

Oldham Unitary Development Plan Review – 2001 to 2016



Statement of Decisions in respect of the Inspector's Report, February 2006

HOW TO USE THIS DOCUMENT

About the contents

This document should to be read in conjunction with:

- the Inspector's Report, and
- the Council's Proposed Modifications to the draft Replacement Unitary Development Plan.

The Inspector's Report was received by the Council on 19th December 2005 and published on 6 January 2006. In the Report, the Inspector considers all the objections and representations, both written and oral, submitted to the Public Inquiry held between 25th January and 18th October 2005. For each policy or proposal in the draft plan that was the subject of objection, the Inspector recommends the course of action that the Council should take.

Oldham MBC is required to consider the Inspector's Report and decide what action to take on each of the recommendations. The Council is not obliged to accept the Inspector's recommendations, but it is required to prepare a statement of its decision on each recommendation and to give full reasons where it does not accept a recommendation. This document is Oldham MBC's statement of decisions in respect of the Inspector's Report.

The Council proposes that changes, formally known as 'modifications', be made to the draft plan. Some modifications may be required because the Inspector upholds an objection to the plan that results in new proposals, and others may be because the Council's own proposed pre-inquiry changes need to be advertised through the modifications procedure. The second document referred to above lists and provides details about all the Council's proposed modifications to the draft Replacement Unitary Development Plan.

The Structure of the Statement of Decisions

The Inspector's recommendations are addressed in the following pages in the chapter order of the draft Replacement Unitary Development Plan, which is as follows:

1. Introduction
2. Planning Strategy
3. The Design of New Development
4. Transport
5. Business, Industry and the Local Economy

6. Housing
7. Retail and Leisure Development
8. Oldham Town Centre
9. Community and Education Facilities
10. Open Space, Sport and Recreation Facilities
11. Open Environment
12. Conservation of the Historic Environment
13. Natural Resources and Environmental Quality
14. Waste Management.

This is also how the Inspector's Report was structured and should therefore allow for easy cross reference where readers wish to check back to the detail of the Inspector's reasoning.

For each Section, the tables are structured as follows:

Column 1: The policy number, title, and site reference (if applicable) in the Revised Deposit Replacement Unitary Development Plan;

Column 2: The Inspector's recommendation;

Column 3: Where that recommendation may be found in the Inspector's Report;

Column 4: Whether the Council accepts, partially accepts, or does not accept the Inspector's recommendation;

Column 5: The Council's reasoning; and

Column 6: The reference number of the proposed modification, which is set out in the 'sister' document to this one.

ওল্ডহাম ইউনিটারী ডিভালপ্‌মেন্ট প্লান রিভিউ ২০০১ থেকে ২০১৬

ওল্ডহাম সংশোধিত ডিপোজিট ড্রাফট রিপ্লেইস্‌ম্যান্ট ইউনিটারী ডিভালপ্‌মেন্ট প্লান, সিদ্ধান্ত এবং প্রস্তাবিত সংশোধনী ফেব্রুয়ারি ২০০৬-এর বিবরণী।

ওল্ডহাম ইউনিটারী ডিভালপ্‌মেন্ট প্লানটি হচ্ছে ওল্ডহাম বোরার ভূমির ব্যবহারসংক্রান্ত পরিকল্পনা। ভূমির ব্যবহার এবং উন্নয়নবিষয়ক নীতিমালা এবং প্রস্তাবনাগুলো ইহা ব্যাখ্যা করে।

এই দলিলাটি একটি খসড়া ইউনিটারী ডিভালপ্‌মেন্ট প্লানের প্রস্ততির সাথে সম্পর্কিত দলিলাদির মাঝে সাম্প্রতিক একটি, যেটি বর্তমান দলিলাটির স্থলাভিষিক্ত হবে পর্যালোচনা তথা রিভিউ প্রক্রিয়া সম্পন্ন হবার পর।

উক্ত প্লান তথা পরিকল্পনাটির ব্যাপারে পাবলিক এনকোয়ারি (সরকারি অনুসন্ধান) সম্পন্ন হয়েছে এবং বিভিন্ন স্বপারিশ/পরামর্শ সম্বলিত ইম্পেক্টরদের রিপোর্টটি এখন কাউন্সিল বিবেচনা করে দেখেছে। উক্ত প্রক্রিয়ার ফলশ্রুতিতে যে ছ'টি দলিল কাউন্সিল তৈরি করেছে সে'গুলো হচ্ছেঃ

ইম্পেক্টরদের রিপোর্টের আলোকে কারণ এবং সিদ্ধান্তমালাবিষয়ক কাউন্সিলের বিবৃতি; এবং
খসড়া প্লানের (পরিকল্পনা) ব্যাপারে প্রস্তাবিক সংশোধনীসমূহের কর্মসূচি।

ইম্পেক্টর কর্তৃক করা কোন স্বপারিশ/পরামর্শ যদি কাউন্সিল অনুসরণ না করে থাকে তবে জনসাধারণ ইচ্ছ করলে এ ব্যাপারে আপত্তি তুলতে পারবেন। প্রস্তাবিত সংশোধনীগুলোকে সমর্থন করে অথবা প্রস্তাবিত সংশোধনীগুলোর বিরোধিতা করে এরূপ প্রতিনিধিত্বমূলক বক্তব্যও জনসাধারণ ইচ্ছ করলে করতে পারবেন। এরূপ বক্তব্য পেশ করার সময়সীমা হচ্ছে ২৭শে ফেব্রুয়ারি থেকে ১০ই এপ্রিল।

উপরে বর্ণিত দলিলগুলো বুঝার ব্যাপারে যদি আপনার সাহায্যের প্রয়োজন হয় অথবা যদি পক্ষে কিংবা বিপক্ষে আপনার বক্তব্য তুলে ধরার জন্যে যে নির্দিষ্ট ফর্ম রয়েছে এর কয়েকটি কপি পেতে চান, তবে অনুগ্রহ করে নিচের নম্বরগুলোতে কাউন্সিলের স্ট্রাটেজিক প্লানিং এবং ইনফরমেশন টীমে যোগাযোগ করুনঃ

লেন হারিস্ (Len Harris), টেলিফোনঃ 0161 911 4163

পল্‌ ম্যাক্‌গ্রাথ্ / নীল্‌ বাওয়ার (Paul McGrath / Neall Bower), টেলিফোনঃ 0161 911 4151 অথবা

এলিযাবেথ্ এইচিসন্ (Elizabeth Aitchison), টেলিফোনঃ 0161 911 1139

আপনি ইচ্ছ করলে উক্ত টীমের কাছে spi@oldham.gov.uk ঠিকানায় ই-মেইল পাঠাতে পারেন।

ইউ.ডি.পি. রিভিউ-র সাথে সম্পর্কিত সকল দলিল কাউন্সিলের www.oldham.gov.uk ওয়েবসাইটেও পাওয়া যাবে।

اولڈہم یونیٹری ڈیولپمنٹ پلان ریویو 2001 تا 2016

اولڈہم ریواٹرز ڈیپازٹ ڈرافٹ ری-پلیسمنٹ یونیٹری ڈیولپمنٹ پلان ،

فیصلوں کے متعلق بیان اور مجوزہ ترامیم فروری 2006

یونیٹری ڈیولپمنٹ پلان اولڈہم باروکازمین کے استعمال کے لئے منصوبہ ہے ، یہ تعمیراتی کاموں اور زمین کے استعمال کے سلسلے میں حکمت عملیاں اور مجوزہ منصوبوں کو واضح کرتا ہے۔

یہ دستاویز ڈرافٹ یونیٹری ڈیولپمنٹ پلان کی سلسلہ وار پبلک کنسلٹیشن کے متعلق تازہ ترین معلومات فراہم کرتا ہے ، جو نظر ثانی کی کارروائی مکمل ہو جانے کے بعد موجودہ کی جگہ حاصل کر لے گا۔

اس منصوبے کے سلسلے میں پبلک انکوائری مکمل ہو چکی ہے اور کونسل نے اب انسپیکٹروں کی سفارشات پر مشتمل رپورٹ پر غور و خوص کر لیا ہے۔ اس کارروائی کے نتیجے میں کونسل نے جو دستاویز شائع کی ہیں وہ یہ ہیں :

انسپیکٹر کی رپورٹ کی روشنی میں کونسل کے دلائل اور فیصلوں پر مشتمل بیان ؛ اور

ڈرافٹ پلان کی مجوزہ ترامیم کا شیڈول

جہاں کونسل نے انسپیکٹر کی سفارش پر عمل نہیں کیا ہوگا وہاں شاید پبلک کے افراد اعتراض اٹھائیں۔ پبلک کے افراد شاید مجوزہ ترامیم کے حق میں یا اس کے خلاف بیان دیں۔ عرضداشت پیش کرنے کے دورانیے کا آغاز 27 فروری اور اختتام 10 اپریل کو ہوگا۔

اگر متذکرہ بالا دستاویزات کا مفہوم سمجھنے میں آپ کو مدد درکار ہو ، یا عرضداشت پیش کرنے کیلئے فارم کی نقول چاہئیں ، تو برائے کرم سٹریٹیجک پلاننگ اینڈ انفارمیشن سیکشن سے مندرجہ ذیل نمبروں پر رابطہ کیجئے :

لین ہیرس 0161 911 4163

پول میگلر اتھ / نیل باؤر 0161 911 4151 ، یا

ایلزبتھ ایکنسن 0161 911 4139

نیز آپ spi@oldham.gov.uk پر ٹیم کو ای میل کر سکتے ہیں۔

یونیٹری ڈیولپمنٹ پلان ریویو سے منسلک تمام دستاویزات کونسل کی ویب سائٹ www.oldham.gov.uk پر دستیاب ہیں۔

1. INTRODUCTION

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Chapter 1 Introduction	I recommend that the RUDP be modified by making the change set out as PIC1 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	1.1	Accept	Accept Inspector's reasoning.	1/1

2. PLANNING STRATEGY

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Chapter 2 Planning Strategy	I recommend that the RUDP be modified by making the change set out in PIC2 of the Council's Schedule of pre-Inquiry Changes, dated 29 November 2004.	2.1	Accept	Accept Inspector's reasoning.	2/1

3. THE DESIGN OF NEW DEVELOPMENT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Introduction	I recommend that the RUDP be modified by deleting the word "urban" from the second lines of paragraphs 3.1 and 3.5.	3.1	Accept	Accept Inspector's reasoning	3/1
Policy D1 - Design of New Development	I recommend that no modification be made to the RUDP.	3.3	Accept	Accept Inspector's reasoning	None
Policy D1.1 - General Design Criteria	I recommend the RUDP be modified by deleting "etc" from criterion b. and by making the change set out as PIC3 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	3.7	Accept	Accept Inspector's reasoning	3/2 – 3/3
Policy D1.2 - Designing for energy efficiency	I recommend that the RUDP be modified by making the changes set out as PICs No's 4-9 in the Council's Schedule of pre-Inquiry Changes, dated 29 November 2004.	3.9	Accept	Accept Inspector's reasoning	3/4 - 3/8

Revised Deposit RUDP policy number / title / site ef.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy D1.3 - Inclusive access	I recommend that the RUDP be modified by making the change the Council set out as PIC10 in the Council's Schedule of pre-Inquiry Changes, dated 29 November 2004 .	3.11	Accept	Accept Inspector's reasoning	3/9
Policy D1.4 - Habitat & Wildlife on Development Sites	I recommend that the RUDP be modified by making the change set out as PIC11 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	3.13	Accept	Accept Inspector's reasoning	3/10
Policy D1.5 - Protection of Trees on Development Sites	I recommend that Policy D1.5 be modified by replacing the words "Thanks to" by "Because of". No other modifications to be made in response to these objections.	3.15	Accept	Accept Inspector's reasoning	3/11
Policy D1.6 - Landscape Design & Tree Planting	I recommend that the RUDP be modified by making the change set out as PIC12 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	3.17	Accept	Accept Inspector's reasoning	3/12

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy D1.7 - Designing for Safety & Security	I recommend that the RUDP be modified by making the change set out as PIC13 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	3.19	Accept	Accept Inspector's reasoning	3/13
Policy D1.8 - Shop front design	I recommend that the RUDP be modified by making the change set out as PIC14 in the Council's Schedule of pre-Inquiry Changes, dated 29 November 2004.	3.21	Accept	Accept Inspector's reasoning	3/14
Policy D1.9 - Advertisements on Business Premises	I recommend that the RUDP be modified by making the change set out as PIC15 in the Council's Schedule of pre-Inquiry Changes, dated 29 November 2004.	3.23	Accept	Accept Inspector's reasoning	3/15
Policy D1.11 - House Extensions	I recommend no modification to the RUDP.	3.25	Accept	Accept Inspector's reasoning	None
Policy D1.12 - Telecommunications	I recommend no modification.	3.27	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy D1.13 - Design of Development Adjoining Main Transport Corridors & at Gateway Locations in Town & District Centres	I recommend that no modification be made to the RUDP.	3.29	Accept	Accept Inspector's reasoning	None

4. TRANSPORT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Introduction to Transport Section	I recommend that no change be made to the RUDP in response to these objections.	4.2	Accept	Accept Inspector's reasoning	None
Policy T1 – The Transport Network	I recommend that no modification be made to the RUDP in response to these objections.	4.4	Accept	Accept Inspector's reasoning	None
Policy T1.1 - Transport Infrastructure	I recommend that the RUDP be modified by making the changes set out as PICs No's 16, 17 and 18 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	4.12	Accept	Accept Inspector's reasoning	4/1 - 4/3
Policy T1.2 - The Road Network	I recommend that no modification be made to the RUDP in response to these objections.	4.15	Accept	Accept Inspector's reasoning	None
Original Policy T1.2 (now deleted) and Policy T3.3 Paragraph 4.55	I recommend that the RUDP be modified by making the change set out as PIC No 23 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	4.20	Accept	Accept Inspector's reasoning	4/9
Policy T1.3 - The Network of Routes for Non Motorised Travel	I recommend that no modification be made to the RUDP in response to these objections.	4.23	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy T1.4 - Canal Corridors	I recommend that no modification be made to the RUDP in response to these objections.	4.26	Accept	Accept Inspector's reasoning	None
Policy T1.5 - Disused Rail Infrastructure	I recommend that no modification be made to the RUDP in response to these objections.	4.31	Accept	Accept Inspector's reasoning	None
Policy T2 - The Accessibility of New Development (incorporating GS5, paragraph 2.22 and GS6, clause B)	I recommend that no modification be made to the RUDP in response to these objections.	4.33	Accept	Accept Inspector's reasoning	None
Policy T2.1 - Public Transport Accessibility	I recommend that no modification be made to the RUDP in response to these objections.	4.36	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy T2.3 - Developer Contributions for Sustainable Transport (now deleted)	I recommend that no modification be made to the RUDP in response to these objections.	4.38	Accept	Accept Inspector's reasoning	None
Policy T3 - Transport and Developments	I recommend that no modification be made to the policy in response to this objection.	4.41	Accept	Accept Inspector's reasoning	None
Policy T3.1 - Access to Developments	I recommend that the RUDP be modified by: making the changes set out as PIC No 19 in the Council's Schedule of pre- Inquiry Changes dated 29 November 2004.	4.43	Accept	Accept Inspector's reasoning	4/4

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy T3.2 - Developments with Significant Transport Implications	<p>I recommend that the RUDP be modified by:</p> <p>making the changes set out as PICs No's 20 and 21 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004</p> <p>deleting the wording of clause a(i) of Policy T3.2 and replacing it by "developments that generate a significant increase in trips by any mode, in any time period or on any route".</p> <p>The recommended change will require consequential changes to the reasoned justification.</p>	4.47	Accept	Accept Inspector's reasoning	4/5 – 4/7
Policy T3.3 - Parking	I recommend that the RUDP be modified by making the changes set out in PICs No's 22 and 23 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	4.49	Accept	Accept Inspector's reasoning	4/8 - 4/9

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Omission from Transport Section	I recommend that no modification be made to the RUDP in response to this objection.	4.51	Accept	Accept Inspector's reasoning	None

5. BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Introduction	I recommend that no modification be made to the RUDP in response to this objection.	5.1	Accept	Accept Inspector's reasoning	None
Policy B1 : Business & Industrial Land Allocations	I recommend that no modification be made to the RUDP in response to these objections.	5.6	Accept	Accept Inspector's reasoning	None
Policy B1.1 : Business and Industrial Allocations	I recommend that no modification be made to the RUDP in response to this objection.	5.8	Accept	Accept Inspector's reasoning	None
B1.1.1 Tweedale Way, Hollinwood	I recommend that no modification be made to the RUDP in relation to this objection.	5.10	Accept	Accept Inspector's reasoning	None
B1.1.21 British Gas, Higginshaw Lane, Royton	I recommend that no modification be made to the RUDP in response to this objection.	5.12	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
B1.1.25 Land at Clarence Street, Royton	I recommend that the RUDP be modified by extending the boundary of the allocation northwards to include the strip of land removed at the Revised Deposit stage.	5.14	Accept	Accept Inspector's reasoning	5/1
B1.1.34 Hebron Street now moved to OE1.9	Recommendation addressed in the Open Environment section of this report	N/A	N/A	N/A	N/A
LR3, LR4 Land at Foxdenton Lane, Chadderton	I recommend that the RUDP be modified by allocating the land which is the subject of objections 0673/1/001/O and 0673/1/002/O to Business and Industry under Policy B1.1.	11.136	Accept	Accept Inspector's reasoning	5/2
Rochdale Canal & the Huddersfield Narrow Canal	I recommend that no modification be made to the RUDP in response to this objection.	5.16	Accept	Accept Inspector's reasoning	None
Policy B1.2 - Business & Office Allocations	I recommend that the RUDP be modified by making the change set out in PIC No 24 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	5.18	Accept	Accept Inspector's reasoning	5/3

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
B1.2.3 Union Street West/Oldham Way, Oldham Previously B1.1.31	I recommend that no modification be made to the RUDP in response to these objections	5.21	Accept	Accept Inspector's reasoning	None
B1.2.4 Oldham Way/Mumps, Oldham Previously B1.1.32	I recommend that no change be made to the RUDP in response to these objections.	5.23	Accept	Accept Inspector's reasoning	None
B1.2.5 Primrose Street/Crossbank Street, Oldham Previously B1.1	I recommend that no modification be made to the RUDP in response to these objections	5.27	Accept	Accept Inspector's reasoning	None
B1.2.6 Albert Street/PEZ4 Mersey Road North/Hollinwood South	I recommend that no modification be made to the RUDP in response to these objections.	5.32	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy B1.3 - Mixed Use Allocations	<p>I recommend that the RUDP be modified by:</p> <p>adding the following text to paragraph 5.16 after "The mixed use allocation also takes account of the distinctive characteristics of the sites and the regeneration opportunities they offer."</p> <p>"Further details of the Council's objectives and requirements for each site can be found in Appendix B. The economics of mixed use development can be complex and can change over time. The Council, therefore, recognizes that there may be a need to apply the residential percentage figures in the policy with a degree of flexibility at the time development proposals are considered. The need for this flexibility, within the region of the percentage figure, will be assessed in the light of the economics of the</p>	5.37	Accept	Accept Inspector's reasoning	5/4

	development and the economic regenerative benefits of the overall mixed use scheme.”				
M1 Frenches Wharf	<p>I recommend that the RUDP be modified by:</p> <p>deleting the 70 units indicative housing capacity for site M1 from Policy H1.1 and appendix B and replacing it by 99 units.</p> <p>adding the following text to the notes on site M1 (formerly H1.1.18) in Appendix B after “40% of the developable area”:</p> <p>“, subject to paragraph 5.16 of the reasoned justification. In estimating the capacity of the site for housing the Council recognizes that development proposals may exceed the indicative capacity”.</p>	5.51	Accept	Accept Inspector’s reasoning	5/5

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
M2 Lumb Mill, Huddersfield Road, Delph	<p>I recommend that RUDP be modified by:</p> <p>deleting the phrase “,with the proportion of residential not to exceed 50% of the net total developable area” from policy B1.3 for site M2.</p> <p>deleting the 20 units indicative housing capacity for site M2 from policy H1.1 and appendix B and replacing it by 62 units.</p> <p>deleting the fourth sentence and the phrase “with the proportion of residential not to exceed 50% of the net total developable area” from the guidance note for site M2 in appendix B.</p>	5.61	Accept	Accept Inspector's reasoning	5/6

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
M3: Land at Oldham Road/Hardman Street, Failsworth (formerly B1.3.5 & H1.1.3 Land at Heywood Street, Failsworth)	I recommend that no modification be made to the RUDP in response to this objection (other than those I have recommended to policy B1.3).	5.63	Accept	Accept Inspector's reasoning	None
M4 Huddersfield Road/Dunkerley Street	Recommendation addressed in the Retail and Leisure Development section of this report.	N/A	N/A	N/A	N/A
Policy B1.4 - Tourism Development (Now deleted)	I recommend that no modifications be made to the RUDP in response to these objections	5.68	Accept	Accept Inspector's reasoning	None
Policy B1.5 - Business, Office and Industrial Development on Unallocated Land	I recommend that the RUDP be modified by making the changes set out in PIC No 25 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	5.73	Accept	Accept Inspector's reasoning	5/7

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy B1.7 - Freight Generating Developments	I recommend that no modifications be made to the RUDP in response to these objections.	5.76	Accept	Accept Inspector's reasoning	None
Policy B2 - Existing Business and Industrial Areas	I recommend that no changes be made to the RUDP in response to this objection.	5.79	Accept	Accept Inspector's reasoning	None
Policy B2.1 - Primary Employment Zones	<p>I recommend that the RUDP be modified by:</p> <p>deleting the words "local needs" in criterion i and replacing them with "small scale".</p> <p>adding the following text to policy B2.1 after the words "nurseries and garden centres requiring large external storage and display areas":</p> <p>"Housing and/or related community uses (as defined in policy CF1.2) will not be permitted unless;</p> <p>i) the development satisfies the policies elsewhere in the Plan and,</p>	5.95	Partially Accept	Accept Inspector's reasoning, but the Council are proposing to add wording to criterion (i) to ensure that development takes place in suitable locations in respect of the neighbouring land-uses.	5/8

	<p>ii) it is demonstrated, either through a marketing exercise or viability assessment, that there is no realistic prospect of the site being used for business or industrial employment purposes as listed above a. to k inclusive within the plan period, or</p> <p>iii) the development would help to achieve the local and strategic objectives of the HMR programme and that the benefits of such help, including any achieved through a planning agreement to support the local economy and employment, would outweigh the loss of the business or industrial use.</p> <p>The recommended changes will require consequential changes to the reasoned justification, which I leave to the Council. However the rationale behind my recommendation requires that the reasoned justification points out that the criteria for the marketing exercises and viability assessments in clause (ii) and the methods for calculating any financial contributions required in connection with clause (iii) will be set out in a Supplementary Planning Document.</p>				
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Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
PEZ2 Failsworth Mill	I recommend that no modification be made to the RUDP in response to this objection.	5.97	Accept	Accept Inspector's reasoning	None
PEZ9 Fields New Road, Chadderton	I recommend that no modification be made to the RUDP in response to these objections.	5.100	Accept	Accept Inspector's reasoning	None
PEZ11 Busk, Chadderton	I recommend that no modification be made to the RUDP in relation to this objection.	5.103	Accept	Accept Inspector's reasoning	None
PEZ16 Higginshaw/East Oldham	I recommend that the RUDP be modified by adjusting the boundary of PEZ16 to include the strip of land which I have recommended be added to business allocation B1.1.25.	5.106	Accept	Accept Inspector's reasoning	5/9
PEZ17 Wellyhole Street, Lees	I recommend that no modification be made to the RUDP in response to these objections.	5.112	Accept	Accept Inspector's reasoning	None
PEZ21 Shaw Road, Royton	I recommend that no modification be made to the RUDP in response to this objection.	5.115	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
PEZ22 Shaw	I recommend that the RUDP be modified by extending PEZ22 by approximately 30m to the south west, the precise line to be determined by the Council	5.121	Do not accept	After the UDP Inquiry closed, it was brought to the attention of the Strategic Planning and Information team that the objection site is actually the subject of a Section 106 agreement linked to a planning application on a separate site. This agreement is between the current owner of the land and the Council. As part of the agreement the land will be transferred to the Council with a commuted sum for improving public open space in the area and also improvements to the Site of Biological Importance. The Council takes the view that the existence of this legal agreement outweighs the Inspectors recommendation.	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
PEZ23 Friezland Lane, Greenfield	I recommend that no modification be made to the RUDP in response to this objection.	5.123	Accept	Accept Inspector's reasoning	None
PEZ25 Chew Valley Road, Greenfield	I recommend that no modification be made to the RUDP.	5.125	Accept	Accept Inspector's reasoning	None
PEZ27 Waterside Mill, Greenfield	I recommend that no modification be made to the RUDP in response to this objection.	5.127	Accept	Accept Inspector's reasoning	None
PEZ28 Tamewater Mill, Dobcross	I recommend that the RUDP be modified by deleting PEZ 28 and allocating the site under Policy H1.1.	5.135	Accept	Accept Inspector's reasoning	5/10
PEZ29 Delph New Road, Delph	I recommend that no modification be made to the RUDP in response to these objections.	5.139	Accept	Accept Inspector's reasoning	None
PEZ30 Lumb Mill, Delph	I recommend that no modification be made to the RUDP in response to this objection.	5.144	Accept	Accept Inspector's reasoning	None
PEZ32 Warth/Ellis Mills, Diggle	I recommend that no modification be made to the RUDP	5.147	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
PEZ4 Hollinwood South (Mirror Group/Albert Street)	Recommendation addressed under policy B1.2 and site B1.2.6.	N/A	N/A	N/A	None
Walk Mill, Dobcross	I recommend that no modification be made to the RUDP in relation to this objection.	5.149	Accept	Accept Inspector's reasoning	N/A
Werneth Ring Mills, Henley Street, Oldham	I recommend that no modification be made to the RUDP in relation to this objection.	5.151	Accept	Accept Inspector's reasoning	None
Policy B2.2 - Protection of Existing Employment Sites outside PEZs	<p>I recommend that the RUDP be modified by:</p> <p>deleting the words "and whose gross floor space does not exceed 200m²" in criterion (a) of policy B2.2.</p> <p>rewording criterion (c) as follows:</p> <p>"c. It is demonstrated, either through a marketing exercise or viability assessment, that there is no realistic prospect of the site being used for employment purposes within the plan</p>	5.157	Accept	Accept Inspector's reasoning	5/11

	<p>period, or</p> <p>adding a new criterion (d) as follows:</p> <p>"d. The development satisfies the policies elsewhere in the Plan, would help to achieve the local and strategic objectives of the HMR programme and that the benefits of such help, including any achieved through a planning agreement to support the local economy and employment, would outweigh the loss of the employment use."</p> <p>Deleting the final two sentences of paragraph 5.26 in the reasoned justification and replacing them by:</p> <p>"In the context of this policy, employment uses are defined as those uses listed (a) to (k) inclusive in policy B2.1."</p> <p>The recommended changes will require other consequential changes to the reasoned justification, which I leave to the Council. However the rationale behind my recommendation requires that the reasoned justification points out that the criteria for the marketing exercises and</p>				
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	viability assessments in clause (c) and the methods for calculating any financial contributions required in connection with clause (d) will be set out in a Supplementary Planning Document.				
Policy B2.3 - Employment Generating Uses within the Green Belt, a Local Green Gap or Land Reserved for Future Development	I recommend that the Plan be modified by deleting Policy B2.3.	5.159	Accept	Accept Inspector's reasoning	5/12

6. HOUSING

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Appendix B	<p>I recommend that the RUDP be modified by deleting the explanatory text for site H1.2.4 in Appendix B and replacing it with the following:</p> <p>“The site will provide a long term opportunity for development in an area which has generally few housing opportunities. The development of the site will support the Council's objectives aimed at providing a spread of new housing opportunities across the Borough”</p>	6.2	Accept	Accept Inspector's reasoning	6/23

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Policy H1 – Housing Land Requirement and Supply, Policy H1.1 – Housing Land Release – Phase 1, Policy H1.2 – Housing Land Release, Phase 2	<p>I recommend that the RUDP be modified by:</p> <ul style="list-style-type: none"> making the changes set out as PICs Nos 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,42, 43, 44, 45, 111, 112, 113 and 114 in the Council's Schedule of Pre Inquiry Changes dated 29 November 2004 and 24 January 2005. <p><i>NB: The changes in PICs 40, 41, 45, 113 and 114 will themselves require modification to reflect recommendations elsewhere in this report</i></p> 	6.54	Accept	Accept Inspector's reasoning	6/1-6/15, 6/22-6/25
Birchinlee Mill, Royton	I recommend that no modifications be made to the RUDP in response to these objections.	6.60	Accept	Accept Inspector's reasoning	None
Dico Warehouse, Constantine Street	See Business, Industry and the Local Economy.	N/A	N/A	N/A	N/A
Greenfield Bowling Club	I recommend that the RUDP be modified by including the objection site under H1.1.	6.63	Accept	Accept Inspector's reasoning	6/10

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Land at Brookside Poultry Farm, Royton	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land at Derwent Drive	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land at Foxderton, Chadderton	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land off Radcliffe Street, Springhead	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land to the North of Ashton Road, Woodhouses	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Part of Long Clough, off Broadway, Royton	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Site off Wall Hill Road, Dobcross	I recommend that no modifications be made to the RUDP in response to this objection.	6.71	Accept	Accept Inspector's reasoning	None
South of Denbigh Drive/Neatherhouse Road	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Danisher Lane	I recommend that the RUDP be modified by adding to the list of sites allocated for Phase 2 development in Policy H1.2 the site at Danisher Lane, Bardsley previously allocated as a Phase 1 housing site in the Adopted UDP.	6.77	Accept	Accept Inspector's reasoning	6/15
H1.1.1 Hunt Lane, Chadderton	I recommend that no modification be made to the RUDP in response to these objections.	6.79	Accept	Accept Inspector's reasoning	None
H1.1.13 Coverhill Road, Grotton	I recommend that no modifications be made to the RUDP in response to this objection.	6.81	Accept	Accept Inspector's reasoning	None
H1.1.14 (M2) Lumb Mill	Recommendation addressed in the Business, Industry and the Local Economy section of this Report.	N/A	N/A	N/A	N/A
H1.1.15 Bailey Mill, Oldham Road	I recommend that no modification be made to the RUDP in response to these objections.	6.88	Accept	Accept Inspector's reasoning	None
H1.1.19 Andrew Mill, Greenfield	I recommend that no modification be made to the RUDP in response to these objections.	6.96	Accept	Accept Inspector's reasoning	None
H1.1.20 Rose Mill, Chadderton	I recommend that no modification be made to the RUDP in response to this objection.	6.99	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
H1.1.21 Springhey Mill, Huddersfield Road, Oldham	I recommend that no modification be made to the RUDP in response to this objection.	6.101	Accept	Accept Inspector's reasoning	None
H1.1.3 (M3) Heywood Lane, Failsworth	Recommendation addressed in the Business, Industry and the Local Economy section of this Report.	N/A	N/A	N/A	N/A
H1.1.5 Cape Mill (now deleted)	I recommend that no modification be made to the RUDP in response to this objection.	6.103	Accept	Accept Inspector's reasoning	None
H1.1.8 Land at Redgrave Street, Oldham (now deleted)	Recommendation addressed in the Retail and Leisure Development section of this Report.	N/A	N/A	N/A	N/A
H1.1.9 Lower Lime Road, Oldham	I recommend that the site be redesignated as a Phase 2 housing allocation.	6.107	Partially accept	Accept re-allocation as a Phase 2 site, although the Council still consider the site to be previously developed land.	6/15
Land at Ashton Road, Bardsley	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land at Rumbles Lane, Delph	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
Land off Manchester Road, Oldham	I recommend that no modification be made to the RUDP in response to this objection.	6.109	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Monarch Mill, Royton	I recommend that no modification be made to the RUDP in response to this objection.	6.111	Accept	Accept Inspector's reasoning	None
PEZ17 Wellyhole Street, Lees	Recommendation addressed in the Business, Industry and the Local Economy section of this Report.	N/A	N/A	N/A	N/A
PEZ27 Waterside Mill, Greenfield	Recommendation addressed in the Business, Industry and the Local Economy section of this Report.	N/A	N/A	N/A	N/A
Birks Quarry, Huddersfield Road, Austerlands	Recommendation addressed in the Open Environment section of this Report.	N/A	N/A	N/A	N/A
H1.2.1 Parkside Farm, Chadderton	I recommend that the RUDP be modified by reallocating the site as a Phase 1 housing site.	6.113	Accept	Accept Inspector's reasoning	6/10
H1.2.10 Knowles Lane, Lees	I recommend that the RUDP be modified by adding the following words to the site information in Appendix B - "Any future development will be required to make provision for a pedestrian route within the site and/or along the site frontage to Knowls Lane to improve access to St Agnes School for residents and their children".	6.120	Accept	Accept Inspector's reasoning	6/23

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
H1.2.11 Land at Ripponden Road, Denshaw	I recommend that no modification be made to the RUDP in response to this objection.	6.125	Accept	Accept Inspector's reasoning	None
H1.2.11 Land at Shaw Hall Bank Road, Greenfield (now deleted)	I recommend that no modification be made to the RUDP in response to this objection.	6.130	Accept	Accept Inspector's reasoning	None
H1.1.24 Sandy Mill, Royton	I recommend that the RUDP be modified by making the changes set out as PIC No 102 and the relevant parts of PICs Nos 40, 45, 113, and 114 in the Council's Schedules of Pre Inquiry Changes dated 29 November 2004 and 24 January 2005, and adding the objection site to allocation No. H1.1.24	6.134	Accept	Accept Inspector's reasoning	6/10
H1.2.4 Medlock Road, Woodhouses	I recommend that no modification be made to the RUDP in response to these objections	6.137	Accept	Accept Inspector's reasoning	None
H1.2.5 Blackshaw Lane, Royton	I recommend that the RUDP be modified by allocating this site as a Phase 1 housing site	6.140	Accept	Accept Inspector's reasoning	6/10
H1.2.6 Lilac View Close	I recommend that no modification be made to the RUDP in response to these objections	6.146	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
H1.2.13 Holden Fold Lane, Royton	I recommend that the RUDP be modified by making the changes set out in PIC No 109 of the Council's Schedule of Pre Inquiry Changes dated 29 November 2004	6.148	Accept	Accept Inspector's reasoning	6/15
Policy H1.3 - Assessing Non Allocated Sites & the Renewal of Planning Permissions	<p>I recommend that the RUDP be modified by:</p> <p>making the change set out as PIC No 46 of the Council's Schedule or Pre Inquiry Changes dated 29 November 2004</p> <p>replace the first two line of paragraph 6.39 of the reasoned justification and replacing them by "In considering accessibility to public transport and proximity to basic services as referred to in criteria (a) and (b) above, as a guideline, the Council will require that:"</p>	6.155	Accept	Accept Inspector's reasoning	6/16 and 6/17

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Policy H1.4 - Housing Density	I recommend that no modification be made to the RUDP in response to these objections	6.157	Accept	Accept Inspector's reasoning	None
Policy H1.5 - Housing Choice and Diversity	I recommend that the RUDP be modified by replacing the number '10' in the first line of policy H1.5 and replacing it by '25'.	6.163	Accept	Accept Inspector's reasoning	6/18

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
<p>Policy H2 - Meeting the Need for Affordable Housing and H2.1 Providing Affordable Housing</p>	<p>I recommend that the RUDP be modified by:</p> <p>Adding the following text at the end of the second paragraph of policy H2.1: "A more detailed definition of "affordable" will be given in a Supplementary Planning Document".</p> <p>Adding the following text at the end of Policy H2.1:</p> <p>"When it can be demonstrated that it is not feasible to accommodate affordable housing on a site the Council will accept a commuted sum payment towards the provision of affordable housing on a site or sites to be identified by the Council".</p> <p>Make the changes set out in PIC No's 47 and 48 of the Council's Schedule of Pre Inquiry Changes dated 29 November 2004.</p>	6.175	Accept	Accept Inspector's reasoning	6/19 and 6/20

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept/partially accept/do not accept	Council's Reason	Mod. No.
Policy H2.2 - Caravan Sites for Gypsies or Travelling Showpeople	I recommend that no modification be made to the RUDP in response to these objections	6.177	Accept	Accept Inspector's reasoning	None
Policy H2.3 - Lifetime Homes	I recommend that the RUDP be modified by deleting policy H2.3	6.180	Accept	Accept Inspector's reasoning	6/21

7. RETAIL AND LEISURE DEVELOPMENT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy S1 - Town & District Centre Shopping & Leisure Facilities	I recommend that the RUDP be modified by deleting clause v) from the sequential hierarchy at the end of Policy S1 along with paragraph 7.11 of the reasoned justification. It should also be modified by making the changes set out as PIC 49 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	7.4	Accept	Accept Inspector's reasoning	7/1 - 7/2
Huddersfield Road District Centre/Land at Redgrave Street/Dunkerley Street	I recommend that no further modifications be made to the RUDP in respect of these objections.	7.7	Accept	Accept Inspector's reasoning	None
Policy S1.2 - Development at the Edge of the Central Shopping Core	I recommend that the RUDP be modified by making the changes set out as PIC 50 and 51 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	7.11	Accept	Accept Inspector's reasoning	7/3 - 7/4

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy S1.3 - Primary shopping frontages	I recommend that no modification be made to the RUDP.	7.13	Accept	Accept Inspector's reasoning	None
Policy S1.4 - Food & Drink Premises	I recommend that the RUDP be modified by making the change set out as PIC 51 on page 32 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	7.15	Accept	Accept Inspector's reasoning	7/5
Original Policy S1.6 - Out of Centre Retail Development	I recommend no modification to the RUDP.	7.17	Accept	Accept Inspector's reasoning	None
Policy S1.6 - Development Within District Centres	I recommend that no modification be made to the RUDP in response to this objection.	7.19	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy S1.7 - Developments Outside the Town Centre and at the Edge Of or Outside the District Centres	I recommend that the RUDP be modified by adding the following to criterion c: “ vi) the impact on the spatial planning strategy for the area and on the strategy for a particular centre or network or hierarchy of centres.”	7.23	Accept	Accept Inspector's reasoning	7/6
Policy S1.8 - Customer Facilities	I recommend that no modification be made to the RUDP.	7.25	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy S2.3 - New Shops Serving Local Needs	<p>I recommend that the RUDP be modified by making the changes set out as PIC 53 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.</p> <p>Change the title of the policy to, "Small shops outside the Town and District Centres"</p> <p>Add at the end of paragraph 7.58, "Small specialist shops may also be acceptable as long as they meet the criteria of the policy."</p>	7.29	Accept	Accept Inspector's reasoning	7/7 - 7/8
Policy S2.4 - Local Leisure facilities	I recommend no modification.	7.31	Accept	Accept Inspector's reasoning	None

8. OLDHAM TOWN CENTRE

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy TC1 - The Role of the Town Centre	I recommend that no modifications be made to the RUDP in response to these objections.	8.3	Accept	Accept Inspector's reasoning	None
The Mumps, Oldham	I recommend that no modification be made to the RUDP in respect of this objection.	8.5	Accept	Accept Inspector's reasoning	None
Policy TC1.4 - Additional Car Parking	I recommend no modification.	8.7	Accept	Accept Inspector's reasoning	None
Policy TC1.5 - Pedestrian permeability and the public realm	I recommend that no modification be made to the RUDP.	8.9	Accept	Accept Inspector's reasoning	None

9. COMMUNITY AND EDUCATION FACILITIES

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Introduction	I recommend that the RUDP be modified by making the change set out as PIC54 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	9.1	Accept	Accept Inspector's reasoning	9/1
Introduction - Omission	I recommend that the RUDP be modified by inserting the words "facilities associated with HM Prison Service;" after " facilities associated with social service provision;" in paragraph 9.4.	9.4	Accept	Accept Inspector's reasoning	9/2
Introduction - Omission	I recommend that the RUDP be modified by inserting the word "hospitals" after "health and medical centres" in paragraph 9.4.	9.10	Accept	Accept Inspector's reasoning	9/3
Policy CF1 - New & Improved Education & Community Facilities	I recommend that no modification be made to the RUDP in response to these objections.	9.8	Accept	Accept Inspector's reasoning	None
Policy CF1.1 - Education Facilities	I recommend that no modification be made to the RUDP.	9.12	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
CF1.1.2 Platting Road, Lydgate	I recommend that no modification be made to the RUDP.	9.14	Accept	Accept Inspector's reasoning	None
Policy CF1.2 - New and Improved Community and Education Facilities	I recommend that no modification be made to the RUDP.	9.16	Accept	Accept Inspector's reasoning	None
Policy CF1.3 - Change of use from education and/or community facility	I recommend that no modification be made to the RUDP.	9.18	Accept	Accept Inspector's reasoning	None
Policy CF1.4 - Dual Use	I recommend that no modification be made to the RUDP.	9.20	Accept	Accept Inspector's reasoning	None
Policy CF1.5 - Developer Contributions to New Teaching Spaces	I recommend that the RUDP be modified by making the changes set out as PIC's No's 55-60 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	9.26	Accept	Accept Inspector's reasoning	9/4 - 9/9

10. OPEN SPACE, SPORT AND RECREATION FACILITIES

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Appendix E	I recommend that no modification be made to the RUDP in response to this objection.	10.1	Accept	Accept Inspector's reasoning	None
Introduction - Open Space, Sport and Recreation Facilities	I recommend that no modification be made to the RUDP in response to these objections.	10.3	Accept	Accept Inspector's reasoning	None
Policy R1 - Maintaining supply through the protection and improvement of existing open space, sport and recreation facilities	I recommend that the RUDP be modified by: deleting the first clause of policy R1 and replacing it by: "Unless the applicant can demonstrate, through an independent assessment, that they are not valued by the community, the Council will protect from inappropriate development the following types of open space and land and will where appropriate require the improvement of existing facilities which perform an open space, sport or recreation function:".	10.12	Accept. However, it is proposed to reorder the first clause and include a reference to buildings and routes. Council also proposes a new paragraph	Accept Inspector's reasoning, but need to be clear that the policy also covers buildings and routes, and to be consistent with the structure of other plan policies that start by setting out what the Council will or will not permit. The additional paragraph to the reasoned justification is needed to assist policy interpretation.	10/1 - 10/4 10/16 - 10/19

	making the changes set out as PICs Nos 62, 63, 64, 72, 73, 74 and 75 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.		of reasoned justification		
Area between Travis St., Oak St. and Crossley St, Shaw	I recommend that no modification be made to the RUDP in response to this objection.	10.14	Accept	Accept Inspector's reasoning	None
Bowling Club off Oakview Road, Greenfield	Recommendation addressed in the Housing section of this Report.	N/A	N/A	N/A	N/A
Clayton Playing Fields, Chadderton	I recommend that no modification be made to the RUDP in response to these objections.	10.16	Accept	Accept Inspector's reasoning	None
Hanging Chadder, Royton	I recommend that no modification be made to the RUDP in response to this objection.	10.18	Accept	Accept Inspector's reasoning	None
Lancaster Sports and Social Club, Chadderton	I recommend that no modification be made to the RUDP in response to these objections.	10.23	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Land at Huddersfield Road, Denshaw	I recommend that no modification be made to the RUDP in response to this objection.	10.27	Accept	Accept Inspector's reasoning	None
Land at Malby Street, Oldham	I recommend that no modification be made to the RUDP in response to these objections.	10.29	Accept	Accept Inspector's reasoning	None
Land between Milnrow Road and Oak Street	I recommend that no modification be made to the RUDP in response to this objection.	10.32	Accept	Accept Inspector's reasoning	None
Luzley Brook allotments, Royton	I recommend that no modification be made to the RUDP in response to this objection.	10.34	Accept	Accept Inspector's reasoning	None
Oak Street Area	I recommend that no modification be made to the RUDP in response to this objection.	10.36	Accept	Accept Inspector's reasoning	None
Saddleworth Cricket and Bowling Club, Calf Lane	I recommend that no modification be made to the RUDP in response to this objection.	10.38	Accept	Accept Inspector's reasoning	None
Tandle Hill Park	I recommend that no modification be made to the RUDP in response to this objection.	10.40	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Pickhill Reservoir, Uppermill	I recommend that the RUDP be modified by allocating the land as Recreational Open Space.	11.104	Accept	Accept Inspector's reasoning	10/5
Policy R1.1 - Maintaining supply through the protection and improvement of existing open spaces and outdoor sport or recreation facilities	<p>I recommend that the RUDP be modified by:</p> <p>making the changes set out as PICs Nos 65, 66 and 67 in the Council's Schedule of Pre Inquiry Changes dated 29 November 2004</p> <p>adding the following sentence at the end of paragraph 10.43 in the reasoned justification:</p> <p>"A similar approach will be adopted in relation to other previously-developed land where there is clear evidence of an intention to redevelop".</p>	10.49	Accept	<p>Accept Inspector's reasoning</p> <p>PIC65 has been amended through incorporating a further technical change so that the amended wording reads as follows "(A-K, excluding J)" as the policy only applies to existing open space, and outdoor sport or recreation facilities, whereas J relates to indoor built facilities used for sport and recreation, which are protected under policy R1.2.</p>	10/6 – 10/9
Lancaster Sports and Social Club, Chadderton	Recommendation addressed under Policy R1 of the Open Space, Sport and Recreation Chapter.	N/A	N/A	N/A	N/A

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy R1.2 - Protection of indoor sport and recreation facilities	I recommend that paragraph 10.47 in the reasoned justification be modified by adding the following sentence at the end of the paragraph: "Where a relevant and approved local strategy is in place the statement should take account of its provisions."	10.51	Accept	Accept Inspector's reasoning	10/10
Policy R1.3 - The Protection of Playing Fields	I recommend that policy R1.3 be modified by inserting the following text after "unless:" in the second line of the policy: "the proposal accords with the Council's approved Playing Pitch Strategy and"	10.54	Accept	Accept Inspector's reasoning	10/11
Policy R2 - The provision and improvement of open space, sport and recreation facilities	I recommend that the RUDP be modified by making the change set out as PIC Nos 69 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004	10.57	Accept	Accept Inspector's reasoning	10/12

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy R2.1 - Requirement for new and improved open space, sport and recreation facilities and residential developments.	<p>I recommend that the RUDP be modified by:</p> <p>deleting the first paragraph of R2.1</p> <p>retaining the existing second paragraph relating to developments of 30 or more units</p> <p>deleting the third existing paragraph of R2.1 and replacing it by the following text:</p> <p>"Where there is evidence of an existing or potential local deficiency in open space or sport or recreation facilities and the development proposed is for 5-29 dwelling units inclusive, there will be a requirement for on-site provision unless there are exceptional circumstances that mean it is neither practicable nor desirable to do so. In this case one of the following alternatives will be required:"</p>	10.72	Accept	Accept Inspector's reasoning.	10/13 - 10/14

	<p>deleting the final sentence in paragraph 10.58 of the reasoned justification.</p> <p>adding the following wording after 'responsibility' in the second line of paragraph 10.63 in the reasoned justification:</p> <p>"for facilities which are predominantly for the benefit of the users of the associated development"</p> <p>making the change set out as PIC No 70 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.</p>				
Policy R2.2 - General criteria relating to new or improved open space, outdoor and indoor sport and recreation facilities.	I recommend that the RUDP be modified by making the change set out as PIC No 71 in the Council's Schedule of pre- Inquiry Changes dated 29 November 2004.	10.74	Accept	Accept Inspector's Reasoning	10/15

11. OPEN ENVIRONMENT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Introduction/Omission	I recommend that no modification be made to the RUDP.	11.1	Accept	Accept Inspector's reasoning	None
Policy OE1 – Protecting Open Land	I recommend that the RUDP be modified by making the changes set out as PIC 76 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	11.3	Accept	Accept Inspector's reasoning	11/1
Policy OE1.1 – Criteria for Development in the Green Belt	I recommend no modifications to the RUDP in response to these objections.	11.9	Accept	Accept Inspector's reasoning	None
Birks Quarry, Huddersfield Rd, Austerlands	I recommend that no modification be made to the RUDP.	11.12	Accept	Accept Inspector's reasoning	None
Black Clough Farm, Shaw	I recommend that no modification be made to the RUDP.	11.14	Accept	Accept Inspector's reasoning	None
Cragg Road/Heights Lane area, Chadderton	I recommend that no modification be made to the RUDP.	11.17	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Former Co-op, Friezland Lane, Greenfield	I recommend that the RUDP be modified by excluding the objection site and the complex of buildings at Springfield Farm from the Green Belt.	11.19	Do not accept	<p>The Council considers that the characteristic of Green Belt is its permanence and that detailed Green Belt boundaries should be altered only exceptionally. The existing Green Belt boundary follows the advice in PPG2 in being clear and defensible and following Friezland Lane/Manchester Road.</p> <p>The Inspector in his reasoning states that:</p> <p>“it seems to me that there are anomalies in the boundary as defined along Manchester Road”.</p> <p>The Council considers that such ‘anomalies’ would have been considered by the Greater Manchester Council when the Green Belt boundary was rationalised in 1984. In the Council’s opinion such ‘anomalies’ that have occurred in the past do not justify changes to</p>	None

				<p>defensible boundaries in other areas, which could ultimately lead to more suburban sprawl, which is an issue that the Inspector has highlighted in other areas of his report, with regard to the Saddleworth villages.</p> <p>The Council also feel that a farm is an acceptable Green Belt use and therefore does not need to be excluded from the Green Belt. In addition to only remove the former Co-op would weaken the defensible boundary in this area.</p>	
Former Neptune/Schlumberger measurement works	I recommend that no modification be made to the RUDP.	11.22	Accept	Accept Inspector's reasoning	None
Garden to Slade Bank, Dobcross	I recommend that no modification be made to the RUDP in response to this objection.	11.24	Accept	Accept Inspector's reasoning	None
Hodge Clough Farm, Moorside	I recommend that no modification be made to the RUDP in response to this objection.	11.26	Accept	Accept Inspector's reasoning	None
Land adjacent 58A Manchester Rd, Greenfield	I recommend that the RUDP be modified by realigning the Green Belt boundary in this location so that it follows the western and northern boundaries of the curtilage of 58A Manchester Road.	11.28	Accept	Accept Inspector's reasoning	11/2

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Land adjacent to 3 Burnedge Lane, Grasscroft	I recommend that no modification be made to the RUDP.	11.30	Accept	Accept Inspector's reasoning	None
Land at 3 Wall Hill Cottages, Dobcross	I recommend that no modification be made to the RUDP.	11.32	Accept	Accept Inspector's reasoning	None
Land at Ashton Road, Bardsley	I recommend that no modification be made to the RUDP.	11.34	Accept	Accept Inspector's reasoning	None
Land at Barrowshaw Farm, Ripponden Rd, Oldham	I recommend that no modification be made to the RUDP.	11.37	Accept	Accept Inspector's reasoning	None
Land at Brookside Poultry Farm, Royton	I recommend that no modification be made to the RUDP.	11.39	Accept	Accept Inspector's reasoning	None
Land at Brownhill, Uppermill	I recommend that no modification be made to the RUDP.	11.41	Accept	Accept Inspector's reasoning	None
Land at Coal Pit Lane/Ashton Road	I recommend that no modification be made to the RUDP.	11.43	Accept	Accept Inspector's reasoning	None
Land at Counthill, Oldham	I recommend that no modification be made to the RUDP.	11.45	Accept	Accept Inspector's reasoning	None
Land at Dumfries Farm, Denshaw	I recommend that no modification be made to the RUDP.	11.48	Accept	Accept Inspector's reasoning	None
Land at Denshaw Vale and Wham Farm, Wham Lane, Denshaw	I recommend that no modification be made to the RUDP.	11.50	Accept	Accept Inspector's reasoning	None
Land at Failsworth Road, Woodhouses	I recommend that no modification be made to the RUDP.	11.52	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Land to the north of Ashton Rd, Woodhouses	I recommend that no modification be made to the RUDP.	11.54	Accept	Accept Inspector's reasoning	None
Land at Holebottom Farm, Mark Lane, Shaw	I recommend that no modification be made in response to this objection.	11.56	Accept	Accept Inspector's reasoning	None
Land at Paulden Farm, Waterhead	I recommend that no modification be made to the RUDP.	11.58	Accept	Accept Inspector's reasoning	None
Land at Plumpton Farm, Thornham	I recommend that no modification be made to the RUDP.	11.60	Accept	Accept Inspector's reasoning	None
Land at Rear of Delph Cricket Club, Delph	I recommend no modification.	11.62	Accept	Accept Inspector's reasoning	None
Land at Rochdale Road, Summit.	I recommend that the RUDP be modified by deleting the objection site from the Green Belt.	11.64	Accept	Accept Inspector's reasoning	11/3
Land at Steadway, Greenfield	I recommend that no modification be made to the RUDP.	11.66	Accept	Accept Inspector's reasoning	None
Land at Stockport Road, Lydgate	I recommend that no modification be made to the RUDP.	11.68	Accept	Accept Inspector's reasoning	None
Land at Woodbrook Farm (NW), Springhead	I recommend that no modification be made to the RUDP.	11.70	Accept	Accept Inspector's reasoning	None
Land at Woodbrook Farm (SE), Springhead	I recommend that no modification be made to the RUDP.	11.72	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Land below Ashdene, Knarr Lane, Delph	I recommend that no modification be made to the RUDP in response to this objection.	11.74	Accept	Accept Inspector's reasoning	None
Land between 6 & 8 Barnfield Rise, Shaw	I recommend that the RUDP be modified by deleting the objection site from the Green Belt.	11.76	Accept	Accept Inspector's reasoning	11/4
Land between Ambrose Mount and Moorcrest, Diggle	I recommend that no modification be made to the RUDP.	11.78	Accept	Accept Inspector's reasoning	None
Land between Spinners Way & Albany Farm, Moorside and at Alderney Farm, Ripponden Road	I recommend that the RUDP be modified by changing the Green Belt boundary to follow the line described in paragraph 11.80 above and that the smaller, western part of Mr Sykes' objection site be allocated for housing purposes and included under Policy H1.2	11.81	Do not accept	The Council considers that significant changes to Green Belt boundaries and subsequent allocations of land for other uses should be undertaken in a strategic review of the Green Belt at a future time, when all areas can be considered together and their Green Belt function assessed together with their merit (if any) for development purposes. The Council also considers that there is no compelling reason for change. It is not inappropriate for housing and farm uses to be located in the Green Belt; in fact PPG2 states that such uses	None

				are acceptable Green Belt uses. Notwithstanding these issues of principle, the site has also been assessed by the Council's transport section and they indicate that due to access constraints, only 3-4 dwelling units would be suitable. Given that this would only be a small addition to the Council's housing numbers, it is not considered necessary to make the recommended change to contribute to the housing land supply.	
Land north of Coal Pit Lane	I recommend that no modification be made to the RUDP.	11.83	Accept	Accept Inspector's reasoning	None
Land off Burnedge Lane, Grasscroft	I recommend that no modification be made to the RUDP.	11.85	Accept	Accept Inspector's reasoning	None
Land off Crib Lane/Long Lane, Dobcross	I recommend that no modification be made to the RUDP.	11.87	Accept	Accept Inspector's reasoning	None
Land off Delph Lane, Delph	I recommend that no modification be made to the RUDP.	11.89	Accept	Accept Inspector's reasoning	None
Land off Haigh Lane	I recommend that no modification be made to the RUDP.	11.91	Accept	Accept Inspector's reasoning	None
Land off Huddersfield Rd, Denshaw	I recommend that no modification be made to the RUDP.	11.93	Accept	Accept Inspector's reasoning	None
Land off Manchester Road, Greenfield	I recommend that no modification be made to the RUDP in response to these objections.	11.95	Accept	Accept Inspector's reasoning	None
Land off Thornham Road, Shaw	I recommend that no modification be made to the RUDP.	11.97	Accept	Accept Inspector's reasoning	None
Land south of Argyll	I recommend that no modification be	11.99	Accept	Accept Inspector's reasoning	None

Park Road, Failsworth	made to the RUDP.				
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Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Land south of Higher Hills Farm, Grasscroft	I recommend that no modification be made to the RUDP.	11.102	Accept	Accept Inspector's reasoning	None
Pickhill Reservoir, Uppermill	Recommendation addressed in the Open Space section of this Report	N/A	N/A	N/A	N/A
Royal George Mills, Greenfield	I recommend that no modification be made.	11.106	Accept	Accept Inspector's reasoning	None
Shaws Lane, Uppermill	I recommend that no modification be made to the RUDP in response to this objection.	11.109	Accept	Accept Inspector's reasoning	None
South of Shaws and Redwood Road, Uppermill	I recommend that no modification be made to the RUDP.	11.111	Accept	Accept Inspector's reasoning	None
Ward Lane, Diggle	I recommend that no modification be made to the RUDP.	11.113	Accept	Accept Inspector's reasoning	None
Land at Higher Quick Farm & Poplar Avenue, Lydgate	I recommend that no modification be made to the RUDP.	11.115	Accept	Accept Inspector's reasoning	None
Land at New Barn, Delph	I recommend that no modification be made to the RUDP.	11.118	Accept	Accept Inspector's reasoning	None
Land at Victoria Works, Dobcross	I recommend that no modification should be made to the RUDP.	11.120	Accept	Accept Inspector's reasoning	None
Policy OE1.2 – New Building in the Green Belt	I recommend that no modification be made to the RUDP.	11.122	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy OE1.6 - Replacement Dwellings in Green Belt	I recommend that no modification be made to the RUDP in the light of these objections.	11.124	Accept	Accept Inspector's reasoning	None
Policy OE1.7 – Re-use of existing buildings in the Green Belt	I recommend that no modification be made to the RUDP.	11.126	Accept	Accept Inspector's reasoning	None
Policy OE1.8 – Major developed site in the Green Belt	I recommend that the RUDP be modified by replacing “unique” with “strategically important” in paragraph 11.45 as set out as PIC No.77 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	11.130	Accept	Accept Inspector's reasoning	11/7
Policy OE1.9 – Land Reserved for Future Development	I recommend that no modification be made to the RUDP.	11.132	Accept	Accept Inspector's reasoning	None
LR3, LR4 Land at Foxdenton Lane, Chadderton	Recommendation addressed in the Business, Industry and Local Economy section of this Report	N/A	N/A	N/A	N/A
LR5 Moston Brook, Failsworth	I recommend that no modification be made to the RUDP.	11.138	Accept	Accept Inspector's reasoning	None
LR7, LR8 Haven Lane, Moorside	I recommend no modification to the RUDP.	11.141	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Hebron Street/Bullcote Lane (Note: This response deals with objections to both LR10 and LGG9)	I recommend that no modification be made to the RUDP in response to these objections.	11.145	Accept	Accept Inspector's reasoning	None
Policy OE1.10 – Local Green Gaps	I recommend that the RUDP be modified by deleting the words "Green Belt" from criterion a. and replacing them with an indication of what would be permissible. Replace the title "Local Green Gaps" with "Other Protected Open Land". Replace other references to Local Green Gaps as appropriate.	11.148	Accept	Accept Inspector's reasoning	11/8
LGG1 Royley Clough, Royton	I recommend that no modification be made to the RUDP.	11.150	Accept	Accept Inspector's reasoning	None
LGG2 Land off Ferneyfield Road, Chadderton	I recommend that no modification be made to the RUDP.	11.152	Accept	Accept Inspector's reasoning	None
LGG3 Land at Foxdenton Lane, Chadderton	I recommend that no modification be made to the RUDP.	11.154	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
LGG6 Moston Brook, Failsworth	I recommend that no modification be made to the RUDP in response to this objection.	11.156	Accept	Accept Inspector's reasoning	None
LGG8 Oldham Edge and associated Green Corridor	I recommend no modification be made to the RUDP.	11.158	Accept	Accept Inspector's reasoning	None
Land at Malby Street, Oldham	I recommend that no modification be made to the RUDP	11.160	Accept	Accept Inspector's reasoning	None
LGG10 (part previously LR2) Shawside, Shaw (Moss Hey)	I recommend that no modification be made in respect of these objections.	11.163	Accept	Accept Inspector's reasoning	None
LGG11 Land at Greenacres, Lees	I recommend that no modification be made to the RUDP.	11.165	Accept	Accept Inspector's reasoning	None
LGG12 (East of Knowls Lane	I recommend that no modification be made to the RUDP.	11.167	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
LGG13 Stonebreaks, Springhead	I recommend that the RUDP be modified by allocating the triangular piece of land immediately to the west of the cricket ground for housing purposes and included under Policy H1.2. No other modifications to be made in response to these objections.	11.172	Do not accept	The Council considers that this part of the Other Protected Open Land, although on the periphery of the designation, fulfils the function of such a designation by providing an immediate area of open space directly adjacent to the residential area therefore linking it with the rest of the other protected open land and the Green Belt beyond.	None
LGG15 Wall Hill, Dobcross	I recommend that no modification be made to the RUDP.	11.174	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
LGG 16 (that part formerly LR10) Ryefields Drive, Uppermill	I recommend that no modification be made to the RUDP.	11.176	Accept	Accept Inspector's reasoning	None
LGG17 Stoneswood, Delph	I recommend that no modification be made to the RUDP in the light of these objections.	11.180	Accept	Accept Inspector's reasoning	None
Land between LGG17 Stoneswood & H1.1.15 Bailey Mill	I recommend that the RUDP be modified by including this objection site in the Green Belt.	11.182	Accept	Accept Inspector's reasoning	11/6
LGG18 Rumbles Lane, Delph	I recommend that no modification be made to the RUDP in response to these objections.	11.185	Accept	Accept Inspector's reasoning	None
LGG19 Ainsley Wood, Delph	I recommend no modification to the RUDP.	11.187	Accept	Accept Inspector's reasoning	None
LGG20 Land south of Oaklands Road, Grasscroft and Lydgate Tunnel/land adj. to Oaklands Estate	I recommend that the RUDP be modified by extending Local Green Gap 20 (appropriately re-named) eastwards between Oldham Road and the railway to Greenfield Railway Station.	11.192	Accept	Accept Inspector's reasoning	11/9
LGG21 (formerly LR9) Summershades Lane, Grasscroft	I recommend that no modification be made to the RUDP.	11.194	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
LGG22 Cowlshaw (formerly LR1)	I recommend that no modification be made to the RUDP.	11.198	Accept	Accept Inspector's reasoning	None
Land off Radcliffe St, Springhead	I recommend that the RUDP be modified by allocating the site as part of LGG13 (appropriately re-named see policy OE1.10)	6.67	Accept	Accept Inspector's reasoning	11/11
Land Below Ladcastle Farm	I recommend that the RUDP be modified by including this objection site in the Green Belt.	11.200	Accept	Accept Inspector's reasoning	11/5
Policy OE1.11 – Farm Diversification	I recommend that no modification be made to the RUDP.	11.203	Accept	Accept Inspector's reasoning	None
Policy OE2 – Nature & Landscape	I recommend that the RUDP be modified by making the changes set out as PIC No's 78-80 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	11.205	Accept	Accept Inspector's reasoning	11/12 - 11/13 15/1
Policy OE2.1 - Landscape	I recommend Policy OE2.1 be modified by changing the first sentence to read as follows, "The Council will protect the character of the landscape and maintain local distinctiveness."	11.208	Accept	Accept Inspector's reasoning	11/14

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy OE2.2 – Green Corridors & Links	I recommend that no modification be made to the RUDP.	11.210	Accept	Accept Inspector's reasoning	None
Adjacent Royton Waste Water Treatment Works/ Land at Birchinlee Mill, Royton	I recommend that the RUDP be modified by allocating the objection site as Other Protected Open Land.	11.212	Accept	Accept Inspector's reasoning	11/15
Land at Huddersfield Road, Diggle (B1.1.28)	I recommend that no modification be made to the RUDP in response to this objection.	11.214	Accept	Accept Inspector's reasoning	None
Land at John Street, Lees	I recommend that the RUDP be modified by allocating the land as Other Protected Open Land.	11.216	Accept	Accept Inspector's reasoning	11/10

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Part of Long Clough, off Broadway, Royton	I recommend that the RUDP be modified by including the objection site under Policy H1.2.	11.218	Do not accept	The Council considers that the site performs a valuable role as a green corridor within the urban area. These networks of green space are of particular importance to biodiversity as they provide welcome green corridors within built up areas. The site is 'greenfield' and its allocation would be contrary to RUDP housing objectives, in particular the need to maximise development on previously developed land. However Policy OE2.2 does not preclude development. Allocating the site for housing, also implies that the site is ultimately suitable for that use, however the Council considers that the site conditions do not lend themselves immediately for such a use. The Council suggests that given such issues the current designation is appropriate and site conditions should be addressed in any future planning application for the site.	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy OE2.3 – Habitat Protection	I recommend that no modification be made to the RUDP.	11.220	Accept	Accept Inspector's reasoning	None
Oozewood Clough	I recommend no modification to the RUDP.	11.222	Accept	Accept Inspector's reasoning	None
Shawside SBI	I recommend no modification to the RUDP.	11.224	Accept	Accept Inspector's reasoning	None
Policy OE2.4 – Species Protection Policy	I recommend that no modification be made to the RUDP.	11.226	Accept	Accept Inspector's reasoning	None

12. CONSERVATION OF THE HISTORIC ENVIRONMENT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy C1 - Conservation of the Historic Environment	I recommend that the RUDP be modified by adding the following sentence to 12.12 of the reasoned justification of Policy C.1, "Resources permitting, the Council will prepare a local list of buildings of architectural or historic interest".	12.1	Accept	Accept Inspector's reasoning	12/1
Royal George Mills, Greenfield	I recommend that no modification be made to the RUDP.	12.3	Accept	Accept Inspector's reasoning	None
Policy C1.1 - Development within or affecting the Setting of Conservation Areas	I recommend that the RUDP be modified by making the change set out as PIC81 in the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	12.5	Accept	Accept Inspector's reasoning	12/2
Policy C1.2 - Demolition of buildings in conservation areas	I recommend that no modification be made to the RUDP.	12.7	Accept	Accept the Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy C1.3 - Retention of Distinctive Local Features or Structures in Conservation Areas	I recommend that no modification should be made to the RUDP.	12.9	Accept	Accept Inspector's reasoning	None
Policy C1.4 - Alterations, Extensions and Additions to Buildings in Conservation Areas	I recommend that no modification be made to the RUDP.	12.11	Accept	Accept Inspector's reasoning	None
Policy C1.7 - The Re-use of Historic Buildings	I recommend that no modification should be made to the RUDP.	12.13	Accept	Accept Inspector's reasoning	None
Policy C1.10 - Demolition of a Listed Building or Structure	I recommend that no modification should be made to the RUDP.	12.15	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy C1.13 - The Protection of Parks and Gardens of Special Historic Interest	I recommend that no modification be made.	12.17	Accept	Accept Inspector's reasoning	None

13. NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR1.1 - Protection of Amenity (formerly GS7)	I recommend that no modification be made to the RUDP.	13.1	Accept	Accept Inspector's reasoning	None
Policy NR1.2 - Air Quality	I recommend that no modification be made to the RUDP.	13.3	Accept	Accept Inspector's reasoning	None
Policy NR1.4 - Noise and Vibration	I recommend no modification be made to the RUDP in respect of this objection.	13.5	Accept	Accept Inspector's reasoning	None
Policy NR1.7 - (formerly NR1.5) Hazardous Installations	I recommend that no modification be made to the RUDP.	13.7	Accept	Accept Inspector's reasoning	None
Policy NR2 - Water Resources & Infrastructure	I recommend that no modifications should be made to the RUDP.	13.9	Accept	Accept Inspector's reasoning	None
Policy NR2.1 - Water Infrastructure	I recommend that no modification be made to the RUDP.	13.12	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR2.2 - Flooding & Flood Protection	I recommend that no modifications to the RUDP be made in response to these objections.	13.14	Accept	Accept Inspector's reasoning	None
Introduction to Energy Policies	I recommend that the RUDP be modified by making the changes set out as PIC No's 82-86 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004	13.17	Accept.	Accept Inspector's reasoning	13/1 – 13/5

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR3 - Energy Developments	<p>I recommend that the RUDP be modified by replacing the title and the policy with the following:</p> <p>PART 1 POLICY</p> <p>RENEWABLE ENERGY DEVELOPMENTS</p> <p>THE COUNCIL WILL SUPPORT DEVELOPMENT PROPOSALS FOR ALL FORMS OF RENEWABLE ENERGY GENERATION WHICH CONTRIBUTE TO REDUCING GREENHOUSE GAS EMISSIONS, SUBJECT TO CONSIDERATION OF THEIR POTENTIAL ENVIRONMENTAL AND HEALTH IMPACTS.</p> <p>I also recommend that the RUDP be modified by making the change set out as PIC No 87 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.</p>	13.19	Accept	Accept Inspector's reasoning	13/6 - 13/7

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR3.1 - Renewable Energy Developments	I recommend that the RUDP be modified by making the changes set out as PIC No's 88-93 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	13.23	Accept	Accept Inspector's reasoning	13/8 - 13/13
Policy NR3.2 - Wind Developments	I recommend that the RUDP be modified by making the changes set out as PIC No's 94-98 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	13.27	Accept	Accept Inspector's reasoning	13/14 - 13/18
Policy NR3.3 - Renewable Energy in Major New Developments	<p>I recommend that the RUDP be modified as follows:</p> <p>Add at the end of the policy, "Where it is claimed that such a requirement would be non-viable in relation to a particular proposal, the claim should be supported by a development appraisal substantiating the claim of non-viability with regard to the type of development proposed, its location and design."</p> <p>Paragraph 13.94 to read as follows:</p> <p>"Passive solar design, that is</p>	13.30	Accept. The Council also proposes to incorporate, as a Council Amendment, the Council's pre-Inquiry Change PIC 99 published on 29 th November 2004 which states: "A Supplementary Planning	Accept Inspector's reasoning. The Council intend to publish a Supplementary Planning Document to provide detailed advice on the implementation of the policy.	13/19 - 13/22

	<p>designing a building to take maximum advantage of sunlight, and energy efficiency measures can significantly reduce the overall energy consumption of a building. However, passive solar design and energy efficiency measures will not be counted towards the 10% requirement because they are already requirements through Policies D1.1 and D1.2 in the Design Chapter of the Plan. Nevertheless, there is a clear benefit to applicants in maximizing the energy efficiency and effective passive solar design of buildings as this will reduce the overall energy requirement and consequently the contribution needed from renewable energy resources to meet the requirement.”</p> <p>Replace paragraph 13.95 with the following:</p> <p>“A successful claim of non-viability in relation to the requirement for 10% of total predicted energy requirements to be provided on site from renewable energy sources would result in the Council negotiating a lower percentage requirement, having regard to the details of the claim itself,</p>		<p>Document will be prepared to guide applicants in responding to this policy.”.</p>		
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	<p>the type of development proposed, its location and design. In the context of this policy, viability is defined in terms of:</p> <p>(i) the overall economic viability of the proposed development (not that of individual renewable energy technologies); or</p> <p>(ii) the existence of any insurmountable technical problems.</p>				
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Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR4 - The Need for Minerals	I recommend that the RUDP be modified by, deleting Criterion A. Criterion B to become Criterion A. Inserting the following as Criterion B: Where there is an environmental concern, need must be demonstrated.	13.34	Accept	Accept Inspector's reasoning	13/23
Policy NR4.1 - Prevention of Mineral Sterilisation	I recommend that no modification be made to the RUDP.	13.36	Accept	Accept Inspector's reasoning	None
Policy NR4.2 - Primary, Secondary and Recycled Aggregates	I recommend that no modification be made.	13.38	Accept	Accept Inspector's reasoning	None

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy NR4.3 - Criteria for Assessing Proposals for Mineral Working and Processing	<p>I recommend that the RUDP be modified as follows:</p> <p>Replace the second bullet point with the following:</p> <p>"Where there is environmental concern need must also be demonstrated, taking into account the prevailing landbank within Greater Manchester and the sub-regional apportionment made by the Regional Aggregates Working Party, derived from the current regional guideline figure as set out in MPG6."</p>	13.41	Accept	Accept Inspector's reasoning	13/24

14. WASTE MANAGEMENT

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy W1 – Waste	I recommend that no modification be made to the RUDP.	14.1	Accept	Accept Inspector's Reasoning	None
Policy W1.2 - Provision of Sites for Waste Management Facilities	I recommend no modification to the RUDP.	14.3	Accept	Accept Inspector's Reasoning	None
Policy W1.3 - Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	I recommend that the RUDP be modified by making the change set out as PIC101 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	14.6	Accept	Accept Inspector's Reasoning	14/1

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Policy W1.4 - Provision of Civic Amenity & Other 'Bring' Recycling Sites	I recommend that no modification be made to the RUDP.	14.8	Accept	Accept Inspector's Reasoning	None

GLOSSARY

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Glossary	I recommend that the RUDP by making the changes as out as PIC No 80 of the Council's Schedule of pre-Inquiry Changes dated 29 November 2004.	Para 11.205	Accept	Accept Inspector's Reasoning	15/1

TECHNICAL CHANGES

Revised Deposit RUDP policy number / title / site ref.	Inspector's Recommendation	Inspector's Report section number	Council's Response: accept; partially accept; do not accept	Council's Reason	Mod. No.
Whole Plan	I recommend that the RUDP be modified by incorporating the changes set out in the Council's List of Proposed Technical Changes to the Plan, dated August 2005.	Page 247	Accept	Accept Inspector's Reasoning	16/1