

Oldham Unitary Development Plan Review – 2001 To 2016

Replacement UDP Pre-Inquiry Changes November 2004

**PUBLIC SCHEDULE OF OBJECTIONS AND
SUPPORTING REPRESENTATIONS**

BY PRE-INQUIRY CHANGE NUMBER

August 2005

OLDHAM 
Metropolitan Borough 

Oldham Replacement UDP – Pre-Inquiry Changes

Public Schedule of Objections and Supporting Representations (by PIC)

August 2005

The Council received over 100 representations to the Pre-Inquiry Changes (PIC) relating to the policies and land use proposals of the Revised Deposit Replacement Unitary Development Plan (UDP) during the consultation period from November 2004 to January 2005. This public schedule contains summaries of those objections and supporting representations that were duly made. Late representations that were received after the deadline are recorded at the back of the public schedule.

Please note the information in the public schedule was correct as of 1 August 2005 and does not reflect any additional information supplied by objectors or the withdrawal of any objections since this date.

The public schedule is published in two forms: one listing representations by PIC number and the second listing representations alphabetically by name.

The public schedules include an index to the PIC numbers.

The objections and supporting representations appear in summary form in the public schedules. Arrangements can be made at Planning Reception, Level 12 at the Civic Centre to view the originals.

The Public Local Inquiry into outstanding objections to the Replacement UDP is currently being held. The Inspector's Report is anticipated for the autumn.

For more information on the public schedules or the UDP Review, please contact:

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Key to layout of public schedule

PIC REFERENCE NUMBER

Name of Individual / Company

Agent (if any)

Reference number
of individual
comment

PIC number

Status of
comment, i.e.
New
Representation
or Withdrawal of
existing objection

Related First Deposit
or Revised Deposit
Reference Number

Type of Comment
(Objection or
Support)

Summary comment

Pre-Inquiry Change Numbers

PIC	SECTION OF REPLACEMENT UDP
1	Paragraph 1.25
2	Bullet Point f.
3	D1.1, Paragraph 3.24
4	D1.2
5	D1.2, Paragraph 3.25
6	D1.2, Paragraph 3.26
7	D1.2, Paragraph 3.27
8	D1.2, Replacement Paragraph 3.27a
9	D1.2, Paragraph 3.28
10	D1.3, Paragraph 3.40a
11	D1.4, Paragraph 3.48a
12	D1.6, Paragraph 3.64a
13	D1.7, Paragraph 3.68
14	D1.8, Paragraph 3.74
15	D1.9, Paragraph 3.79a
16	T1.1, Footnote 2
17	T1.1, Paragraph 4.11
18	T1.1, Paragraph 4.13
19	T3.1, Paragraph 4.39
20	T3.2, Paragraph 4.48
21	T3.2, Paragraph 4.50
22	T3.3, Paragraph 4.51
23	T3.3, Paragraph 4.55
24	B1.2, Paragraph 5.14
25	B1.5 and Paragraph 5.18
26	B2.1
27	B2.1, Paragraph 5.26
28	B2.1, Paragraph 5.27
29	B2.2
30	B2.2, Paragraph 5.30
31	H1, Paragraph 6.10
32	H1, Paragraph 6.11
33	H1, New Paragraph 6.11a
34	Paragraph 6.12
35	Paragraph 6.13
36	Paragraph 6.14
37	Paragraph 6.18
38	Paragraph 6.20 a
39	Paragraph 6.20 c
40	H1.1
41	H1.1, Paragraph 6.25, Table 3
42	H1.1, Paragraph 6.26
43	H1.1, Paragraph 6.27
44	Policy H1.1, Table 4
45	H1.2

46	H1.3
47	H2.1
48	H2.1
49	S1, Paragraph 7.12
50	S1.2 Title
51	S1.2
52	S1.4, Paragraph 7.31
53	S2.3
54	Paragraph 9.4
55	CF1.5
56	CF1.5
57	CF1.5
58	CF1.5 Paragraph 9.18
59	CF1.5, Paragraph 9.18
60	CF1.5
61	R1
62	R1
63	R1 Paragraph 10.15
64	R1, Paragraph 10.27
65	R1.1
66	R1.1, Paragraph 10.32
67	R1.1, Paragraph 10.33
68	R1.3
69	R2, Paragraph 10.52
70	R2.1, Paragraph 10.56
71	R2.2
72	Appendix E, Category B
73	Appendix E, Category B, Examples and Primary Purposes
74	Appendix E, Additional Category K
75	Appendix E, Additional Category K, Examples and Primary Purposes
76	Introduction, Paragraph 11.9
77	OE1.8, Paragraph 11.45
78	OE 2
79	OE2, Paragraph 11.70
80	Glossary of Terms
81	C1.1
82	Section Title
83	Paragraph 13.65
84	Paragraph 13.66
85	Paragraph 13.67
86	Paragraph 13.70
87	NR3, Paragraph 13.72
88	NR3.1
89	NR3.1, Paragraph 13.73
90	NR3.1, Paragraph 13.74
91	NR3.1, Paragraph 13.76
92	NR3.1, Paragraph 13.77

93	NR3.1, Paragraph 13.79
94	Policy NR3.2
95	NR3.2, Paragraph 13.82
96	NR3.2, Paragraph 13.87
97	NR3.2, Paragraph 13.88
98	NR3.2, Paragraph 13.91
99	NR3.3, Paragraph 13.92
100	NR3.3, Paragraph 13.94
101	W1.3, Paragraph 14.19
102	H1.1.24 Sandy Mill, Royton
103	H1.1.26 Land at Spencer Street
104	H1.1.27 Hartford Mill/Land off Milne Street, Oldham
105	H1.1.11 Acorn Mill, St John Street, Lees
106	H1.1.3 Coverhill Road, Grotton
107	H1.1.23 Pretoria Road, Oldham
108	H1.1.25 Jowett Street, Oldham
109	H1.2.13 Holden Fold Lane, Royton
110	NR3.2

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

PIC Reference 1

The National Trust

1616/3/009/S Conditional Withdrawal First/Revised Ref: 1616/2/002/O
Support

PIC Reference 2

The National Trust

1616/3/010/S Conditional Withdrawal First/Revised Ref: 1616/2/005/O
Support

PIC Reference 4

British Telecommunications Plc

Agent : RPS

0289/3/005/O New Representation
Objection D1.2 is overly prescriptive with regard to the six criteria.
 There is no national guidance to support the approach.
 Thresholds are unjustified. Delete criteria and threshold from
 policy and return policy to original text.

PIC Reference 17

GMPTE

0026/3/035/O New Representation
Objection SRA has published new guidance on planning for new rail
 stations. After "completion will depend on" insert "the SRA's
 assessment of whether the station's economic and
 environmental benefits to society outweighs any impact on
 the networks capacity".

PIC Reference 19

GMPTE

**Schedule of Objections and Representations to
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By PIC Reference**

16/08/2005

Name

0026/3/036/O New Representation
Objection It is important that GMPTE is involved in production of the SPD. After "policy" insert "including contributions to public transport and associated infrastructure. The SPD will be produced in consultation with GMPTE and other transport agencies".

PIC Reference 20

GMPTE

0026/3/037/O New Representation
Objection It is important that GMPTE is involved in production of the SPD. After "supplementary planning document" insert "in conjunction with GMPTE and other transport agencies".

PIC Reference 21

GMPTE

0026/3/038/O New Representation
Objection It is important that GMPTE is involved in production of the SPD. After "supplementary planning document" insert "in conjunction with GMPTE and other transport agencies".

PIC Reference 26

Adept Development & Management Ltd

Agent : Cordingleys

0229/3/003/O New Representation
Objection No objection is raised to the change that allows redevelopment of PEZs for housing/community uses. However, the criteria should be amended. After ii) delete "and", so that criterion iii) can be applied on a standalone basis.

Julie Cheetham

1957/3/001/O New Representation
Objection RUDP gives powers to grant permission for housing because the area has been designated as a HMR area. However, much more could be done to develop an area than building houses.

GMPTE

**Schedule of Objections and Representations to
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By PIC Reference**

16/08/2005

Name

0026/3/039/O Objection	New Representation Policy B2.1 criterion iii): after "industry" insert "transport". In following sentence insert "transport" after industry.
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Rev Joynes

1955/3/001/S Support	New Representation Supports PIC 26 regarding Policy B2.1 and particularly PEZ7 that would allow a mill site that becomes derelict or vacant to be used for housing if identified in a HMR plan as suitable.
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North West Development Agency

1953/3/001/S Support	New Representation NWDA has no objection to proposed change which provide flexibility in allowing for the release of employment land both within and outside PEZs where this would clearly support the objectives of HMR.
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Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/014/O Objection	New Representation Support change to use PEZs for HMR objectives, but object to assumption it only applies to PEZs within HMR areas or related to HMR uses. Policy should apply to all PEZs. Alternative wording suggested. Object to financial contribution requirements.
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W H Shaw

Agent : MCP Planning & Development

1944/3/015/O Objection	New Representation Support change to use PEZs for HMR objectives, but object to assumption it only applies to PEZs within HMR areas or related to HMR uses. Policy should apply to all PEZs. Alternative wording suggested. Object to financial contribution requirements.
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PIC Reference 27

North West Development Agency

1953/3/002/S Support	New Representation NWDA has no objection to proposed change which provide flexibility in allowing for the release of employment land both within and outside PEZs where this would clearly support the objectives of HMR.
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Tanner Brothers Ltd

Agent : MCP Planning & Development

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

0267/3/015/O New Representation
Objection Related to objection to PIC26. Proposed text should be deleted and replaced with supporting text to reflect proposed changes to PIC26 on the acceptability of housing/community uses on PEZ land. Alternative wording suggested.

W H Shaw

Agent : MCP Planning & Development

1944/3/016/O New Representation
Objection Related to objection to PIC26. Proposed text should be deleted and replaced with supporting text to reflect proposed changes to PIC26 on the acceptability of housing/community uses on PEZ land. Alternative wording suggested.

PIC Reference 28

GMPTE

0026/3/040/O New Representation
Objection Policy B2.1, paragraph 5.27, bullet point 2: after "local area" insert "including public transport"

North West Development Agency

1953/3/003/S New Representation
Support NWDA has no objection to proposed change which provide flexibility in allowing for the release of employment land both within and outside PEZs where this would clearly support the objectives of HMR.

Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/016/O New Representation
Objection No financial contribution should be sought as per objection to PIC26. The proposed paragraph should be deleted in full.

W H Shaw

Agent : MCP Planning & Development

1944/3/017/O New Representation
Objection No financial contribution should be sought as per objection to PIC26. The proposed paragraph should be deleted in full.

PIC Reference 29

North West Development Agency

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

1953/3/004/S	New Representation	
Support	NWDA has no objection to proposed change which provide flexibility in allowing for the release of employment land both within and outside PEZs where this would clearly support the objectives of HMR.	
<hr/>		Agent : MCP Planning & Development

Tanner Brothers Ltd

0267/3/017/O	New Representation	
Objection	Policy duplicates H1.3. Criterion d. does not accord with PPG3 (42 and proposed 42a) that supports re-use of employment land that has no prospect of being used. Delete criterion d.	
<hr/>		Agent : MCP Planning & Development

W H Shaw

1944/3/018/O	New Representation	
Objection	Policy duplicates H1.3. Criterion d. does not accord with PPG3 (42 and proposed 42a) that supports re-use of employment land that has no prospect of being used. Delete criterion d.	
<hr/>		Agent : MCP Planning & Development

PIC Reference 30

North West Development Agency

1953/3/005/S	New Representation	
Support	NWDA has no objection to proposed change which provide flexibility in allowing for the release of employment land both within and outside PEZs where this would clearly support the objectives of HMR.	
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Tanner Brothers Ltd

0267/3/018/O	New Representation	
Objection	In connection with objection to PIC29 there is no need for the additional supporting paragraph. Delete proposed paragraph 5.30 in full.	
<hr/>		Agent : MCP Planning & Development

W H Shaw

1944/3/019/O	New Representation	
Objection	In connection with objection to PIC29 there is no need for the additional supporting paragraph. Delete proposed paragraph 5.30 in full.	
<hr/>		Agent : MCP Planning & Development

PIC Reference 31

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

Mr J C Blakeman Agent : MCP Planning & Development
0673/3/005/S New Representation
Support

Mr J Lees Agent : MCP Planning & Development
0103/3/011/S New Representation
Support

Tanner Brothers Ltd Agent : MCP Planning & Development
0267/3/019/S New Representation
Support

W H Shaw Agent : MCP Planning & Development
1944/3/020/S New Representation
Support

Westbury Homes Agent : Broadway Malyan
0107/3/015/S Partial Withdrawal First/Revised Ref: 0107/2/010/O
Support
Previously objected (0107/2/010/O) to para 6.10 which is now deleted, so that partially satisfies objection. However, it is unclear exactly how clearance figures impact upon housing requirement and how many new houses will be built. See PIC 33/44 rep

Wiggett Construction Ltd Agent : MCP Planning & Development
0045/3/048/S New Representation
Support

PIC Reference 32

Holroy Developments Agent : Emery Planning Partnership Ltd
0126/3/010/O New Representation
Objection
Joint Case
PIC32 fails to make clear anticipated clearance level. HMR Prospectus sets out a higher level of clearance. Specify the broad level scale of clearance, i.e. "of at least 4,000 dwellings during the plan period".

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

Westbury Homes

Agent : Broadway Malyan

0107/3/016/S

Partial Withdrawal

First/Revised Ref: 0107/2/010/O

Support

Welcome revisions to para 6.11 to address previous objection (0107/2/010/O), but remain concerned about exactly how clearance figures impact upon housing requirement and how many new houses will be built. See PIC 33/44 rep.

PIC Reference 33

Mr J C Blakeman

Agent : MCP Planning & Development

0673/3/006/O

New Representation

Objection

Conditional support is offered to greater detail on clearance and impact of HMR, however some of the assumptions and figures are questioned. 267 dpa for clearance should be assumed. Alternative wording suggested based on HMR Prospectus.

Holroy Developments

Agent : Emery Planning Partnership Ltd

0126/3/011/O

New Representation

Objection

Joint Case

Clearance details are not sufficiently aligned with HMR Prospectus. Significant shortfall in the housing provision as a result. Recommend revised figures on clearance and housing provision be incorporated in to Plan.

Mr J Lees

Agent : MCP Planning & Development

0103/3/012/O

New Representation

Objection

Conditional support is offered to greater detail on clearance and impact of HMR, however some of the assumptions and figures are questioned. 267 dpa for clearance should be assumed. Alternative wording suggested based on HMR Prospectus.

Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/020/O

New Representation

Objection

Conditional support is offered to greater detail on clearance and impact of HMR, however some of the assumptions and figures are questioned. 267 dpa for clearance should be assumed. Alternative wording suggested based on HMR Prospectus.

W H Shaw

Agent : MCP Planning & Development

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name	
1944/3/021/O Objection	New Representation Conditional support is offered to greater detail on clearance and impact of HMR, however some of the assumptions and figures are questioned. 267 dpa for clearance should be assumed. Alternative wording suggested based on HMR Prospectus.
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Westbury Homes 0107/3/017/S Support	 Partial Withdrawal Welcome new para, but unclear exactly how clearance figures impact upon housing requirement and how many new houses will be built. Question build-back rate, and want one-for-one replacement of dwellings. Show `balance sheet` for housing.
Agent : Broadway Malyan First/Revised Ref: 0107/2/009/O	
<hr/>	
Wiggett Construction Ltd 0045/3/049/O Objection	 New Representation Conditional support is offered to greater detail on clearance and impact of HMR, however some of the assumptions and figures are questioned. 267 dpa for clearance should be assumed. Alternative wording suggested based on HMR Prospectus.
Agent : MCP Planning & Development	
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PIC Reference 34	
Mr J C Blakeman 0673/3/007/S Support	 New Representation
Agent : MCP Planning & Development	
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Mr J Lees 0103/3/013/S Support	 New Representation
Agent : MCP Planning & Development	
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Tanner Brothers Ltd 0267/3/021/S Support	 New Representation
Agent : MCP Planning & Development	
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W H Shaw 1944/3/022/S Support	 New Representation
Agent : MCP Planning & Development	
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**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

Westbury Homes

Agent : Broadway Malyan

0107/3/018/S

Partial Withdrawal

First/Revised Ref: 0107/2/010/O

Support

Welcome deletion of para 6.12, but it is still unclear exactly how clearance figures impact upon housing requirement and how many new houses will be built.

Wiggett Construction Ltd

Agent : MCP Planning & Development

0045/3/050/S

New Representation

Support

PIC Reference 35

Mr J C Blakeman

Agent : MCP Planning & Development

0673/3/008/S

New Representation

Support

Mr J Lees

Agent : MCP Planning & Development

0103/3/014/S

New Representation

Support

Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/022/S

New Representation

Support

W H Shaw

Agent : MCP Planning & Development

1944/3/023/S

New Representation

Support

Westbury Homes

Agent : Broadway Malyan

0107/3/020/S

Partial Withdrawal

First/Revised Ref: 0107/2/010/O

Support

Welcome deletion of para 6.13, but it is still unclear exactly how clearance figures impact upon housing requirement and how many new houses will be built.

Wiggett Construction Ltd

Agent : MCP Planning & Development

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

0045/3/051/S New Representation
Support

PIC Reference 36

Westbury Homes

Agent : Broadway Malyan

0107/3/019/S Partial Withdrawal First/Revised Ref: 0107/2/010/O
Support

Previously concerned with Plan's approach to clearance, but PICs now generally address that issue. However, it is still unclear exactly how clearance figures impact upon housing requirement and how many new houses will be built.

PIC Reference 37

Holroy Developments

Agent : Emery Planning Partnership Ltd

0126/3/012/O New Representation

Objection

Joint Case

Query 93% figure for development on brownfield land. Additional land will be required for housing, some of which may be greenfield land. Make provision for at least a further 3,000 dwellings and aim for RSS 80% brownfield target.

Westbury Homes

Agent : Broadway Malyan

0107/3/029/O New Representation

Objection

Welcome revision to para 6.18, i.e. the 93% figure. However for accuracy and completeness the figure in first sentence should also be revised to reflect RPG, i.e. a regional target of 70% and a specific Manchester target of 90%.

PIC Reference 38

Mr J C Blakeman

Agent : MCP Planning & Development

0673/3/009/S New Representation

Support

Mr J Lees

Agent : MCP Planning & Development

0103/3/015/S New Representation

Support

Tanner Brothers Ltd

Agent : MCP Planning & Development

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

0267/3/023/S New Representation
Support

W H Shaw

Agent : MCP Planning & Development

1944/3/024/S New Representation
Support

Westbury Homes

Agent : Broadway Malyan

0107/3/030/S New Representation
Support
The Council is proposing in PIC 38 to delete the reference to
the number of vacant dwellings re-occupied under the
Housing Supply. This PIC is supported.

Wiggett Construction Ltd

Agent : MCP Planning & Development

0045/3/052/S New Representation
Support

PIC Reference 39

Mr J C Blakeman

Agent : MCP Planning & Development

0673/3/010/S New Representation
Support

Mr J Lees

Agent : MCP Planning & Development

0103/3/016/S New Representation
Support

Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/024/S New Representation
Support

W H Shaw

Agent : MCP Planning & Development

1944/3/025/S New Representation
Support

Westbury Homes

Agent : Broadway Malyan

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name		
0107/3/021/O Objection	Partial Withdrawal	First/Revised Ref: 0107/2/010/O
<p>Renewal and reoccupation of vacant housing stock is important component of UDP regeneration objectives. Therefore it is appropriate that vacancy rates are referred to under Housing Context. Still concerned about how UDP deals with housing requirements.</p>		
Wiggett Construction Ltd		Agent : MCP Planning & Development
0045/3/053/S Support	New Representation	
PIC Reference 40		
Holroy Developments		Agent : Emery Planning Partnership Ltd
0126/3/013/O Objection Joint Case	New Representation	
<p>Overall provision of Phase 1 sites is inadequate - additional allocations required. Include Parkside Farm, Chadderton site in Phase 1 from Phase 2.</p>		
Mrs J Kay		
1954/3/001/O Objection	New Representation	
<p>Cross refer to PIC 102. Concern expressed at amount of extra housing in Royton being proposed, including the additional area of land identified, without necessary infrastructure being in place to support new residents.</p>		
Westbury Homes		Agent : Broadway Malyan
0107/3/014/O Objection	New Representation	
<p>Whilst supporting the allocation being brought forward from Phase2 to Phase 1, the site should be extended to include small piece of land adjacent northwest boundary.</p>		
PIC Reference 41		
Mr J C Blakeman		Agent : MCP Planning & Development
0673/3/011/O Objection	New Representation	
<p>Table 3 contains factual errors. Row 3 figures are also included in Row 5. Site H1.1.2 is double-counted. Percentages and totals are inaccurate due to double counting. Delete Row 3 as sites awaiting legal agreement are not commitments.</p>		

**Schedule of Objections and Representations to
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By PIC Reference**

16/08/2005

Name

Holroy Developments

Agent : Emery Planning Partnership Ltd

0126/3/014/O

New Representation

Objection

Joint Case

Object to inclusion of sites awaiting signing of legal agreements in supply. Fields New Road, Chadderton site is double-counted. Amend table 3 accordingly. Total number of commitments should be 1,924 dwellings.

Mr J Lees

Agent : MCP Planning & Development

0103/3/017/O

New Representation

Objection

Table 3 contains factual errors. Row 3 figures are also included in Row 5. Site H1.1.2 is double-counted. Percentages and totals are inaccurate due to double counting. Delete Row 3 as sites awaiting legal agreement are not commitments.

Tanner Brothers Ltd

Agent : MCP Planning & Development

0267/3/025/O

New Representation

Objection

Table 3 contains factual errors. Row 3 figures are also included in Row 5. Site H1.1.2 is double-counted. Percentages and totals are inaccurate due to double counting. Delete Row 3 as sites awaiting legal agreement are not commitments.

W H Shaw

Agent : MCP Planning & Development

1944/3/026/O

New Representation

Objection

Table 3 contains factual errors. Row 3 figures are also included in Row 5. Site H1.1.2 is double-counted. Percentages and totals are inaccurate due to double counting. Delete Row 3 as sites awaiting legal agreement are not commitments.

Wiggett Construction Ltd

Agent : MCP Planning & Development

0045/3/054/O

New Representation

Objection

Table 3 contains factual errors. Row 3 figures are also included in Row 5. Site H1.1.2 is double-counted. Percentages and totals are inaccurate due to double counting. Delete Row 3 as sites awaiting legal agreement are not commitments.

PIC Reference 42

Holroy Developments

Agent : Emery Planning Partnership Ltd

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name	
0126/3/015/O	New Representation
Objection	No justification provided for build back allowance of average 60%. Based on past experience of clearance replacement 50%, or 40% having regard to RSS para 5.35, would be more appropriate. Amend build-back rate to 40-50% (average 80 dpa).
Joint Case	
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PIC Reference 44	
Mr J C Blakeman	Agent : MCP Planning & Development
0673/3/012/O	New Representation
Objection	Conditional support related to PIC33 objection about clearance . 25 dpa extra large windfall site completions from HMR is acceptable, but separate out the figure into components from large windfalls (75 dpa) and that created by HMR activity (25 dpa).
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Holroy Developments	Agent : Emery Planning Partnership Ltd
0126/3/016/O	New Representation
Objection	No justification for increase in allowance for completions. Double counting of HMR windfall sites. Allowance for large sites also includes double counting of future completions. Total allowance of 315 dwellings in Table 4 is incorrect.
Joint Case	
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Mr J Lees	Agent : MCP Planning & Development
0103/3/018/O	New Representation
Objection	Conditional support related to PIC33 objection about clearance . 25 dpa extra large windfall site completions from HMR is acceptable, but separate out the figure into components from large windfalls (75 dpa) and that created by HMR activity (25 dpa).
<hr/>	
Tanner Brothers Ltd	Agent : MCP Planning & Development
0267/3/026/O	New Representation
Objection	Conditional support related to PIC33 objection about clearance . 25 dpa extra large windfall site completions from HMR is acceptable, but separate out the figure into components from large windfalls (75 dpa) and that created by HMR activity (25 dpa).
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W H Shaw	Agent : MCP Planning & Development

**Schedule of Objections and Representations to
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16/08/2005

Name

<p>1944/3/027/O Objection</p>	<p>New Representation</p> <p>Conditional support related to PIC33 objection about clearance . 25 dpa extra large windfall site completions from HMR is acceptable, but separate out the figure into components from large windfalls (75 dpa) and that created by HMR activity (25 dpa).</p>	<p>Agent : Broadway Malyan</p>
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<p>0107/3/023/O Objection</p>	<p>New Representation</p> <p>Originally concerned about UDP under-recording clearance levels. PICs generally address this issue, but is still unclear exactly how clearance figures will impact upon housing requirement built. Table 4 is wrong and includes double-counting.</p>	<p>Agent : Broadway Malyan</p>
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PIC Reference 49

<p>1827/3/013/O Objection</p>	<p>New Representation</p> <p>Objects to S1 and para 7.12 definition that edge of centre is now defined by 300m walking distance only. PPG6 defines edge of centre by 200-300m easy walking distance. The 300m definition is contrary to PPG6 and should be omitted.</p>	<p>Agent : Development Planning P/ship</p>
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PIC Reference 51

<p>1827/3/014/O Objection</p>	<p>New Representation</p> <p>Objects to S1.2 definition that edge of centre is now defined by 300m walking distance only. PPG6 defines edge of centre by 200-300m easy walking distance. The 300m definition is contrary to PPG6 and should be omitted.</p>	<p>Agent : Development Planning P/ship</p>
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PIC Reference 55

<p>0107/3/028/O Objection</p>	<p>New Representation</p> <p>The PIC reduces the threshold for sites affected by this policy and will have even greater consequences for relatively smaller sites.</p>	<p>Agent : Broadway Malyan</p>
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**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

PIC Reference 56

Westbury Homes

Agent : Broadway Malyan

0107/3/024/S

New Representation

Support

PIC clarifies the circumstances under which this policy will apply and therefore we support the change.

PIC Reference 57

Westbury Homes

Agent : Broadway Malyan

0107/3/025/S

New Representation

Support

PIC clarifies the wording to effect that policy should have regard to viability of development.

PIC Reference 59

Westbury Homes

Agent : Broadway Malyan

0107/3/026/O

New Representation

Objection

PIC reduces threshold for sites affected by policy and will have even greater consequences for relatively smaller sites.

PIC Reference 60

Westbury Homes

Agent : Broadway Malyan

0107/3/027/S

New Representation

Support

PIC clarifies the circumstances under which this policy will apply and therefore the change is supported.

PIC Reference 61

John Arnold

1956/3/001/O

New Representation

Objection

The words "may be" are not definitive enough for the Plan.
Delete words "may be" and re-insert "are".

PIC Reference 62

John Arnold

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

1956/3/002/O	New Representation
Objection	The shaded part J and K do not comply with the UDP Act 1990 Section 12 (4) (b) because there are no areas defined and with symbols for such as required.

Greater Manchester Ecology Unit

0038/3/064/S	Conditional Withdrawal	First/Revised Ref: 0038/2/043/O
Support	Pre Inquiry Changes 62, 72, 73, 74 and 75 satisfy the Unit's objection.	

PIC Reference 64

John Arnold

1956/3/003/O	New Representation
Objection	Delete words "will be" as the Council's Rights of Way Plan has been approved. Amend paragraph to read: "..., are set out in the Council's Rights of Way Improvement Plan, which covers the period 2002-2007".

PIC Reference 65

John Arnold

1956/3/004/O	New Representation
Objection	Delete shaded letter K because it is no longer relevant. (Related to comments submitted for PIC 62 - see reference 1956/3/002/O)

PIC Reference 78

Mr I Hargreaves

1371/3/008/S	Conditional Withdrawal	First/Revised Ref: 1371/2/001/O
Support		

The National Trust

1616/3/012/S	New Representation
Support	

PIC Reference 79

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
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16/08/2005

Name

The National Trust

1616/3/011/S Conditional Withdrawal First/Revised Ref: 1616/2/001/O
Support

PIC Reference 80

The National Trust

1616/3/013/S New Representation
Support

PIC Reference 81

Mr I Hargreaves

1371/3/005/S Conditional Withdrawal First/Revised Ref: 1371/2/004/O
Support

PIC Reference 82

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/008/S New Representation
Support Future Energy Solutions (FES) welcomes the PIC.

PIC Reference 83

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/009/S New Representation
Support Future Energy Solutions (FES) welcomes the PIC.

PIC Reference 85

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/010/S New Representation
Support Future Energy Solutions (FES) welcomes the PIC.

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

PIC Reference 86

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/011/S

New Representation

Support

Future Energy Solutions (FES) welcomes the PIC.

PIC Reference 87

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/012/S

New Representation

Support

Future Energy Solutions (FES) welcomes the PIC.

PIC Reference 88

The National Trust

1616/3/015/S

New Representation

Support

1616/3/017/S

New Representation

Support

PIC Reference 89

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/013/S

New Representation

Support

Future Energy Solutions (FES) welcomes the PIC.

PIC Reference 91

Greater Manchester Ecology Unit

0038/3/065/S

Conditional Withdrawal

First/Revised Ref: 0038/2/055/O

Support

Given changes to para 13.76 of Policy NR3.1 the Unit withdraws its objection.

Mr I Hargreaves

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

1371/3/007/S	Conditional Withdrawal	First/Revised Ref: 1371/2/003/O
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Support

PIC Reference 92

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/014/S	New Representation
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Support

Future Energy Solutions welcomes the PIC.

Mrs S R Lomax

1893/3/003/O	New Representation
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Objection

Deletion of para 13.87 has only transferred "loop-hole" to para 13.77. Earlier comments still apply. PPG2/PPS22 should be looked to for general guidance only. Permission should be limited to restrictions of PICs 88/94. Amended wording suggested.

Miller Crompton Limited

1156/3/005/O	New Representation
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Objection

Joint Case

In the final sentence "In considering planning applications....." specific mention should be made to the South Pennine Moors special areas of conservation as well as the Peak District National Park.

Alan Miller

1154/3/005/O	New Representation
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Objection

Joint Case

In the final sentence "In considering planning applications....." specific mention should be made to the South Pennine Moors special areas of conservation as well as the Peak District National Park.

L W Miller

1155/3/005/O	New Representation
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Objection

In the final sentence "In considering planning applications....." specific mention should be made to the South Pennine Moors special areas of conservation as well as the Peak District National Park.

The National Trust

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

1616/3/014/S	Conditional Withdrawal	First/Revised Ref: 1616/2/006/O
Support		

PIC Reference 94

K.H. Boulter

0865/3/003/S	Conditional Withdrawal	First/Revised Ref: 0865/2/001/O
Support		

Energy Technology Support Unit (ETSU)

Agent : Terence O'Rourke plc

0726/3/015/S	New Representation	
Support		
Future Energy Solutions welcomes the PIC.		

Ms Marta Gallastegui

0933/3/003/S	Unconditional Withdrawal	First/Revised Ref: 0933/2/001/O
Support		

Greater Manchester Ecology Unit

0038/3/066/O	New Representation	
Objection		
Unit supports inclusion of final para for Policy NR3.2 but given removal of Wind Development map, stronger emphasis should be palced on site selection and principle of avoidance on sensitive sites followed by minimisation, mitigation and compensation.		

Miller Crompton Limited

1156/3/004/O	New Representation	
Objection		
Joint Case		
To suggest that "unavoidable damage" could be "minimised, mitigated or compensated for" is a complete fallacy. The guidelines for permission for wind turbines is not sufficiently robust.		

Alan Miller

1154/3/004/O	New Representation	
Objection		
Joint Case		
To suggest that "unavoidable damage" could be "minimised, mitigated or compensated for" is a complete fallacy. The guidelines for permission for wind turbines is not sufficiently robust.		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

0726/3/018/S	New Representation
Support	Future Energy Solutions welcomes the PIC.

North West Development Agency

1953/3/007/O	New Representation
Objection	PICs for NR3.2 require all wind energy developments to be supported by an EIA which goes beyond requirements of EIA Regulations 1999. PIC inconsistent with PPS22 advice to promote and encourage rather than restrict development of renewables.

PIC Reference 100

K.H. Boulter

0865/3/004/S	Conditional Withdrawal	First/Revised Ref: 0865/2/002/O
Support		

Ms Marta Gallastegui

0933/3/004/S	Unconditional Withdrawal	First/Revised Ref: 0933/2/002/O
Support		

Phillida Shipp

1661/3/007/S	Unconditional Withdrawal	First/Revised Ref: 1661/2/006/O
Support		

PIC Reference 110

Mr I Hargreaves

1371/3/006/S	Conditional Withdrawal	First/Revised Ref: 1371/2/002/O
Support		

Mrs S R Lomax

1893/3/004/S	New Representation
Support	Deletion of Areas of Search for Wind Development map has been deleted. This meets an objection in full.
Joint Case	

Miller Crompton Limited

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

1156/3/003/S	New Representation	
Support	Support deletion of the areas of search for wind development	
Joint Case	map.	

Alan Miller

1154/3/003/S	New Representation	
Support	Supports deletion of areas of search for wind development	
Joint Case	map.	

L W Miller

1155/3/003/S	New Representation	
Support	Supports deletion of areas of search for wind development	
Joint Case	map.	

Alan Reeves

1229/3/003/S	Conditional Withdrawal	First/Revised Ref: 1229/2/001/O
Support		

Regina A Reeves

1881/3/002/S	Conditional Withdrawal	First/Revised Ref: 1881/2/001/O
Support		

Tameside MBC

1885/3/002/S	Conditional Withdrawal	First/Revised Ref: 1885/2/001/O
Support		

Name

LATE Representations

PIC Reference 2

W A Tomlinson

0691/3/006/O

New Representation

Objection

Changes seem to have been made to pacify people who don't want changes in Green Belt. A more relaxed approach should be taken, especially with people who have to maintain these areas. Some devp may be necessary to help raise finance to maintain G.B.

PIC Reference 25

North West Regional Assembly

0740/3/060/S

New Representation

Support

NWRA supports the PIC which aligns the UDP wording with the guidance in RSS.

PIC Reference 26

North West Regional Assembly

0740/3/061/S

New Representation

Support

Strategy to support HMR through managed release of employment sites for mixed use/residential developments appears sensible approach that recognises need to provide employment sites whilst providing opportunities for alternative residential uses.

PIC Reference 27

North West Regional Assembly

0740/3/062/S

New Representation

Support

Strategy to support HMR through managed release of employment sites for mixed use/residential developments appears sensible approach that recognises need to provide employment sites whilst providing opportunities for alternative residential uses.

PIC Reference 28

North West Regional Assembly

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan PIC Changes, November 2004
By PIC Reference**

16/08/2005

Name

0740/3/063/S Support	New Representation Strategy to support HMR through managed release of employment sites for mixed use/residential developments appears sensible approach that recognises need to provide employment sites whilst providing opportunities for alternative residential uses.
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PIC Reference 29

North West Regional Assembly

0740/3/064/S Support	New Representation Strategy to support HMR through managed release of employment sites for mixed use/residential developments appears sensible approach that recognises need to provide employment sites whilst providing opportunities for alternative residential uses.
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PIC Reference 30

North West Regional Assembly

0740/3/065/S Support	New Representation Strategy to support HMR through managed release of employment sites for mixed use/residential developments appears sensible approach that recognises need to provide employment sites whilst providing opportunities for alternative residential uses.
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