819/1/001/O H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph

Objection Site is wholly suited for commercial use. Concerned about possible impact of housing on the future expansion of the Business Centre. Should allocate for commercial use only.

0819/1/002/S H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road

Support Considers that the proposal has some merit.

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Name	Policy, Paragraph, Site, Section
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0819/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph Designation of this land as a green buffer zone is welcomed.
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Mrs M Leyland

9, Wincanton Park, Leesbrook, Oldham OL4 3BD
0810/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection Industrial development would alter the area for the worst. Concerned about the impact on the amenity of existing residents.

M. Lynes

101, Haven Lane, Moorside, Oldham OL4 2QQ
0821/1/001/O OE1.7 LR8 Haven Lane South, Moorside
Objection Green land is scarce in Oldham. Should look at developing derelict/unused buildings before valuable countryside.

Joint Case

John Ogden

Hodge Clough Farm, Moorside, Oldham OL1 4JW
0822/1/001/O GS2 Hodge Clough Farm, Moorside
Objection Requests change from green belt to residential designation - the land is in a built-up residential area, reason for green belt status is not clear, tipping has been allowed.

Joint Case

One 2 One Personal Communications Ltd

Agent : James Barr Consultants

0820/1/001/O Objection	D1.12 Requests more flexible approach to the assessment of applications for telecommunications development. Should be a presumption in favour of development in line with PPG8, subject to material considerations and technical/operating requirements.
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Orange Personal Communications Services LTD

Agent : Adams Holmes Associates

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Name	Policy, Paragraph, Site, Section
0737/1/001/S Support	D1.12 Support policy - it is clear and thorough

Mr & Mrs L Peacock

7, Melford Grove, Oldham, OL4 3HH
0811/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection PEZ designation would place industry in the middle of two residential areas. Current light industry on Wellyhole St causes no real problems, but concerned about having more industry alongside existing housing.

Mrs B.A. Pilkington

18, Stockton Park, Lees, Oldham OL4 3BG
0812/1/001/O B2.1 PEZ17 Wellyhole Street, Lees
Objection Would prefer not to be developed at all - should be landscaped and used for recreation purposes. If development has to take place would prefer houses. Industrial development - concerned about impact on house values.

Mrs V. Riley

284, Shaw Road, Royton, Oldham OL2 6NZ
0814/1/001/O OE1.7 LR1 Cowlshaw
Objection Need to preserve green areas for future generations. Concerned about impact of traffic - see Proposed UDP policies GS6 and GS7 which cover this issue. Rush hour brings long queues. Impact of HGV s.

Mr & Mrs Strahand

6, Shaw Hall Close, Greenfield, Oldham OL3 7PG
0809/1/001/O H1.2 H1.2.12 Shaw Hall Bank Rd, Greenfield
Objection Too much development already. Negative visual impact on the canal. Concerned about impact on congestion and services - sewage, electricity, schools. Negative impact on wildlife. Poor access.

Miss R. Torr

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Name	Policy, Paragraph, Site, Section
9, Lees Brook Park, Salem, Oldham OL4 3AZ 0813/1/001/O Objection	B2.1 PEZ17 Wellyhole Street, Lees The site should be considered for housing or as a park area made available to local residents for recreation purposes.

J. Young

47, Huddersfield Road, Delph, Oldham OL3 5EG 0687/1/001/O Objection	H1.1 H1.1.14 Lumb Mill, Huddersfield Road, Delph Business/industry should be retained wherever possible. Site is suitable for such. Concerned about impact on adjacent business centre - could be lost to housing if mixed scheme goes ahead. Requests the site be allocated for commercial use only.
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0687/1/002/S Support	H1.1 H1.1.15 Bailey Mill, Oldham Road/Delph New Road This housing site has some merit.
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0687/1/003/S Support	OE1.8 LGG18 Rumbles Lane, Delph This green buffer zone is welcomed.
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Zetex plc

Gem Mill, Fields New Road, Chadderton, Oldham OL9 8NP 0265/1/001/O Objection	B2.1 PEZ9 Fields New Road, Chadderton Remove Gem Mill & Butler Garage from PEZ as adjacent property is recreational open space to east and residential to south and west. Retaining PEZ designation would restrict future development prospects for the property if company decided to move.
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