

**Oldham Unitary Development Plan Review –
2001 to 2016**

**Statement of Decisions in respect of the
Inspector's Report and Proposed Modifications
to the Draft Replacement UDP
February 2006**

**PUBLIC SCHEDULE OF OBJECTIONS AND
SUPPORTING REPRESENTATIONS**

BY NAME

June 2006

OLDHAM 
Metropolitan Borough 

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
A. Simpson		
2 Oldham Road, Uppermill, Saddleworth OL3 6HY		
1964/4/001/O Objection Joint Case	11/5	OE1
<p>The objector considers that this modification involves a strategic re-examination of the Green Belt which is not required until 2011. The Council's own evidence is that the site does not even meet most of the criteria for local Green Gap. Proposes that part of the site is developed for housing and part turned in to a picnic area for residents and visitors.</p>		
Mr M. Buckley		
33 Oldham Road, Delph, Oldham OL3 5EB		
0164/4/003/S Support	11/6	OE1.1
<p>Support the modification to ensure the character and appearance of the designated area is preserved or enhanced and the area is within Delph conservation area.</p>		
Mr P. Buckley		
29 Oldham Road, Delph, Oldham OL3 5EB		
0153/4/003/S Support	11/6	OE1.1
<p>Support the recommendation to include the site in the Green Belt to ensure the land is maintained in its current state to support the local wildlife habitat. It will also help to preserve and enhance the historical interest of the area.</p>		
Buckstone Transport Services Ltd		Agent : Beesley Thompson LLP
Spencer Street, Chadderton, Oldham OL9 7JE		
1961/4/001/O Objection	6/10	H1.1.26
<p>The site would be better used for industrial purposes to continue this employment location hand in hand with the refurbishment of residential properties. The need for employment is crucial to the mix of uses in the area.</p>		
C Wildgoose		Agent : P A Dust Chartered Architect
Cherry Wood House, Mount Road, Marsden HD7 6HP		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
1958/4/001/O Objects to Council's Decision Not to Accept Inspector's Recommendation Joint Case The recommendation to delete Springfield Farm from the Green Belt is supported for the reasons given by the Inspector. This is a new issue, has not been fully assessed and should be given further consideration before adoption.	None	OE1
Victoria Clark-Leece		
153 Lower Lime Road, Limehurst Village, Oldham OL8 3NP		
0715/4/001/O Objection The Inspector's conclusions are not accepted. Do not agree that the need for homes outweigh the benefit of retaining the site as open space. Conclusions of the local needs assessment have not contributed to the decision. The decision pre-empts the outcome of the local needs assessment. At the time of the Inquiry the Inspector had insufficient evidence to support the [objector's] claim that the site is well used for recreation. Questionnaire survey results (attached to the objection) now demonstrate this.	6/15	H1.2.16
Cowlishaw Action Group		
68 Edward Road, Shaw, Oldham OL2 7EY		
1959/4/001/O Objection Objects to the deletion of the words "Green Belt" from the policy since this is simply the opening clause of the policy and is inconsistent with the approach to Land Reserved for Future Development. Also objects to the replacement of the title "Local Green Gaps" with "Other Protected Open Land". The LGG designation avoids the confusion around the OPOL designation in the 1996 Adopted UDP.	11/8	OE1.10
David Butterworth & Co. Ltd		
Agent : Chorlton Planning		
8 Manchester Road, Greenfield, Oldham OL3 7HQ		
0731/4/001/O Objection Although supportive of the principle of the allocation wishes to delete the site capacity and density or ensure that it is understood that they are indicative only and should not be seen as a constraint on design.	6/10	H1.1.30
0731/4/002/O Objection Although supportive of the principle of the allocation wishes to delete the site capacity and density or ensure that it is understood that they are indicative only and should not be seen as a constraint on design.	6/22	H1.1.30
Exors of G S Sherratt deceased		
Agent : Chorlton Planning		
c/o North Ainley Halliwell Solicitors, 34/36 Clegg Street, Oldham OL1 1PS		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
0750/4/005/S Support Joint Case	6/10	H1.1
Support the recommendation of Inspector's report. We welcome the site being reallocated as a Phase 1 Housing site. It will help provide much needed housing in a sustainable location.		
0750/4/004/S Support Joint Case	6/15	H1.2
Support the recommendation of the Inspector. We welcome the site being reallocated as a Phase 1 Housing site. It will help provide much needed housing in a sustainable location.		
0750/4/006/S Support Joint Case	6/20	H2.1
Support the recommendation of the Inspector. We welcome the site being reallocated as a Phase 1 Housing site. It will help provide much needed housing in a sustainable location.		
0750/4/007/S Support Joint Case	6/22	H1
Support the recommendation of the Inspector. We welcome the site being reallocated as a Phase 1 Housing site. It will help provide much needed housing in a sustainable location.		
Greenfield & Grasscroft Residents Assocn		
Sycamore Mount, Kinders, Greenfield, Oldham		
0174/4/021/S Support Council's Decision Not to Accept Inspector's Recommendation Joint Case	None	
Support Council's decision not to accept Inspector's recommendation. No reason for Green Belt to be altered here. Boundary is clear and defensible. It is important green space is retained along parts of Manchester Rd to prevent spread of urbanisation.		
M.G. Hill		
1 Edward Road, Shaw, Oldham OL2 7EZ		
0215/4/001/O Objection	11/8	OE1.10
The change in name from Local Green gaps to Other Protected Open Land indicates that these Gaps are not necessarily going to be maintained in their natural format, otherwise why the change?		
Holroy Developments		
572 Middleton Road, Chadderton, Oldham OL9 0HF		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
0126/4/017/S Support Joint Case	11/3	OE1.1
Support proposed recommendations in respect of our interest of land at Rochdale Road Summit Royton.		
0126/4/018/S Support Joint Case	6/10	H1.1,H1.1.28
Support the proposed modifications in respect of our interest of land at Parkside Farm, Chadderton. We also support the housing numbers recommended by the Inspector in his report.		
Mr J. Jaskolka		Agent : Chorlton Planning
Alderney Farm, 748 Ripponden Road, Grains Bar, Oldham OL4 2LP		
0093/4/001/O Objects to Council's Decision Not to Accept Inspector's Recommendation	None	OE1
The Council has accepted the Inspector's recommendation to add and delete land from the green belt. Some of these sites are small and similar to the subject site. It is unreasonable to take a different view. The allocation of the site for housing would tidy up the boundaries of the area. The objector states that he has not had the opportunity to address the access constraints and does not accept that only three to four dwellings are acceptable. The site is close to a HMR area. The site would add to the range and type of housing in the area.		
John Saxon Ltd		Agent : Chorlton Planning
Friarmere Dell, Delph, Oldham OL3 5DF		
0099/4/005/S Support	6/22	
Fully support Inspector's recommendations. When the Inspector produced his report it was without the benefit of the decision on planning applications on Lumb Mill site. They have now been approved and modifications concur with the approved scheme.		
0099/4/006/S Support	6/20	H2.1
Fully support Inspector's recommendations. When the Inspector produced his report it was without the benefit of the decision on planning applications on Lumb Mill site. They have now been approved and modifications concur with the approved scheme.		
0099/4/007/S Support	6/10	H1.1
Fully support Inspector's recommendations. When the Inspector produced his report it was without the benefit of the decision on planning applications on Lumb Mill site. They have now been approved and modifications concur with the approved scheme.		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
0099/4/004/S Support	5/6	B1.3
Fully support Inspector's recommendations. When the Inspector produced his report it was without the benefit of the decision on planning applications on Lumb Mill site. They have now been approved and modifications concur with the approved scheme.		
L. Thompson		
205 Foxdenton Lane, Middleton Junction, Manchester M24 1QN		
1962/4/001/O Objection Joint Case	5/2	B1.1
Existing business development has caused a considerable increase in traffic along Foxdenton Lane, particularly HGV traffic. 7.5 ton limit ignored. Steps should be taken to seriously address the existing problems without further extensions to the business development.		
M. Stewart		
181 Foxdenton Lane, Middleton, Manchester M24 1QN		
1960/4/001/O Objection Joint Case	5/2	B1.1
Objects to the allocation of land at Foxdenton for employment use. Considers this to be another encroachment in to a residential area which is already plagued by HGV's ignoring the 7.5 ton weight limit. Also concerned that the use of Foxdenton Lane by HGV's is inconsistent with the location and use of Foxdenton Hall on a blind bend. Additional employment development would destroy the atmosphere the heritage of the hall creates. Also concerned that employment based development would have a negative impact on local wildlife.		
Mr I. and Dr S.L. Burke		Agent : Chorlton Planning
305 London Road, Appleton, Warrington WA4 5JB		
1963/4/001/S Support Joint Case	6/10	H1.1
Support allocation of site for mixed use development within/close to District Centre will allow for comprehensive redevelopment of area. Will give much greater flexibility for future use. Re-allocation of housing from Phase 2 to Phase 1 welcomed.		
P & D Northern Steels Ltd		Agent : Chorlton Planning
Mosshey Street, Shaw, Oldham OL2 8QL		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
0166/4/006/O Objects to Council's Decision Not to Accept Inspector's Recommendation	None	B2.1
<p>The justification for not accepting the Inspector's recommendation was that a S106 agreement pertaining to the recreational use of land applied to the site. However the S106 relates to adjacent land and not the objection site. In view of this the Inspector's recommendation should be accepted.</p>		
L. Perrins		Agent : Chorlton Planning
176 Oldham Road, Springhead, Oldham OL4 5SJ		
0115/4/004/O Objection	11/11	OE1.10
<p>Although adjacent to LGG13, the site is urban in character being part of the development centred on Springhead Congregational Church, School Street and 15-23 Radcliffe Street. The site is accessible and is in a sustainable location. It is of a size and shape that is appropriate for housing and would not detract from the attractiveness of the countryside.</p>		
Robert Scott & Sons		Agent : Chorlton Planning
Oakview Mills, Manchester Road, Greenfield		
0020/4/003/O Objects to Council's Decision Not to Accept Inspector's Recommendation	None	OE1
<p>The recommendation to delete Springfield Farm from the Green Belt is supported for the reasons given by the Inspector. Changes to green belt designations have been made in accord with the Inspector's recommendations - there is no reason why this site should be treated any differently. The release of the land from green belt could create a mixed-use development which may assist the car parking needs of the adjacent mill. The former Co-op and farm are in effect a brownfield site.</p>		
Mr & Mrs N Saxon		
58A Manchester Road, Greenfield, Oldham OL3 7HJ		
0434/4/001/S Support Joint Case	11/2	OE1.1
We are happy the land adjacent 58A Manchester Road has been taken out of the Green Belt.		
Peter Sykes		
736 Ripponden Road, Moorside, Oldham OL4 2LP		
0022/4/001/O Objects to Council's Decision Not to Accept Inspector's Recommendation Joint Case	None	OE1
The land should be building land for residential development.		

Schedule of Objections and Representations to
 Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
 By Name

Name	Modification Number	Policy
The Environment Agency		
Appleton House, 430 Birchwood Boulevard, Birchwood Warrington WA3 7WD		
0665/4/017/O Objection	5/2	B1.1
The land at Foxdenton is within the Agency's Flood Zones 2 and 3. Flooding and its impact on the natural and built environment are material planning considerations. PPG25 and draft PPS25 both state that there is a requirement that a strategic flood risk assessment should be undertaken in order to provide information in order to apply the sequential test approach.		
0665/4/018/O Objection	6/10	H1.1.30
Land at Greenfield Bowling Club is within the Agency's Flood Zones 2 and 3. Flooding and its impact on the natural and built environment are material planning considerations. PPG25 and draft PPS25 both state that there is a requirement that a strategic flood risk assessment should be undertaken in order to provide information in order to apply the sequential test approach.		
The National Trust		
NW Region, Stamford Estates Office, 18 Market Street, Altrincham WA14 1PH		
1616/4/018/S Support Joint Case	1/1	,1.25
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		
1616/4/019/S Support Joint Case	2/1	,2.3f
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		
1616/4/020/S Support Joint Case	11/13	OE2,11.70
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		
1616/4/021/S Support Joint Case	13/12	NR3.1,13.77
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		

**Schedule of Objections and Representations to
Oldham Replacement Unitary Development Plan Post Inquiry, March 2006
By Name**

Name	Modification Number	Policy
1616/4/022/S Support Joint Case	13/17	NR3.2,13.88
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		
1616/4/023/S Support Joint Case	12/2	C1.1,12.5
The National Trust fully support the changes and that they will now be incorporated into the Adopted UDP Review.		