

Oldham

Local

Plan

**Regulation 18 Summary of
Comments Received and the
Council's Response**

July 2021



Oldham
Coun

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1 Introduction

- 1.1** Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Development Plan Document adopted November 2011 and any saved policies from the Unitary Development Plan (UDP) 2006. Between 10th July and 21st August 2017 the council consulted the Regulation 18 Notification. Views were sought on:
- what the Local Plan should contain and what are the key planning issues for Oldham; and
 - what, in broad terms, should be the main aims of the Local Plan.
- 1.2** The Local Plan will guide development in the borough up to 2037.
- 1.3** This document summarises the comments received as part of the consultation along with the council's response.
- 1.4** If you would like further help in interpreting this document please contact the Planning Team on the following telephone number: 0161 770 4061.
- 1.5** You can also email the team at SPI.Consultations@oldham.gov.uk.
- 1.6** All documents connected with the Local Plan are available on the council's [Local Plan](#)⁽¹⁾ webpage.

1 https://www.oldham.gov.uk/info/200585/local_plan

2 Consultation on the Regulation 18 Notification

2.1 The Regulation 18 Notification was subject to a period of formal consultation from 10th July to 21st August 2017. Consultation included the following:

- A public notice was published in the Oldham Evening Chronicle.
- A press release was prepared.
- The Regulation 18 Notice was available on the Council's website.
- The Regulation 18 Notice and a poster was available at public libraries and at the Council's Planning Reception.
- Posters were sent to community centres including post offices and community centres.
- A letter or email was sent to those individuals and organisations on the mailing list regarding the Regulation 18 Notification.
- An email was sent to Councillors.
- The Regulation 18 Notice was available to view and comment on via our Consultation Portal ⁽¹⁾.

2.2 An Integrated Assessment (IA) Scoping Report was produced and published alongside the Regulation 18 Notification (this incorporated Strategic Environmental Assessment / Sustainability Appraisal requirements). The Scoping Report is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework. The role of a IA is to promote sustainable development through assessing the emerging Local Plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated against and for net gain to economic, social and environmental objectives to be made.

2.3 Comments received in relation to the the Scoping Report can be found in the Scoping Report Update 1.

1 <https://oldham.objective.co.uk/portal/oc/>

3 Summary of Key Issues raised and the council's response

- 3.1** Table 1 sets out a summary of the key issues that were raised during the Regulation 18 notification consultation in 2017 and how the council has sought to address these issues. The table identifies the key themes that were raised, rather than every comment raised. It does not address comments in relation to specific sites.
- 3.2** In addition, the comments have also fed into the Topic Papers which support the Local Plan. The responses have helped identify the key issues that the Local Plan needs to address.

Table 1 Summary of Key Issues raised and the council's response

Key Issue	Council response
<p>Relationship with other plans:</p> <ul style="list-style-type: none"> • Need to make clear how the Local Plan will relate to GMSF (now Places for Everyone) and how delimitation will be made between strategic and non-strategic policies. • Need to support Saddleworth Neighbourhood Plan. 	<p>The Issues and Options Section 3 explains the relationship between the Local Plan, National Planning Policy Framework (NPPF), Places for Everyone (previously GMSF), and Neighbourhood Plans.</p>
<p>Green Belt and rural policies:</p> <ul style="list-style-type: none"> • Oppose the release of Green Belt for development needs. • The Local Plan should allocate non-strategic sites at the micro level for development. • Need to allow the development of low quality Green Belt or safeguarded land. • The Local Plan should identify land to be safeguarded for future development needs. • Green Belt policies should remain strong. • There is a need for rural policies. 	<p>The review of the Green Belt is being undertaken as part of Places for Everyone - a Joint Development Plan Document for nine Greater Manchester districts. Green Belt boundaries will therefore not be addressed as part of the Local Plan review.</p> <p>Plan Objective 5 covers the Green Belt and the Issues and Options considers whether land should be safeguarded (for future development) (see Local Green Space questions, section 18).</p> <p>Planning policy on considering development within the Green Belt is set at a national level in NPPF. However, the Issues and Options has raised questions in relation to Green Belt enhancement (section 18).</p> <p>Section 15 within the Issues and Options addresses farm diversification. However, other policy areas will link with rural issues e.g. green infrastructure, employment and housing.</p>
<p>Other Protected Open Land:</p>	<p>There is no reference to OPOL in NPPF, however it does set out an approach for</p>

Key Issue	Council response
<ul style="list-style-type: none"> • Oppose loss / development on Other Protected Open Land (OPOL). • OPOL sites need to be reviewed and either fully / partly released for development. 	<p>Local Green Space (LGS). LGS is a way to provide special protection against development for green areas of particular importance to local communities. A LGS can only be designated through a Local Plan or Neighbourhood Plan.</p> <p>To align with NPPF an assessment of the borough's designated OPOL has taken place against LGS criteria. The outcome of this is set out in the Issues and Options document. OPOL that meets the LGS criteria is proposed to be taken forward in the Local Plan review as LGS and allocated on the proposals map as such. Boundary changes (removals and additions) have also been proposed.</p> <p>It is hoped that having an up to date assessment will help protect these sites from inappropriate development. A new LGS is also proposed.</p> <p>Some OPOL sites did not meet the criteria, it is proposed that these are not taken forward as LGS and are de-designated. The Issues and Options asks questions about how these sites should be taken forward in the Local Plan review.</p> <p>Plan Objective 5 covers Local Green Spaces.</p>
<p>Brownfield land:</p> <ul style="list-style-type: none"> • Preference for development on brownfield land first before greenfield land. • Mills and vacant buildings / land should be used for redevelopment. • The need to establish a brownfield register. 	<p>The Local Plan Objective 1 (Housing) seeks to ensure appropriate densities and make the best and most effective use of brownfield land, including through the use of vacant and underutilised land and buildings.</p> <p>Section 14 (Housing) explains that the Strategic Housing Land Availability Assessment (the document that identifies potential housing sites) identifies that 74% of future housing supply is on brownfield land, with a further 14% on mixed sites (brownfield and greenfield). The Issues and Options acknowledges that there is a need to increase the development of appropriate brownfield land within the borough and ensure this remains a significant portion of the housing land supply going forward.</p>

Key Issue	Council response
	<p>The council is committed to supporting the development of brownfield land, for example work is underway as part of the council's 'Creating a Better Place' agenda to identify a series of residential-led development opportunities as part of repurposing Oldham Town Centre, to deliver around 2,500 new homes on brownfield land, alongside wider improvements to the town centre. A Mills Strategy has also been commissioned looking at which undesignated mills (mills that are not listed) should be protected and whether they have scope for conversion, taking into account viability and other constraints. The strategy will also identify which undesignated mills are of less importance and where opportunities arise the council may be able to be less protective over these mills, potentially enabling them to be developed for alternative uses, such as new homes.</p> <p>The latest brownfield register is available to view on the councils website⁽¹⁾.</p>
<p>Transport Infrastructure - Congestion:</p> <ul style="list-style-type: none"> Concerns around traffic / congestion and road safety. <p>Sustainable transport:</p> <ul style="list-style-type: none"> Improvements in walking and cycling infrastructure needed. The need for frequent reliable public transport. Housing should have electric vehicle charging points. 	<p>Plan Objective 9 sets out the need to promote accessible and sustainable transport choices.</p> <p>Transport for Greater Manchester (TfGM) has been working with the Greater Manchester Combined Authority (GMCA), the ten Greater Manchester councils and the Greater Manchester Mayor to prepare new, and updated, transport strategy documents that cover the city-region. This work includes a refreshed version of the long-term, statutory local transport plan - the Greater Manchester Transport Strategy 2040 - and a final version of Our Five-Year Delivery Plan (2020-2025) which sets out the practical actions planned to deliver the Strategy over the next 5 years. In addition, ten new Local Implementation Plans (LIP) have also been prepared (one for each Greater Manchester council), including Oldham.</p>

1 https://www.oldham.gov.uk/info/200585/local_plan/2043/brownfield_land_register

Key Issue	Council response
	<p>Oldham's LIP is a 'live' document that can be updated as appropriate to reflect changing priorities. It includes details of local delivery priorities for the next five years, which include place-specific schemes as well as a range of boroughwide programmes or initiatives with multiple locations or where locations are yet to be determined, ranging from Bikeability cycle training, to minor traffic management works, to congestion hotspot measures, bus stop enhancements and maintenance.</p> <p>Section 21 of the Issues and Options sets out more details of this.</p> <p>Section 21 also sets out the need to ensure that developments are in accessible locations and have good public transport accessibility to encourage sustainable transport modes.</p> <p>The site selection methodology and Integrated Assessment will also consider public transport accessibility and access to services in considering a site's suitability for allocation.</p> <p>Section 21 also addresses electric vehicles with specific questions posed.</p>
<p>Accessibility needs to be addressed:</p> <ul style="list-style-type: none"> • Footpaths and pavements need to be planned for wheelchair users. • Some areas have no / very narrow pavements. • Need more disabled car parking spaces. • Buildings need to be accessible to wheelchair users. 	<p>Section 20 of the Issues and Options addresses inclusive design.</p>
<p>Green Infrastructure:</p> <ul style="list-style-type: none"> • The need to maintain and enhance green infrastructure, including nature designations and provide safe open space, including recreation facilities, to deliver a wide range of benefits. 	<p>To help set out how Green Infrastructure is to be improved and delivered within Oldham, a Green Infrastructure Strategy for Oldham will be prepared using the guidance for Greater Manchester on embedding Green Infrastructure principles and incorporating local aspirations. The Strategy will set out</p>

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<ul style="list-style-type: none"> Impacts from development on biodiversity need to be considered. Landscape character must be protected, conserved and enhanced. 	<p>the findings and standards from an updated Open Space Study, identify future maintenance practices and identify GI interventions and delivery actions.</p> <p>Plan Objective 5 and section 19 of the Issues and Options addresses Green Infrastructure.</p> <p>The Issues and Options recognises the hierarchy of nature designations in the borough and the need to protect and enhance biodiversity and ask questions in relation to biodiversity net gain (section 19).</p> <p>A Greater Manchester Landscape Character and Sensitivity Assessment has been prepared and the need to embed this within the Local Plan has been referenced within the Issues and Options (section 19).</p>
<p>Social Infrastructure:</p> <ul style="list-style-type: none"> Concerns around social infrastructure e.g. school places, health care , leisure centres etc. 	<p>The Vision section sets out that Oldham will continue to prioritise and value education and skills, supporting key capital and revenue schemes to increase the skills and education achievement rates, alongside supporting all providers to be rated Good or Outstanding.</p> <p>Planning Objective 7 states the Local Plan will support the provision of new modern school buildings that enhance learning and contribute to improved outcomes for children and young people and will facilitate new health and well-being facilities and encourage local and accessible health and well-being services.</p> <p>Section 21 sets out the need to ensure that developments are in accessible locations - this includes being accessible to key services such as schools and health services.</p> <p>Section 22 addresses social infrastructure and acknowledges there is a need to ensure that schools have sufficient capacity to accommodate new pupils from developments and enough places can be</p>

Key Issue	Council response
	<p>created to accommodate them, in the right locations. Section 22 sets out the aim to provide new or improved health, sport and recreation facilities and greenspaces to support housing and address deficits, particularly in areas of recognised need.</p> <p>Section 23 addresses infrastructure, including planning obligations.</p> <p>A Health Impact Assessment as part of the Local Plan Integrated Assessment will also be prepared.</p>
<p>The need for other infrastructure:</p> <ul style="list-style-type: none"> • Electricity, gas, water and sewerage. • Broadband - the need to improve broadband speeds. 	<p>Plan Objective 3 seeks to provide opportunities to grow local businesses and create jobs by supporting the expansion of digital infrastructure to assist economic growth and social well-being.</p> <p>Section 23 addresses infrastructure, including planning obligations.</p> <p>The Statement of Community Involvement (Appendix 1) lists the types of consultation bodies that will be consulted as part of Issues and Options. This helps to ensure that issues regarding infrastructure are adequately addressed in the Local Plan review.</p>
<p>Housing type:</p> <ul style="list-style-type: none"> • The need for affordable and social housing that meet local need. • Size, type and tenure are important considerations. • No need for executive style homes. • Do not wish to see a lot of high tower accommodation. • Need housing for older people wishing to downsize. • The need for adapted homes for people with disabilities. • Need to tackle homelessness and homes for younger people. • Need to address the impact of Houses of Multiple Occupation. 	<p>Plan Objective 1 and section 14 of the Issues and Options addresses 'Homes'.</p> <p>This covers housing need and the imbalances in terms of size, mix and type of new homes required across the borough. Section 14 also acknowledges homelessness.</p> <p>Section 14 addresses providing homes for an ageing population, homes for disabled people, affordable homes and Houses in Multiple Occupation.</p> <p>Section 14 also covers densities and making the most effective use of land.</p>

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<p>Housing numbers:</p> <ul style="list-style-type: none"> • Figures need to be revisited. • Supply of housing land should be increased. • Need to demonstrate sites are deliverable. • Need a combination of large and small sites to deliver housing. <p>Locations:</p> <ul style="list-style-type: none"> • Need to be in accessible locations and next to public transport. • Town centres can be redeveloped for higher density housing that respects landscape and character. • Consider proximity to wastewater treatment works as could have adverse impacts. • Consider sites previously used for employment. 	<p>Plan Objective 1 and section 14 sets out the latest Local Housing Need and supply. This section also addresses the need to identify sites of different sizes.</p> <p>Section 14 sets out density assumptions this includes a higher density in town centres.</p> <p>Section 21 sets out that there is a need to ensure that developments are in accessible locations and are accessible to key services and public transport.</p> <p>The site allocation process, including Integrated Assessment will consider a range of sites, which may include those previously used for employment, such as mills and will consider whether there is likely to be any environmental health issues such as odour and noise. The IA will also consider the sites accessibility to key services and public transport.</p>
<p>Employment:</p> <ul style="list-style-type: none"> • Need to rethink the industrial strategy, considering the location to Manchester. Do not need more warehouses. • The need for job creation and economic growth that matches growing sectors; • Support digital businesses. • Need a range of employment sites in suitable locations. • Support small businesses and technology companies in Saddleworth. 	<p>Plan Objective 3 and section 15 of the Issues and Options addresses the economy and employment. This section highlights the priority economic sectors for Oldham and whether our designated Business Employment Areas and Saddleworth Employment Areas are attractive to these sectors.</p> <p>Section 15 also seeks opinions on employment allocations.</p>
<p>Centres and retail:</p> <ul style="list-style-type: none"> • Must define hierarchy of centres and define extent of centres and primary shopping areas. • Retail study needs updating. • Need to ensure appropriate provision of retail. • The need for shops - independent and national. 	<p>Plan Objective 4 and section 16 covers 'Centres'. It sets out the retail hierarchy from the recently completed Retail and Leisure Study.</p> <p>The study provided an assessment of retail and leisure needs in Oldham and will help to inform new retail and town centres policies.</p>

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<ul style="list-style-type: none"> • New retail should not leave existing buildings derelict. Impact on traffic should be a defining factor. • Should invest in smaller local centres and introduce new retail areas to support neighbourhoods where there is no retail provision. • Support mixed use developments. • Need high quality amenities. • Need to provide parking and improve local transport to encourage residents to shop local. • Too many fast food shops. • Need to introduce Article 4 directions. 	<p>There is also a specific section on Oldham Town Centre within Section 16 which seeks opinion on a range of issues, including on mixed use developments and Article 4 Directions.</p> <p>Section 21 'Transport and Improving Connectivity' includes questions on parking standards.</p> <p>Section 22 'Communities' aims to control and manage the impact of takeaways and fast food outlets to avoid over concentration and direct them away from schools and hospitals. There is a specific spatial option on restricting hot food takeaways.</p>
<p>Culture -</p> <ul style="list-style-type: none"> • The need to safeguard and promote culture activities and venues. • The need to promote tourism 	<p>The Issues and Options has sought to address issues on culture, tourism (plan objective 4 and section 15) and community facilities (plan objective 7 and section 22).</p>
<p>Heritage:</p> <ul style="list-style-type: none"> • Heritage is an asset in the borough and should be used to enhance the borough and protect distinctiveness. • Need to ensure the conservation and enhancement of the historic environment. • Need to ensure new sites do not have an adverse impact on heritage assets. 	<p>Plan Objective 8 and section 20 'The Built Environment' addresses Oldham's historic environment and the need to protect and enhance heritage assets. The Oldham Town Centre Conservation Area Appraisal and Management Plan and the emerging Mills Strategy provide evidence base to support the Local Plan to ensure a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>A Historic Environment Assessment will be completed to support site allocations to ensure site allocations do not cause unacceptable harm to heritage assets, including their settings.</p>
<p>Design:</p> <ul style="list-style-type: none"> • Need to reduce crime and anti-social behaviour. • Housing must be in keeping with the area. • Need to be careful not to spoil adversely impact areas. 	<p>The following Plan Objectives address these issues:</p> <p>Plan Objective 4 seeks to support town centres by creating safe, healthy and friendly town centres that are accessible for all, enable active streets and decrease the opportunities for crime.</p>

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<ul style="list-style-type: none"> • Development should have to meet standards such as BREEAM. • Design policies should not be too prescriptive. 	<p>Plan Objective 7 Improving life-chances and the health and well-being of our residents and local communities by reducing crime and fear of crime and promoting community safety, through good design of the built environment.</p> <p>Plan Objective 8 Improving and valuing a better environment, including the borough's historic environment, by ensuring that development responds positively to the local character, townscape and distinctiveness of the different communities within Oldham, taking into account any conservation area management plans and design codes.</p> <p>Section 20 addresses design and acknowledges the need to understand local identity, character and distinctiveness to prevent the erosion of a sense of place. It identifies the need to set out design policies and codes that set out design principles.</p> <p>There are a number of questions on design to help scope out what the Local Plan should cover.</p>
<p>Flood Risk and water quality:</p> <ul style="list-style-type: none"> • Development should not take place in areas prone to flooding. • Water storage should take place in the uplands. • Impermeable surface water run off must be considered. Sustainable drainage encouraged. • Need to consider Groundwater Source Protection Zones. 	<p>Plan Objective 6 and section 17 addresses flood risk and water quality. This sets out the need for Strategic Flood Risk Assessments (SFRA) to be used to assess if sites are suitable for allocation on flood risk grounds. This is called the Sequential Test.</p> <p>Section 19 Green Infrastructure (GI) also acknowledges the role that GI can play in helping to mitigate against flood risk.</p> <p>The Local Plan acknowledges that surface water flood risk is a issue in the borough and asks questions regarding drainage standards and SUDS.</p> <p>Groundwater Source Protection Zones are considered as part of the site allocation process to ensure that any sites that fall within these zones are identified.</p>

Key Issue	Council response
<p>Climate Change and Energy:</p> <ul style="list-style-type: none"> • High energy efficiency and renewable energy sources should be imposed on new developments. Affordable warmth is important. • Support for larger renewable / low carbon energy schemes. • There is poor air quality. 	<p>Plan Objective 6 and section 17 addresses renewable and low carbon energy. This acknowledges the need to identify the potential for renewable and low carbon energy and the issue of fuel poverty.</p> <p>Air Quality is addressed in Objective 7 and section 21 and is also referenced in other sections of the Issues and Options.</p>
<p>Health:</p> <ul style="list-style-type: none"> • Issues of obesity, mental health and well being, loneliness and inequalities across the borough. • Impacts from air quality. 	<p>Health is addressed throughout the Issues and Options in the vision and Plan Objectives 4, 5, 7 and 8 and in relation to Green Belt (section 18), residential gardens and food growing (section 19); the built environment (section 20); key services and Streets for All (section 21); and Health and Well being (section 22).</p>
<p>Communication:</p> <ul style="list-style-type: none"> • Issues raised over consultation techniques • Website is dated and unhelpful. 	<p>The council carries out consultation in line with the Statement of Community Involvement (SCI).</p>

4 Summary of Comment's and the Council's response

- 4.1 Table 2 sets out a summary of the comments raised during consultation on the Regulation 18 Notification and how these issues have been addressed. Table 1 provides a more detailed explanation of how the key issues have been addressed.
- 4.2 The council has noted where comments relate to Places for Everyone (formerly Greater Manchester's Plan for Homes, Jobs and the Environment - Greater Manchester Spatial Framework (GMSF)). Places for Everyone is a joint Development Plan Document being prepared by nine Greater Manchester authorities.

Table 2 Summary of Comments and the council's response

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
Miss Alison Pickering			I would strongly oppose the proposed use of Green Belt land between Sholver/Moorside and Heyside which would consume the Beal Valley for the provision of housing or commercial buildings.	These comments relate to Places for Everyone, which is subject to its own consultation processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.
Mr Ross Anthony	The Theatres Trust	<p>Culture and the creative industries play a key role in developing vibrant town centres which are at the economic and social heart of sustainable communities. Cultural and community facilities support the day to day needs of local communities and help promote well-being and improve quality of life. It helps develop a sense of place and makes communities unique and special.</p> <p>Cultural facilities include theatres, live music venues, community spaces, museums, cinemas, libraries and other public and performance venues, and they are important in</p>		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
		<p>supporting the local, visitor and night time economy by attracting people to these centres where other businesses then benefit from the flow on effects.</p> <p>The National Planning Policy Framework (NPPF) 2012 provides clear directions about the importance of safeguarding and promoting culture activities and venues in their areas.</p> <p>The Theatres Trust recommends suggest policy wording for Cultural and Community Facilities</p> <p>For clarity, and so that guidelines are clear and consistent, the accompanying text and the Glossary should contain an explanation for the term 'cultural and community facilities'. We recommend this succinct all inclusive description which would obviate the need to provide examples: cultural and community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p>		
Mr Peter Buckley		<p>The Local Plan should take into account the existing local environment and land allocated as Green Belt when deciding on the future use to ensure the most suitable use of available land. This must take into account the views of all of the community to satisfy the needs of all concerned parties. Housing, transport and work places are critical in the</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
Mrs Jemma Mills		<p>formation of the Local Plan and will have to be made in the best interests of all with regard to environmental and economic restrictions.</p> <p>Not to build on greenfield sites if there is brownfield land available.</p> <p>Take current population figures into account when building so not to cause overcrowding.</p> <p>Look at the likelihood of planning being passed before allowing builders to submit their planning applications so local residents are not caused undue worry and stress.</p> <p>Do not say that houses are needed in particular areas when they are not.</p> <p>Lees Rd/Oldham Rd from Mumps to Diggle cannot cope with the amount of traffic that it currently has during peak travel times; the standing traffic must be contributing to air pollution.</p> <p>Inform residents of plans from the start.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>
Mr Michael Pickering		<p>I feel the Local Plan for Oldham, specifically the Beal Valley, is completely wrong. The local roads cannot support such an increase in the volume of traffic and the disturbance to existing residents to strengthen infrastructure and roads is</p>		<p>These comments relate to Places for Everyone, which is subject to its own consultation</p>

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		<p>unnecessary. The plan for industrial units is senseless and these would be empty. The tram lines does not need a further stop on that line.</p>		<p>processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.</p>
Mrs Rebecca Nowell		<p>We need to maintain and retain green spaces where wildlife live. We don't need to be adding houses to land that should be protected. There are plenty of empty homes. The noise and disruption would provide housing but there are not enough school places to warrant this.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>
Mrs Tracey Meadham		<p>Local residents need a guarantee of basic community services such as being able to make an appointment at a local health care centre. Traffic congestion needs to be kept to a minimum. Local children and vulnerable people need to be able to cross roads safely. Residents and wildlife deserve to be able to preserve open spaces.</p> <p>Every child deserves a local school place as close as possible to their own home. Parks and open spaces are important to local community. Children deserve a safe open space in which to explore.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
Mr John Connery		Concerned that any developments built upon OPOL will have a detrimental impact on not only the wildlife and environment but on the beauty that makes our area so distinctive.	OPOL 12 protection should be extended to the land at Knowles Lane as this would keep the land in its current state for the community to enjoy.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mrs Anne Rainsford		It is important when looking at the Local Plan to preserve our natural green open spaces, including woodlands and streams etc. These areas provide locals and visitors with natural areas for walking and relaxation, the wide variety of wildlife and plants are a pleasure to see. Green spaces should be preserved not just for our generation but for future generations. Our town is surrounded by derelict and run down mills why are these areas left to be vandalised and rot rather than using the valuable spaces for redevelopment.		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mr Anthony Faulkner		<ul style="list-style-type: none"> The GMSF has not reached its 2nd draft. Surely any Local Plan cannot be formulated until the GMSF plan is finalised. One of the main objections to the GMSF was the concentration of all Oldham Borough's proposed new development in the NW of the Borough. Again, any 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Kathy Brooks		<p>Local Plan will depend on how the GMSF intends to address this major criticism.</p> <ul style="list-style-type: none"> All the dereliction, old unused mills and vacant property should be targeted for re-development before any Green Belt or OPOLs are considered. OPOLs are far more beneficial to local communities than remote Green Belt so their protection should be maintained. The main emphasis should be on providing affordable housing rather than the more expensive type. <p>The key planning issues for Oldham and the main aims of the Local Plan should be to:</p> <ul style="list-style-type: none"> protect the Green Belt and OPOL ensure building is on brownfield sites rather than greenfield sites (which should only be developed if no brownfield sites exist) establish a register of all brownfield sites carry out a full assessment of the impact of any proposed developments on local services <p>The plan should be based on the needs of the local community, including the need to protect open spaces, rather than the desires of developers.</p>		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Matthew Broadbent		<p>The Local Plan needs to adopt an evidence based approach to anticipating Oldham's demographic and economic future. This can be broadly broken down into three categories: social, economic and structural. This is what should be addressed in a Local Plan:</p> <p>Population projections - The Greater Manchester: Strategic Housing Market Assessment (SHMA) published in October 2016 projected a population rise of 20,000 for Oldham over the next 20 years. The SHMA did not anticipate the referendum result to leave the European Union, and made no provision for it in its calculations. Figures need to be revisited once it becomes clear what form Brexit will take.</p> <p>Housing demand review - Oldham is one of the most affordable areas in the country, so it does not necessarily follow that a housing shortage nationally translates to a housing shortage in Oldham.</p> <p>Type of housing - Oldham Council needs to be careful to not conflate a requirement for social housing with a general housing shortage. With long council house waiting lists there is a clear shortage of council houses so you really have to question whether building "executive style homes" on the Green Belt is what the town needs, or rather just what developers want.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>An up-to-date publicly available Brownfield Register - The most recent publicly available register of brownfield land is from 2012, and indicates that it could accommodate 3,000 homes. The GMSF SHMA (p. 206) indicated that Oldham's existing land supply was actually in the region of 8,000 dwellings. Clearly there is some discrepancy in the numbers here, so an immediate task should be to get a comprehensive Brownfield Register up to date and published.</p> <p>Infrastructure - Electromagnetic inductive roads - To meet the fuelling demand virtually every home with a car will need to be fitted with a charging point; Oldham could be innovative in this regard and explore the possibility of fitting electrical field generators beneath the roads as they are naturally resurfaced. Vehicles could be charged through electromagnetic inductance as they traverse Oldham's roads without ever having to be plugged into a charging outlet.</p> <p>Infrastructure - Wind power - Electrically powered vehicles will place a greater demand on the national grid, and Oldham could explore KiteGen (https://en.wikipedia.org/wiki/KiteGen) as a possible replacement for its inefficient wind farms.</p> <p>Infrastructure - Broadband speeds - Oldham is still plagued by low broadband speeds. Oldham Council needs to ensure that every home has access to internet speeds of at least 20Mb/s and business premises should have access to at least 50Mb/s.</p>		

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Mr Paul Heaps		<p>Economy - Oldham needs to rethink its industrial strategy. Building more warehouses is short-term thinking. Oldham is in a geographically advantageous position: it is situated on the outskirts of Manchester but with cheaper land and property it is able to offer offices, factory space and premises at a lower overhead. With a concentration of universities within the region, recruitment should not be a problem for even large companies.</p> <p>The main aim of the Local Plan should encompass:</p> <ul style="list-style-type: none"> • An outline of the zones of the borough earmarked for future development and an outline of the likely types of use intended within each zone. • It should determine in broad terms the key elements of infrastructure that will be required to support such usage. • The key skills and capacities that will be required in the borough to ensure the plan is sustainable. It should indicate how the borough can then attract and retain the required skills and human capacities to sustain a vibrant local society via the provision of high quality housing, education, transportation and amenities. • The plan should show how the area's heritage (industrial, cultural, commercial, artistic and landscape) can be leveraged to enhance the development of the borough in a way that is consistent with and preserves the ethos and spirit of the borough over hundreds of years. 		

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Mr Michael Healy		Any future strategic plans must focus open spaces for the betterment of communities. Must avoid urban sprawl, existing corridors of open spaces must be maintained. Governance must be included to ensure existing communities are not penalised in the drive to hit central government targets.		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mr Mark Simpson		It is important that OPOL remains protected, especially given the amount of urban development over the past number of years. It is important to preserve the distinctiveness of an area, which contains green open space, especially if it also contains natural open space, mature woodland, streams or brooks. These areas also provide a variety of wildlife and plants. Developing these sites would result in a permanent loss of a green open space within a basic urban environment, and as a result would be a loss to the wider public as well as local residents.	Request the retention of OPOL 12 Thornley Brook.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mrs Power		I would like the following points to be considered throughout all planning and preparation stages of the Local Plan: <ul style="list-style-type: none"> Green Belt and Other Protected Open Land should remain protected and under no circumstance be allowed to be built upon. There are extensive research links to the health benefits of open spaces. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
		<ul style="list-style-type: none"> All brownfield sites should be utilised first before any new development areas are considered; and only then, when these have been exhausted, should the council begin to look at other possible housing developments. 'Affordable housing' must not become a term used loosely. Research into the amount of 'affordable housing' already available should be completed in depth. The right kind of houses in the right kind of places, houses should not just be thrown up where they do not match the type of housing estates to which they are close to. Affordable housing first and foremost needs to be 'affordable' to the people seeking housing. Natural areas providing home to wildlife and human recreational use should be protected and maintained. Accessibility should be a key factor for Oldham. Footpaths/pavements need looking at in terms of lowered curbs and 'flatness', including not as many slants. Wheelchair users should be at the forefront of such planning. Disabled parking spaces are few and far between, most car parks in Oldham use the standard tariff for blue-badge holders - something that seems to be considered better within many other boroughs. Shops/buildings in general need further consideration for wheelchair users - getting through the front (or more commonly the back) door is not the only way to make the building accessible. The spaces left inside need to also be wide enough for all wheelchair widths, seat 		

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Dr A Butterworth		<p>spaces need to reflect the needs of wheelchair users, as do table/shelf heights etc. The number of accessible homes is also something that needs improving throughout Oldham. People who use wheelchairs also need larger family homes, again, something that should be considered by the new housing proposals - are they affordable to all, are they accessible to all?</p> <ul style="list-style-type: none"> • Health benefits of green/ open space should be emphasised and protected for this purpose. • All green space and OPOL should be protected and maintained. • Over development of the western part of the borough compared to the east in recent years – reflected once again in the GMSF. • Local areas of open land compared to remote areas of Green Belt are of more benefit and should be protected. • Infrastructure in the west of the borough cannot support the allocations. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Catherine Lumb		<ul style="list-style-type: none"> • Brownfield prioritised for future housing development. • Focus on bringing empty properties back into use. • Partnership working between Housing Associations and others to re-furbish empty commercial buildings into housing. • Wildlife should be protected and education about open land and its habitats encouraged. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Stephen Robinson	Wainhomes (NW) Ltd	<ul style="list-style-type: none"> The use of open spaces to improve health and well-being should be focused upon. Local tourism should be encouraged through the protection of this open space. Sustainable development, protecting OPOL and improvements to infrastructure should be priorities for the plan. Needs to be increased provision of transport infrastructure, schools and health services. 		
Stephen Robinson	Wainhomes (NW) Ltd	<ul style="list-style-type: none"> No reference to how the Local Plan will relate to the GMSF and how delineation will be made between strategic and non-strategic policies. Would like clarification that Local Plan will consider making amendments to the Green Belt boundary to allocate non-strategic sites. There is a need to allocate smaller sites and review Green Belt at the micro level. The Plan should identify land to be safeguarded. NPPF makes clear that when defining Green Belt local authorities should be satisfied that the boundaries will not need to be altered at the end of the plan period and where necessary identify areas of safeguarded land beyond the plan period. The council needs to explore whether sites within the urban supply of housing are deliverable and / or developable. It is critical to understand the number of dwelling that can be relied upon before identifying 	<p>Land at Bottom Field Farm, Medlock Road, Woodhouses (site map provided).</p> <p>The three parcels of land are located to the edge of the built up area of Woodhouses and would be small-scale and urban extensions. Positive pre-application</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>Green Belt release. The supply of 56,549 in Table 10.2 of the GM SHMA (2016) is not supported by evidence.</p> <ul style="list-style-type: none"> <li data-bbox="480 860 612 1637">• The 2006 UDP allocated two sites (H1.2.3 and H1.2.4), which were saved in the 2011 Local Plan (part 1). Part of the Local Plan (allocations) has not progressed as work has started on a revised Local Plan. <li data-bbox="624 860 863 1637">• Recommended in response to GMSF that the housing requirement needs to be increased substantially to reflect evidence and the ambitions of the city region; the supply of housing land should be increased and diversified by sites not burdened by significant infrastructure requirements; safeguarded land should be identified to meet needs post 2035. 	<p>discussions have been had for Parcel 1.</p> <p>The council needs to support deliverable major new housing proposals to the edge of Woodhouses to meet unmet needs.</p>	
Mr Colin Berry		<p>More social housing should be a priority and anything else that may help to reduce homelessness.</p> <p>The work in Oldham Town Centre with the conversion of the town hall and the upgrading of Parliament Square is impressive but more needs to be done. Rhodes Bank and Mumps are still pretty dismal. Buy the old bank and Williamsons and do something imaginative with the site.</p> <p>Reduce the mowing of the verges - it would give an improved insect (and therefore other wildlife) habitat.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mrs Frances Stott			<p>The park on Hall St, Royton should be protected against building on in view of the historical remains there.</p> <p>Also Dogford Rd Park, Royton Park and Tandle Hill Park.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>
Mrs Janet Chapman		<p>Danger of completely changing the nature of Royton. This is a much needed breathing space between the sprawling masses of Rochdale and Oldham. The Green Belt should be protected at all costs for the benefit and well being of future generations, and to preserve the farming community.</p> <p>The primary aim of the Local Plan should be to preserve the quality of life for existing residents who have paid their taxes. No one would argue that we cannot have new homes but they should not be on top of the ones already here. Over the whole country there is enough space without making congested towns, villages and cities worse than they already are.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr Peter Klonowski		<p>Oldham Council should protect Green Belt and green spaces. In many areas of town there aren't any parks and little open space. Yet in some of these areas the Council wants to build large numbers of houses. Such plans will be to the detriment of existing residents and contradict the Council's claim to want healthy communities. How can communities be healthy when they don't have green spaces to walk on?</p> <p>Oldham apparently needs 13,000 new homes over the next 20 years. With an average household size of 2.4 people this is a population increase of 31,200 people. Where will the extra school, health care facilities and jobs be built? Oldham is already a poor wage economy that is highly dependent on benefits claims.</p> <p>Oldham Council claims to support sustainability. How can a population increase of this magnitude be seen as sustainable?</p>		<p>These comments relate to Places for Everyone, which is subject to its own consultation processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.</p>
Mr Stewart Morrish		<p>Concerned Springhead is becoming over populated and there are signs of the infrastructure starting to come under strain. Schools are fully subscribed and GP/Dentists not having vacancies.</p> <p>Despite this there are plans for further developments in the Springhead area, which if given the go ahead will result in the infrastructure collapsing and roads becoming gridlocked resulting in more pollution, poorer quality of life and people</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>unable to get to and from work. The results will be catastrophic for future generations with the loss of open spaces, wildlife all at a time we should be encouraging people and children to get outside and exercise to alleviate future health problems.</p>		
Mr Leslie Winnard		<p>The main issues are:</p> <ul style="list-style-type: none"> • Deciding what the real needs for the Oldham area are and these must relate to population. • Need for education, health, recreation, shopping etc. • Job creation or other work related issues. • Infrastructure needs, roads, transport, electricity, gas, water and sewerage. • Find out what available resources we already have and what land is available for various needs, especially existing underused resources and brown field sites. • Green Belt / open space required for development and should be allocated last if at all. • Find out what local opinions are by proper interaction not just token attempts at consultation, use various means of communication as not everyone is on social media. • Clarify for everyone what the interaction is between national, Greater Manchester and local plans and which take priority. 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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James Cruise		<ul style="list-style-type: none"> Specific areas include the use of the town centre sites, transport, improvements in walking and cycling routes throughout the borough to replace short car journeys. Other areas are making efforts to reduce anti-social behaviour, criminal damage and crime. Improve parks in the borough and consider ways to join them up by "green pathways/ routes" and link these to other centres/ transport nodes by walking routes etc. Communicate with neighbouring authorities to ensure the maximum use is made of total resources and avoid duplication. 		
		<p>As a Saddleworth resident my concerns are naturally more about that part of the borough. Typical of these concerns would be countryside conservation, avoidance of excessive or unsympathetic development, urban sprawl and suburbanisation. Elements within the scope of the Local Plan which are most important to me are:</p> <ul style="list-style-type: none"> Natural environment, Green Belt, Other Protected Open Land, built environment and heritage. I think that another category could well be added: Countryside Conservation. I don't think this is adequately covered by Natural Environment which could mean anything, or by Green Belt as much attractive & valuable open country is not in the Green 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>Belt and in any case the term seems capable of a very flexible interpretation.</p> <ul style="list-style-type: none"> Strongly supportive of built environment and heritage being within the scope of the plan but the design and proposed location of the new Saddleworth School makes me wonder how much attention is really paid to these issues. 		
Mr John Connery		<p>Why are brownfield sites not being used such as the abandoned, derelict mills and factories that are scattered around the borough. Hartford Mill off the A62 could be demolished and houses built on the site rather than building on Green Belt land that is used by a great many people. In addition to this there is Maple and Bailey Mills. This would be a better use of these sites rather than the eyesore of burnt out buildings.</p>	<p>Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Mr John Longden		<p>I think the plan should contain a commitment to maintaining current green spaces and protected open land for the benefit and well-being of Oldham residents. There needs to be more</p>		<p>Comments noted. The Council will have regard to these issues</p>

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Mr Matt Price		<p>protection for local communities to be involved in any proposed developments at the initial stage and communities should have access to an appeal process where developments are allowed. Oldham has many brownfield sites which should be prioritised for developers instead of finding new green spaces to build.</p> <ul style="list-style-type: none"> • Sustainable development - Should meet the needs of the local area and more importantly the needs of future generations. • Natural environment / Communities, health and well-being - Our natural environment is of great importance to all that reside within it. • Housing is important but it must suit the needs of the local area and the whole community. It must therefore be affordable and in-keeping with the area. • Economy and employment - To create opportunities for the local economy and increase employment but not to the detriment of the local area. To grow and to culture the skills of the wider area and at the same time to manage the general infrastructure and accessibility requirements. • Other Protected Open Land - should remain as just that, permanently open and protected. • Built environment and heritage - It is important to hold onto the history of an area, utilising existing historical buildings such as the old town hall for the cinema development site. 		<p>in preparing the next stages of the Local Plan.</p>
				<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<ul style="list-style-type: none"> • Green Belt land should remain just that and that to develop within any of the maintained boundaries makes a mockery of protecting these areas in the first place. • Design has a very broad denotation, there is not a universal language. At its most basic design is "the creation of a plan for the construction of an object, system or measurable human interaction". • Retail and town centres - The £60 million regeneration of Oldham town centre is moving in a very positive direction but this needs to follow along the lines of the independent sector and widely accepted retailers. • Transport and accessibility are of huge importance if you want to maintain rises in employment and economic growth. In Oldham there are very few dedicated cycle lanes which makes for a potentially dangerous ride. The amount of cars on the road seems unmanageable. • Climate change and flood risk - Climate change is a 'hot topic', when identifying areas for development, they should not be areas that are prone to flooding or that will have a knock on effect through the cutting down of trees. • Infrastructure - Close attention must be paid to the areas infrastructure as with the increasing population great pressure is placed on services such as GP's and 		

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		<p>transport and many of the local roads are the worst that they have been.</p> <ul style="list-style-type: none"> Open spaces, sports and recreation - These must be maintained for the increased positive well-being of the communities that have access to them. 		
Ms Jane Allighan		Ecocide.		Comment noted.
Jane Lees		<p>Green Belt and Other Protected Open Land (OPOL) within the borough should be preserved; it is important to maintain the distinctiveness of these areas which contain green spaces, natural and semi natural open space, wildlife, mature woodlands, brooks/streams and stone walls.</p> <p>Whilst development is necessary within the town, this should be done on brownfield sites such as old mill sites, not in Green Belt and OPOL. By developing these green spaces, extra strain would be put on already struggling health care systems and schools. Focus needs to be put on improving services for people already living in the town, not adding a burden to already limited resources.</p> <p>The Local Plan needs to focus on the borough's natural resources and maintain these for future generations instead of adding more housing in an area that is already struggling</p>	Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Sue Skinner		<p>to provide adequate services to its residents. If more housing/schools etc are required, they should be developed on brownfield sites.</p> <p>The Local Plan should consider the vision for Oldham in 10-20 years time. It needs take a forward looking view of what types of work people will be doing then. It also needs to consider the future age profile of the population.</p> <p>For types of work, the Local Plan needs to take a view of what jobs/ industries will no longer exist in 20 years time. And what types of work will replace these, and where will people undertake this work.</p> <p>Resources should be prioritised to:</p> <ul style="list-style-type: none"> • develop the fastest broadband speeds available throughout the borough; • ensure that any new housing is required to have the fastest broadband speeds available; • consider how the road network will support private autonomous vehicles and public autonomous transport; and • support current digital businesses that already exist in Oldham, and providing enhanced financial support to attract new digital businesses into the area. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>In terms of types of housing and development, it is important that Oldham builds on the strengths that it already has:</p> <ul style="list-style-type: none"> • not a lot of high tower block accommodation; • some good quality heritage buildings; • preservation of some beautiful countryside that should be accessible to all easily; • good transport links with the tram and to the M60 and M62; and • Saddleworth makes up a good part of the borough and is a major asset and deserves some special consideration. <p>Saddleworth has some beautiful countryside, attractive villages and opportunities for leisure, that all Oldham residents should be able to enjoy. Therefore the planning for any new build in the borough needs to take care to not adversely impact this asset.</p> <p>The drain and sewage infrastructure in parts of Saddleworth is not fit for purpose at the moment, so it would be a very bad idea to put additional strain on this, unless it is significantly improved.</p> <p>Would like to see the Local Plan have a commitment to:</p> <ul style="list-style-type: none"> • supporting the Saddleworth Neighbourhood Plan; 	

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		<ul style="list-style-type: none"> • preserving the character, local heritage and countryside in Saddleworth as an area to enjoy for all Oldham residents; and • taking a sensible approach to planning for additional housing and transport planning. <p>In terms of new house build in Saddleworth, I would like commitments that new residential development of more than 3 dwellings should be:</p> <ul style="list-style-type: none"> • primarily to meet the housing needs of current residents of Saddleworth. • only be built: <ul style="list-style-type: none"> ○ on brownfield sites as far as is reasonably practicable, i.e. avoiding greenfield sites as far as possible. ○ where there is direct access to adequate road infrastructure. ○ in areas that have adequate drainage and sewage infrastructure. • contain a mix of different housing types. • have adequate parking for the expected profile of the residents of the houses and the facility to charge electric cars. <p>And that such development should not be approved unless the road infrastructure and local services and amenities have been upgraded to support the extra demand.</p>		

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Mrs Sue Hodgkiss		<p>The Plan should encourage the development of employment in Saddleworth, particular small businesses and technology companies.</p> <p>The Plan should support initiatives such as:</p> <ul style="list-style-type: none"> • developing public transport. • encouraging cycle use. • considering shared space areas and resident only access to certain vulnerable areas. • reducing speed limits and monitoring against this. • encouraging the use of electric cars by introducing communal charging points. <p>We should protect our open spaces. There is mounting evidence that demonstrates green spaces can have a positive impact to mental and physical health and wellbeing.</p> <p>It has also been shown that contact with green spaces and natural environments can reduce symptoms of poor mental health and stress and can improve mental wellbeing across all age groups. It can also increase levels of physical activity for all ages.</p> <p>Green spaces also help with our response to climate change reducing CO2 emissions and natural environments can improve air and noise quality.</p>		
			Request the retention of OPOL 12 Thornley Brook.	<p>Comments noted. The Council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Mrs Christine Tuckey		<p>The Local Plan must balance the need for developing housing and transport infrastructure with the need to build healthy communities with easy access to attractive and peaceful open spaces within local communities. It must consider ways of reducing pollution from all transport by improving existing transport systems and developing more integration between different systems. Cycle paths should be maintained and improved and new segregated cycle paths developed.</p> <p>Aims of the Local Plan:</p> <ul style="list-style-type: none"> • To protect existing Green Belt land and OPOL. • To provide more affordable housing. • To seek brownfield sites for housing development. • To protect open land separating conurbations and stop the spread of urban sprawl. • To develop more growing spaces within local areas to build healthier, happier communities. • To develop better integrated transport systems supporting greater use of public transport and reducing the number of journeys made by car. • To develop quality cycle routes and resources to encourage greater uptake of cycling. • To protect natural open spaces in particular woodland, which the council recognises is in short supply in Oldham. 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Miss Catherine Bradbury		<ul style="list-style-type: none"> To reduce air pollution from traffic and improve air quality. To protect historical buildings and groups of buildings. <p>Oldham is in the top 10 areas of deprivation in the UK and I recognise that there are many (possibly conflicting) areas of intervention for the council. It is important that Oldham becomes a more attractive place to live, work, raise families and retire. The important infrastructures are:</p> <ul style="list-style-type: none"> Preservation of open spaces and provision of leisure facilities. We need to protect and improve the boroughs open land, natural resources, green routes and land that supports wildlife. Immediate concern is that areas of protected open space are kept as such. Whilst housing provision is also a council requirement there are enough brownfield sites to provide what we need. Improvement of cultural facilities. Town centre redevelopment is going to be key in making Oldham a better place to live. Improvement of housing - The large estates are a problem, issues with crime, fly tipping and rubbish dumping. Units stand empty, gardens are full of junk and dog fouling is bad. There aren't enough litter bins either. Needs to be a focus on integrating these parts of our community - so looking at building new housing within the estates and encouraging some ownership of the estates is a key focus. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<ul style="list-style-type: none"> Transport – Metrolink services are restricted (especially in the evenings and at weekends). It is a struggle to use public transport to get home from evenings in Manchester since services finish too early and the local bus does not run in evenings and Sundays. Traffic - because bus services are limited (and getting reduced again) the traffic coming from Saddleworth is increasing. <p>Would like to be proud to live in Oldham, to be able to show people the green spaces, an integrated community, the accessibility to cultural activities and the connectivity to Manchester and beyond. Do not want swathes of basic-looking housing that isn't affordable, just to make housing figures look good. We have housing, we just need attractive reasons to want to live in those homes.</p>		
Mr Harry Hamer		<p>Other Protected Open Land (OPOL) sites are coming under threat from developers who seem to have no regard for their protected status. OPOL sites provide important green spaces in the heart of urban communities and check the unrestricted sprawl of built up areas.</p> <p>These sites provide an ideal recreational green area for local residents, diversity of habitats for local wildlife and have a strong ecological value. In the new Local Plan these sites should retain their OPOL status and not be developed.</p>		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Mr Andrew Witter		<p>This Plan should serve the varied needs of our town and communities in a way that best serves the long-term enhancement of the quality of life for Oldham residents and not focus on short term gains.</p> <ul style="list-style-type: none"> • Sustainable development – all approved developments should be required to meet current appropriate Sustainable Codes and Standards such as BREEAM. • Housing – The drive to overcome the housing shortage should not ignore any adverse effects on local neighbourhoods, wildlife and the environment. • OPOL, Green Belt and Natural environment – It is vital that we safeguard as a minimum the current designated OPOL boundaries. Not only do these green spaces provide irreplaceable natural habitat they provide local outdoor leisure space promoting health, wellbeing and education. • Design, built environment and heritage – The plan should ensure that approved developments are not only compliant with all relevant standards but also protect the distinctiveness of any hamlets, historic and listed buildings in the vicinity. • Retail, town centres, economy and employment – The development of new retail sites should not leave existing buildings empty and derelict. Also the impact on traffic should be a defining factor. • Climate change and flood risk – appropriate levels of renewable energy sources should be imposed on any new development and unattenuated impermeable 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Elizabeth Johnson		<p>surface runoff must be considered for impact on existing natural water courses and sewer systems.</p> <ul style="list-style-type: none"> Infrastructure, transport and accessibility – the building of new roads should be a last resort and must consider the wider impact on the town's transport system. Investment should be made in to more segregated walking and cycling routes with adequate cycle security provision at focal locations linking to public transport hubs. Communities, health and wellbeing, open spaces, sports and recreation – promoting local communities should be a priority through local/easily accessible facilities. The positive benefits exercise and outdoor activities should be facilitated locally and not replaced by large centralised areas. Promote the reduction of noise and pollution from road traffic. 		
		<p>A mix of housing size and type should be encouraged. Brownfield sites should be encouraged for development. The use of solar power on new homes should be encouraged. Green Belt and OPOL should be maintained as a green lung for the area. Bowling greens and tennis courts should be protected as areas of green space. House building should be maintained at a steady pace with both private and public. Public transport should be improved as a way to combat climate change. Public services and infrastructure should be considered as a whole not as piecemeal.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr David Carter			Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Emily Hrycan	Historic England	<p>The Evidence base needs to identify:</p> <ul style="list-style-type: none"> • What contribution the historic environment makes to the character of the area and to its economic well being and to the quality of life of its communities; • What issues and challenges it is facing and likely to be facing in the future; • What opportunities the historic environment offers for helping to deliver the other objectives in the Plan area. <p>It is not about simply listing sites but understanding their value to society. Need to identify subtle qualities of the borough and its local distinctiveness and character.</p> <p>There needs to be an assessment of likelihood of currently unidentified heritage assets including sites of historic and archaeological interest. It may be necessary to identify heritage assets outside the Council's area where there may be setting impacts.</p>		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>Evidence can help identify any Registered Parks and Gardens or other assets worthy of a designation or inclusion on a local list.</p> <p>The Spatial Portrait should include a proper description and assessment of the historic environment in the borough and the contribution it makes to the area. It needs to describe historic growth of the area and identify its historic environment. It should identify different places' character and the contribution the places make to all aspects of life in Oldham.</p> <p>For Local Plan policies - Conservation means maintaining what is important about a place and improving this where it is desirable. Requires a plan for the maintenance and use of heritage assets and for the delivery of development within their setting that will make a positive contribution to local character and distinctiveness.</p> <p>Strategic Policies should include policies to conserve and enhance the historic environment and guide how the presumption in favour of sustainable development should be applied locally.</p> <p>Strategic Policies will derive from the overall strategy to delivery conservation and enjoyment of the area's heritage assets such as the development of types of heritage asset,</p>		

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		<p>the use, design of new development, transport layout etc. Plan policies in all topics should be assessed for their impact on conservation objectives.</p> <p>The Local Plan should consider the role which the historic environment can play in delivering other planning objectives such as, building a strong, competitive economy, ensuring the vitality of town centres, supporting a prosperous rural economy, promoting sustainable transport, supporting high quality communication infrastructure, delivering a wide choice of high quality homes, requiring good design, protecting Green Belt land, meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural environment, and facilitating the sustainable use of minerals.</p> <p>The strategy should consider:</p> <ul style="list-style-type: none"> • How the historic environment can assist in the delivery of the vision and the economic, social and environmental objectives; • How the plan will address issues identified during the development of the evidence base including heritage at risk; • The interrelationship between the conservation and enhancement of the historic environment and the other enhancement of the historic environment and the other policies and objectives; 		

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		<ul style="list-style-type: none"> • The means by which development in conservation areas and within the settings of heritage assets might enhance or better reveal their significance; • How local lists might assist in identifying and managing the conservation on non-designated assets; • How the archaeology of the plan are might be managed; • How CIL funding might contribute towards ensuring a sustainable future for individual assets or specific historic places and whether heritage assets might need to be identified; • Whether masterplans or design briefs need to be prepared for significant sites; • What implementation partners need to be identified; and • Which indicators should be used. <p>Need detailed Development Management policies, key issues will include designated and undesignated heritage assets (including significance of setting, extensions, demolition, alternations, change of use), archaeology, conservation areas, design, public realm, heritage at risk, registered parks and gardens, views and vistas, landscape character, local character and distinctiveness individual settlements, historic shop fronts and information to accompany applications.</p>		

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		<p>Need to consider any Strategic Cross Boundary Issues such as:</p> <ul style="list-style-type: none"> • Extensive designated and non-designated heritage assets; • Major heritage based tourism attractions; • Major quarries for building and roofing stone; • Major changes to green belt which affect the preservation of the setting and character of historic towns; and major development proposals likely to affect important heritage assets in a neighbouring authority. <p>Site Allocations: The 1990 Planning Act requires 'special regard' is had for the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest. The council must preserve or enhance the character or appearance of its conservation areas and their setting. Where sites may include non-designated assets their potential should be investigated and retention / exploration promoted. Before allocating any site there needs to be evaluation of the impact through a heritage impact assessment to determine whether the principle of development and loss of any open space is acceptable. It needs to evaluate:</p> <ul style="list-style-type: none"> • What contribution the site in its current form makes to the elements which contribute to the significance of the heritage assets; 	

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		<ul style="list-style-type: none"> What impact the loss of the area and subsequent development might have upon those elements which contribute to the significance of those heritage assets. How any harm will be removed or reduced to an acceptable level; and If harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset. <p>Reducing harm could include reducing the quantum of development, amending the types of development proposed or locating the development within another part of the site allocation. Measures need to be justified and evidenced. The allocation of sites may present better opportunities for this historic environment. New development may better reveal the significance of heritage asset or an opportunity to tackle heritage at risk. Policies for allocated sites may need to make reference to identified historic environment attributes to guide how development should be delivered, for example detailed criteria or providing supplementary information with the supporting text.</p>		
Chris Sear		<ul style="list-style-type: none"> The plan should preserve, protect and enhance the Green Belt and the local historic environment. New homes should be affordable and developed in accessible locations, safeguarding areas from urban sprawl. The green lungs of Oldham should be protected. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<ul style="list-style-type: none"> The local plan should value and voice all citizens of Oldham's issues and concerns. The plan should serve the communities and support them through implementing what they want in their communities. There should be much greater consultation and publicity through this process. 		
Angela Shaw		Green Belt should be protected from inappropriate development. The plan should place increased emphasis on the health and wellbeing of population – preserving and enhancing green infrastructure. Brownfield land should be prioritised for development.		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mr David Sanderson		<p>Two big challenges are Climate Change and population growth.</p> <p>Key planning issues:</p> <p>Minimising and eliminating carbon emissions. housing and businesses premises must be:</p> <ul style="list-style-type: none"> zero-carbon buildings: heavily insulated; south facing roofs, with solar pv and solar water heating panels built in and south facing walls to maximise heat gain; retro-fitting Listed buildings, with solar panels and additional insulation should be favoured; buildings must not be provided with gas and wood / biomass is 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>unacceptable for air quality reasons. Buildings should be electric heating and cooling.</p> <ul style="list-style-type: none"> • Provided with electric vehicle charging points; have business premises incorporated into housing developments; be provided with fibre to the premises, to enable home working etc; be connected to the surrounding area, particularly schools, shops and employment by sufficient walking and cycling routes; be built at high densities and follow European practice of housing four floors high of good design with easy access to parks to reduce emissions. <p>Energy Infrastructure, the Local Plan must:</p> <ul style="list-style-type: none"> • Facilitate wind power and accept that there may be strong opposition. • Promote solar power. • Work with United Utilities to maximise power generation from water flowing out of existing reservoirs. • Favour the installation of battery and other energy storage devices where renewable energy generation is being installed. <p>Transport, the Plan should:</p> <ul style="list-style-type: none"> • Discourage the building of more and faster roads, except where necessary; support the growth of shared or public transport through enabling car parking adjacent to public transport connections or 	

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		<p>development or car sharing clubs, especially as part of high density developments; foster maintenance of existing roads; encourage greater local production and consumption; make cycling safer through providing cycle paths along significant commuting routes, separated from vehicle traffic by at least a significant kerb and provide cycle routes to schools.</p> <ul style="list-style-type: none"> • Promote the rail line through Saddleworth being electrified. <p>Mitigating the effects of climate change, the Plan needs to:</p> <ul style="list-style-type: none"> • Increase tree cover. • Development should be fitted with cooling and applications to retrofit existing buildings allowed. • Retain rainwater on the hilltops and moors; reduce run off speeds; re-use old mill lodges / dams as water capture. <p>Housing and the Green Belt - the council should rule out unacceptable development in the Green Belt, previously developed land should be preferred and agricultural land will become increasingly important for food production.</p> <p>Population - Oldham Council should develop a Population Policy and Strategy that provides robust local forecasts and future populations, setting out desired levels of populations and how those levels would be met and stop incentivising large families.</p>		

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		<p>Aim to facilitate the highest level of well-being of the residents of the borough – a combination of good health, educational achievement, lack of crime and other threats, comfortable and safe accommodation, sufficient income from satisfying work and a healthy and stimulating environment.</p>		
Mr Andrew Hunter-Rossall		<p>Key issues for consideration in the Local Plan:</p> <ul style="list-style-type: none"> • Climate Change is the single biggest threat facing humanity, and mitigation and adaptation need to be at the forefront of planning considerations. • Planning should also encourage low impact living, for example by considering how people will live in the built environment – including how they will travel to and from new developments. • Developments should be future-proofed for emerging technologies such as electric cars and home batteries which are likely to become ubiquitous in the near future. • The benefits of natural ecosystems to our well-being often go unmeasured. Ecosystem services which need considering include flood-defences, clean air, health benefits (including mental health), recreation opportunities, commercial opportunities within the natural ecosystem (such as farming and forestry), biodiversity, and the role of the ecosystem as a carbon store or sink. Any loss of green space would be difficult to justify if the value of these ecosystem services were properly measured. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<ul style="list-style-type: none"> Biodiversity is important in its own right, as well as providing benefits to humans. Green spaces, wildlife corridors, and important habitats must be protected from development, and ideally enhanced using CIL money and by encouraging good practice particularly amongst rural land owners. Biodiversity light and noise pollution - Even whilst segregating green spaces and protecting them from development, wildlife can be affected by noise and light pollution from nearby developments, and such impacts from new developments, particularly roads. Design of new buildings should be respectful of the local vernacular, whilst incorporating high building standards in terms of energy efficiency and thermal comfort. Producing housing which is both affordable to buy and affordable to live in should be a priority. Development needs to primarily meet the needs of local people. This means creating high quality work opportunities and affordable housing where people live, rather than prioritising expensive executive homes which bring in more money for the local council. There are serious health inequalities across the borough, as well as across the country. Some of these health inequalities can be addressed through planning, particularly with considerations for air pollution, active transport, access to nature and quality of housing. Isolation and loneliness are also emerging areas of 	

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		<p>concern which may be partially addressed by planning considerations.</p> <ul style="list-style-type: none"> • Priority should be for developments in areas that are already well connected by Metrolink, bus or train, but new routes should be a consideration at the planning stage where this is not the case. Accessibility must be a priority on public transport. It is completely unacceptable for public transport to exclude wheelchair users or other groups with common accessibility requirements. • Infrastructure for children and young people in the borough is poor. Their needs should be considered at the planning stage of new developments. • Oldham has very low rates of cycling. Safe cycling routes and other cycling infrastructure should be part of all new developments, and opportunities to develop cycling and walking tourism should be encouraged. • Integration is a serious concern in Oldham, with segregated communities often leading parallel lives. Building a cohesive, connected, integrated borough needs to be a consideration at a planning stage. • Investment in towns and communities needs to be a priority, not just in the centre of Oldham. Having high quality amenities in each community encourages active transport, strong communities, prevents isolation, and has many other benefits besides. • The importance of strong, local economies needs to be understood. With a much higher proportion of money 		

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		<p>spent in locally owned shops remaining in the local economy and enriching the area. The presumption in planning should always be in favour of investing in small, local businesses in every community, and the presumption should always be against large out-of-town developments.</p>		
Mrs Alison Peel		<p>As part of the Local Plan I would like to see promotion of our valued open green spaces and protection of OPOL designated land. These open spaces have a positive impact on the quality and health of local communities, especially when they live within highly developed areas.</p> <p>The main aims of the Local Plan should be protecting Green Belt and OPOL. Developing brownfield and bringing empty homes back onto the housing market.</p> <p>The council should develop closer links to neighbouring councils, with a view to developing joint housing schemes on the borough borders.</p>	<p>Request the retention of OPOL 12 Thornley Brook East or it's reclassification as Green Belt.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Mr John Power		<ul style="list-style-type: none"> Better access for wheelchair users on pavements and rural walkways. Protection against OPOL development as there are many brownfield sites to consider first instead of new houses putting strain on small communities. 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Ms Marilyn McNeill		<ul style="list-style-type: none"> • Looking at developing interests for younger people in out of the town areas as many places do not have a park or field for the to play football / rugby etc. • Looking after listed buildings which could be affected by nearby development. • Making a healthy impact on looking after local wildlife instead of development. • Looking at making places such as Uppermill etc wheelchair accessible as less than 10% of the high street is. <p>The Local Plan should seek to recognise and support the unique heritage and landscape of Saddleworth. It should recognise the individual nature of each of the village communities and plan for developments which enhance this strong sense of identity. Saddleworth should be seen as a leisure resource for all residents.</p> <p>In order for the district to remain a vibrant diverse community employment opportunities should be enhanced by:</p> <ul style="list-style-type: none"> • supporting small businesses • providing parking and improving local transport so that residents can shop locally • providing development opportunities for the high tech industries of the future • ensure there is high speed broadband and good mobile coverage to facilitate home working and to attract businesses to the area. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>Saddleworth should have a variety of housing to meet the needs of all of all the community. It should not become a suburb of executive houses. The district needs:</p> <ul style="list-style-type: none"> • affordable starter homes for young people • appropriate housing for older residents wishing to downsize • adapted homes for young people with disabilities <p>Development should be on brownfield sites in the valleys so there is less impact on the Green Belt which needs protection for future generations to enjoy. Sites should be accessed via main roads not narrow lanes and should not have a detrimental impact on conservation areas.</p> <p>Alongside any development there should be consideration of the need to upgrade the infrastructure and services, sewers and culverts are old and unable to cope with the existing development as proven by issues with flooding. Dobcross still has issues with power failures. There also needs to be adequate school places, medical and dental facilities.</p> <p>A huge area of concern is around traffic congestion and poor public transport. The plan should:</p> <ul style="list-style-type: none"> • aim to improve public transport with a linked up service which enables access to trains and trams so reducing car usage 		

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		<ul style="list-style-type: none"> • implement initiatives to get pupils to walk to school or use school buses • explore creative solutions for traffic control in Dobcross where there are no pavements in the village centre with residents, mums with prams and children forced to walk in the road. <p>Would like more powers devolved to Saddleworth Parish Council so that residents feel they have a voice and representation in planning our future.</p>		
Barbara Young			Request the retention of OPOL 12 Thornley Brook East (two separate emails).	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Gwen Kendrick			Request OPOL 12 Thornley Brook East and the land at Knowls Lane are reclassified as Green Belt.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Mr Ian Wolstenholme		<ul style="list-style-type: none"> Flooding is a major problem. Any sites with a history of flooding must be blacklisted from any development. The plan should take account of LLFA historic flooding records. And apply a one-mile exclusion zone for at least 30 years. A proper consultation must take place engaging with the people of Oldham. No changes to the current Green Belt. Residents do not want a reduction. Proposed GMSF site allocations are flawed and must not be developed. Present consultation on Regulation 18 is flawed. 	GMSF comments attached concern NG2 and OA10 Hanging Chadder	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>These comments relate, in part, to Places for Everyone, which is subject to its own consultation processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.</p>
Mrs B Smith			Prospect Farm Land, Coverhill Road, Grotton, OL4 5RE (5 acres)	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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				<p>Location map provided.</p> <p>Land was known as Prospect Farm before buildings has planning permission to be changed into Mews Cottages.</p> <p>The land is not viable to sustain stock because of small amount of acreage.</p> <p>Land could be taken out of the Green Belt for residential development.</p> <p>If nothing is done land will revert to Moorland.</p> <p>Houses would be more productive.</p>	

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Alex Rowe	Natural England	<p>The protection, conservation and enhancement of Oldham's natural assets should be a key issue.</p> <p>Would expect biodiversity and geodiversity, ancient woodlands, soils, priority habitats, ecological networks, protected species to be covered under the heading of the natural environment.</p> <p>The Rochdale Canal, Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), South Pennine Moors SAC and South Pennine Moors Phase 2 Special Protection Area (SPA), as well as Ladcastle & Den Quarries SSSI, Lowside Brickworks SSSI and Standedge Road Cutting SSSI are designated sites within Oldham.</p>	<p>We know people are against Green Belt release but not everyone wants to live in a town or city. Allowing land to decay is a lost opportunity compared with housing development.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Susan Hall		The Local Plan should contain policies for the protection and enhancement of these designated sites.	Request the retention of OPOL 12 Thornley Brook East.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr Kevin Lawton		Housing seems to take priority over all the good intentions regarding the protection of the environment.	Request the retention of OPOL 12 Thornley Brook East.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Suzanne Foster		<ul style="list-style-type: none"> Sustainable Development - Meeting the needs of current demand is important but need to consider future generations including affordability and suitability. Redevelopment in areas that have already undergone development, such as derelict areas that are in desperate need of regeneration and avoidance of using green land (OPOL) and obviously Green Belt as this helps to protect from flooding and safeguards local wildlife. Housing – meeting the deficit should not be at the cost of the environment. Should use brownfield and previously developed land first. It should be affordable and meet the needs of the local population and not too heavily weighted to the 'executive' market. OPOL – should not be released for development. Built environment and heritage – should keep hold of our heritage and putting them to use (such as with the Town Hall) is an interesting way to protect our history. Mills could be developed into retail /business premises or housing. Demolishing them with a view to redeveloping them could also be an option. Retail and Town Centres – There are too many fast food shops. Parking in some towns / villages is difficult. Should look at how people will travel to and from these areas without using their cars – perhaps a park and ride for Saddleworth. Climate change and flood risk – Releasing OPOL for development is very concerning. Flood risk is a real 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>issue and building on open land will only increase the risk of flooding.</p> <ul style="list-style-type: none"> • Communities, health and well-being – Small, positive changes need to be made in lots of areas before this becomes an impossible task. Adequate provision for health and education should be key to any future plan. • Natural environment – this is under attack from fly-tipping developers and anti-social behaviour. The natural environment needs to be protected from development and OPOL cannot be 'relabelled' for development. • Economy and Employment – The local economy will not improve unless there is a better variety of job opportunities and people do not need to travel elsewhere to realise their potential. • Green Belt – should not be wavered for any reason and must be protected to ensure its future. • Design – needs to be in keeping with what is already established, necessary and appropriate for purpose. It should not abuse the local environment. • Future consultations – This consultation seemed on a 'need to know' basis, it is complex, time consuming to grasp, vague and many people will not engage in the process. • Transport and accessibility – Travelling on a bus is not enjoyable. The volume of traffic travelling to Manchester is dreadful. Cycle lanes are minimal and some are dangerous. 		

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		<ul style="list-style-type: none"> Infrastructure – None of the traffic calming measures that have been put in place where I live have had any effect. Schools are over subscribed. There needs to be provision for the increasing population in every area of infrastructure: roads, transport, health, education and housing. Open spaces are important – key to having an active, engaged community. Open spaces, sports and recreation – Investment in sports facilities are great however antisocial behaviour in the pool is not being challenged by pool attendants. Public transport is too costly. The tram system is good but expensive with anti social behaviour. Buses get stuck in long lines of traffic, are unpleasant to use and the drivers are not customer focused. 	
Amanda Longdon		<p>Oldham Council has an obligation to protect our green spaces and ensure that any development must be undertaken on brownfield sites only.</p> <p>Green spaces and woodland are essential to health and wellbeing and to our ecology.</p> <p>OPOL status is valuable and these areas need to remain protected.</p>	<p>Request the retention of OPOL 12 Thornley Brook East.</p> <p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>Need to consider road networks; the maintenance and upkeep of existing road links and the easement of traffic congestion. This is an issue that affects local businesses as well as our environment.</p> <p>Woodend Street is part of the rat-run that continues along Co-operative Street, making it difficult at busy times for residents as drivers and pedestrians.</p> <p>Focus on improving infrastructure and development of brownfield sites, with consideration for the environment and local ecology at the heart of the plan.</p>		
Melanie Lindsley	The Coal Authority	The Coal Authority has no specific comments to make on the scope of the Local Plan at this very early stage.		Noted.
Mr Simon Tucker	Area Planner Canal and River Trust	<p>The Trust would recommend that the advice contained in the Policy Advice Note (PAN) on Inland Waterways, published in 2009, is taken into account throughout the preparation of the Local Plan.</p> <p>The Trust would recommend that the Local Plan aims to provide this specific detail in relation to the Vision and Strategy priorities, and the aims of Policy GM12 in the GMSF relating to the waterway network.</p> <p>The Trust would suggest that the potential contribution of the canal network in achieving the vision and objectives for Greater Manchester within Oldham needs to be fully</p>	<p>The Trust notes that the Local Plan will identify both strategic allocations incorporating those contained in the draft GMSF and non-strategic allocations.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>recognised within the Local Plan. The route of the canals should be shown on the Key Diagram, in addition to the road and rail networks.</p> <p>The Trust recommends that local policy should take the opportunity to enhance the canals and access to them in order to encourage walking and cycling, which accords with the strategic aims of the GMSF and guidance contained in the NPPF that “planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment” (paragraph 61).</p> <p>The Trust recommends that Local Policy should recognise the canal network as a specific, multi-functional form of infrastructure, and acknowledge the Canal & River Trust as a key partner in this respect. In order to ensure that any impacts of development on the canal infrastructure are mitigated, for example where developments will result in significant increases in the use of the towpath as a sustainable transport link, it should be clearly stated that appropriate developer contributions towards improving the condition of the towpath or other waterway infrastructure will be sought.</p> <p>The Trust would stress the need for the relevant Development Management (DM) policies to ensure that any potential impacts on the canal network are appropriately mitigated.</p>	

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Annice Dobson		<p>The canal network has ecological value, with the Rochdale Canal and Standedge Tunnel both identified as a SSSI, and SAC in the case of the Rochdale Canal.</p> <p>The canal and towpath network in Oldham provides a sustainable transport link for pedestrians and cyclists and a locally accessible leisure and recreational resource. The network has the potential to make a positive contribution towards achieving sustainable economic growth and creating sustainable communities, in addition to encouraging pedestrian and cycle use for commuting and for leisure and recreation.</p> <p>OPOL should be protected and preserved.</p> <p>Open spaces and public footpaths should be enhanced and protected.</p>	<p>OPOL 12 Thornley Brook should remain and be extended to include land at Knowls Lane.</p>	<p>Comments noted. The Council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Rachel McQuaid			Request the retention of OPOL 12 Thornley Brook.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr Keith Hyde		The mills should be redeveloped over Green Belt and OPOL.	<p>NG2 should remain as Green Belt.</p> <p>Request the retention of OPOL 12 Thornley Brook East.</p> <p>Foxdenton should rehouse the Shopdirect business from Raven Mill to allow housing to be developed on the site.</p>	<p>These comments relate, in part, to Places for Everyone, which is subject to its own consultation processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.</p> <p>Knowls Lane was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Jane Hawthorne		<ul style="list-style-type: none"> The mills should be re-developed to combat the anti-social behaviour they foster. Industry from the mills should be moved to two sites - Ferney Fields or Greengate. The farms in the Green Belt proposed for development will become more needed with the impact of Brexit on food production. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Susan Shallcross		<p>Brownfield sites should be used for development to ensure we do not lose any more of our green open spaces including Green Belt and OPOL. There is plenty of PDL land in Oldham in need of regeneration. Allowing development on green spaces will have a detrimental effect on the physical and mental health and well-being of the present and future population. Town centre areas could be redeveloped for housing that respects the existing landscape and character.</p> <p>The environment needs to be considered to avoid further pollution, more should be down to protect wildlife. We need more schemes such as the 'fruit route'. Communal gardening scheme could provide some of these opportunities.</p> <p>Concerns regarding infrastructure – we need the right services to facilitate the population.</p> <p>Public transport needs to be improved to take cars off the road. Money should be invested in repairing the roads.</p>	<p>OPOP 12 Thornley Brook should remain. The new link road from Springhead to New Lees Road is not needed as would just be another road for the council to maintain.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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National Grid	AMEC Environment & Infrastructure UK Ltd	<p>To ensure the safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation of plans.</p> <p>Please consult National Grid on any plan that may affect our infrastructure.</p>		Comments noted. The Council will have regard to these issues in preparing the next stages of the Local Plan.
Mrs Jean Kay		<ul style="list-style-type: none"> • OPOL should be protected from development. • Future housing should be developed on brownfield land located near to current infrastructure and services. • A mix of smaller housing types should be encouraged to allow release of larger homes by the elderly and encourage different ways of living. • Smaller but more numerous plots should be encouraged for building rather than large projects of thousands of houses on Green Belt land. • Empty properties should be brought back into use and vacant accommodation above shops could be utilised, giving incentives to the businesses/shops below to let them. • Vacancies on existing premises should be better used by business currently situated in the mills, which could then be redeveloped for housing. • The countryside should be protected. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Wendy Cooper		<ul style="list-style-type: none"> • Brownfield first and Green Belt preserved. • More affordable housing in line with the average wage in the borough. 		Comments noted. The council will have regard to these issues

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		<ul style="list-style-type: none"> • Innovative, higher density development around centres and green space incorporated. • A linear highway for bikes following the tram line and access for bikes on trams. • Development should be shared throughout the borough – not just Shaw and Royton. • Increased leisure facilities for Shaw. • New health centre for Shaw, with a room to provide holistic health services. • Services such as roads, schools, swimming pools and health centres need to be improved to cope. 		<p>in preparing the next stages of the Local Plan.</p>
Mr & Mrs Cooper		<ul style="list-style-type: none"> • Increased provision for affordable housing in line with the average wage within the borough. • Innovative higher density housing should be focused around the town centres and green space incorporated into housing development. • Provision of a linear highway for bikes through to Manchester and beyond, following the tram line and accessibility on trams for bikes. • Brownfield land should be prioritised and greenbelt preserved. • Increased leisure provision in Shaw. • The number of development should be fairly shared throughout the borough. • There should be an improvement in services to cope with increased demand. 		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Miss Vicki Goodwin		<p>The plan should set out clear objectives and milestones for each section of the plan, documenting the senior person responsible for delivery of each area and should be used as a "living/working" document which is available for public viewing.</p> <p>Planning consent should be underpinned by an immutable commitment not to consider any plans to develop any existing open or green spaces, whether protected or not in order to preserve their enjoyment for current and future generations, preserve the habitat for wildlife and protect the environment.</p> <p>New developments should be confined to brownfield sites and sites which have fallen into disrepair or become derelict, for example old disused mills.</p> <p>Any new residential housing developments should only be considered subject to assurance that there is sufficient capacity of local services, GP's and schools etc.</p> <p>To minimise the climate change impacts associated with new residential housing development, new developments should only provide facility for off road parking for one vehicle and should be supported by a chargeable parking permit system for any additional vehicles.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>There should be a requirement that all new buildings are constructed to provide the highest standards of energy efficiency sufficient to meet an energy efficiency rating A.</p> <p>There should also be a requirement that all newly constructed buildings are visually appealing and the building style kept in character with nearby properties in the area in which they are being built.</p>		
Mrs Natalie Blackston	First Choice Homes	<ul style="list-style-type: none"> • There are currently over 19,000 people on the FCHO housing register with a further increase in homelessness in Oldham over the past 12 months of 33%. The population is predicted to continue to rise and the existing housing shortage requires immediate solutions. The Local Plan must assist in meeting the need. • GMSF - It is not clear how the Local Plan will add more detail to the strategic policies in GMS and it is unnecessary to repeat policies in NPPF or GMSF. The Local Plan should build upon these policies but not be so detailed that the plan takes too long to produce. • FCHO consider it is important to not reopen matters already addressed through GMSF. • The Local Plan should seek to enhance the demographic imbalances within Oldham. Housing can deliver sustainable growth. Economic growth and meeting housing need should be "top priorities". 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

Full Name	Organisation Details	Comments Received	Site Comments - Council's Response	Site Specific Comments
		<ul style="list-style-type: none"> • Sustainable development - The Local Plan should set out a positive approach to the 'presumption in favour of sustainable development'. • Housing - The Local Plan needs to show a clear understanding of housing need and identify enough land. The existing housing strategy needs updating. The SHMA and SHLAA are out of date. Housing size, type and tenure are important considerations. However prior to addressing these spatial strategy must be robust and account for all constraints including surrounding land uses. The Local Plan needs to focus on improving existing housing supply, including private rented, otherwise the existing supply will fall further into decay and there will be more empty homes. • Maintaining a supply of deliverable housing sites - The low value property and condition of some homes compound the need for investment. The need to maintain existing and new supply to a satisfactory standard needs to be articulated clearly within the Local Plan. A strategy for ensuring the longer term sustainability of areas should also be clearly set out. A range of mixed use developments, and mixed tenure should be encouraged to ensure residents can stay within their neighbourhoods as their needs and aspirations change. • Affordable Housing - The ability of new residential development being able to deliver the affordable 		

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		<p>housing set out in the 2010 SHMA is of concern. Evidence shows that:</p> <ul style="list-style-type: none"> ○ People living in inner Oldham are unlikely to be able to afford purchase properties; ○ Buyers from more affluent areas (i.e. Chadderton, Shaw and Royton) are only able to purchase properties in East and West Oldham; ○ No buyers purchasing from within the borough are able to purchase properties within Saddleworth and Lees; and ○ Population is forecast to rise to 239,000 to 2026 and residents of retirement age will rise by 31%. <ul style="list-style-type: none"> ● The Local Plan needs to encourage a housing mix that relates to the proportions of households that require housing. Family housing can be considered in an innovative manner. A choice of housing can free up under-occupied family homes. Tackling homelessness and homes for younger people are areas of increasing demand. The Local Plan needs to consider how existing housing quality can be improved, remodelled and regenerated to complement supply. ● OPOL and Green Belt - It is not clear what role the Local Plan will play in refining the Green Belt boundary. The Local Plan should review the Green Belt boundary. There are currently challenging boundaries i.e. where one side of the road falls within the Green Belt and the other side does not. There are a number of sites that could be developed utilising existing infrastructure and 		

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		<p>services, in sustainable locations without impacting on the openness of the Green Belt. Consideration should be given to the redevelopment of brownfield sites within the Green Belt. This would help deliver new homes and also could facilitate the relocation of existing businesses to more modern and accessible locations. The Open Space Study (2008) should be reviewed. There are open spaces that are not maintained or utilised.</p> <ul style="list-style-type: none"> Built environment and heritage - Oldham has a significant number of high quality historical buildings which contribute to Oldham's identity. Redevelopment could ensure that listed buildings and structures are repaired, refurbished and brought back into use. The Local Plan should consider how the character of these historic buildings can be maintained whilst encouraging viable uses. Retail and Town Centres - The role of Oldham town centre should be boosted to provide a mix of uses to ensure it remains viable. FCHO research shows that the higher demand areas are those with a substantial separate retail centre. The Local Plan should continue to invest in these smaller local centres and look to introduce new retail areas to support neighbourhoods where there is no retail provision. Communities, Health and Wellbeing - NPPF sets out the need to protect valued facilities. The Local Plan should seek to safeguard and protect existing cultural 	

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		<p>and community facilities as well as promote new facilities that will benefit and support sustainable and healthy communities.</p> <ul style="list-style-type: none"> • Natural Environment - The protection and enhancement of the environment should be a key priority, making clear the hierarchy of designated biodiversity sites. Local Green Space should only be designated where it meets NPPF and not be used as a means of preventing development. • Economy and Employment - The Local Plan should consider the ability of new housing development to strengthen the economic activity of Oldham, place suitable emphasis on the need to provide social, physical and green infrastructure to support economic growth, particularly provision associated with housing and bring forward existing and redundant employment sites that are not in the most suitable locations for housing and to help existing businesses relocate to more modern and accessible locations. • Design - An ambition to create innovative housing solutions should be set out around construction; the flexibility of use to meet the changing demands of the population and the quality in relation to maintenance costs, heating and power and tenure. Code for Sustainable Homes has been incorporated into Building Regulations. The Local Plan should not contain policies that infer or require delivery of design standards above 		

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		<p>those prescribed nationally. The inclusion of such would be a further constraint.</p> <ul style="list-style-type: none"> Climate Change and Flood Risk - Supports directing development away from areas of highest flood risk but consider policy requirements should take into account specific characteristics of the proposed use. Account should be taken of whether the residual risk of flooding to people and property can be appropriately managed and whether development contributes towards reducing or managing flood risk. Transport and Accessibility - Development should be focussed in accessible locations with facilities within walking distance. Support investment in Metrolink. Local Plan should aim to keep Oldham accessible throughout the year and ensure it is a place to live by choice. Infrastructure - The timing of infrastructure investment needs careful consideration to give confidence in an areas future. Affordable housing and infrastructure requirements must be flexible to encourage delivery and not place unnecessary burden. Digital infrastructure is important for new homes and economic growth. Consideration needs to be given to viability of development in any Community Infrastructure Level (CIL) charging schedule. Open Spaces, Sports and Recreation - Support high quality and maintained open spaces rather than poorly maintained and underutilised spaces. The Open Space 	

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Mr Andy Hunter-Rossall	Oldham & Saddleworth Green Party	<p>study needs updating. Consideration should be given to the location and accessibility of open spaces.</p> <p>The key assumptions from the 2011 Local Plan include some laudable principles, but they need revisiting. In particular:</p> <ol style="list-style-type: none"> 1. The target number of new homes per year needs updating. It should also be a stated assumption that homes will be built to meet the needs of local people, with regards to family size and affordability. 2. The percentage of houses built on brownfield land is unambitious and based on a perceived need for houses with a large footprint. 3. Given the needs of the borough a higher percentage of affordable housing should be sought. 4. New industrial developments should be designed to attract a low-carbon economy. 5. A zero carbon 2050 ambition should be built in as an assumption of the plan. <p>The Plan should aim to facilitate the highest level of well-being of the residents of the borough.</p> <p>The following challenges need to be addressed by the plan:</p> <ul style="list-style-type: none"> • Climate Change - Most planning decisions that are made during the lifetime of this Local Plan will have impacts far beyond 2050. To be zero-carbon in 2050, 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>we need to be producing carbon neutral buildings now. Planning needs to include ensuring high levels of tree cover throughout the borough and improving soil quality in rural areas as major carbon sinks, as well as decreasing the impact of developments, and encouraging low impact living.</p> <ul style="list-style-type: none"> • New housing and business premises should be designed for thermal comfort in both extremes of temperature. • Flooding will also be a risk as the capacity of the atmosphere increases and heavy storms become more common. Considerations for reducing the risk of flooding include “slowing the flow”, reducing the speed of run-off on the slopes and uplands by encouraging landowners not to straighten streams and to enable fields to flood, and re-using old mill-lodges/ dams as water capture and retention structures. There should also be a presumption against any developments on the flood plains. • As part of its economic strategy the borough should be attracting industries and businesses linked to the low carbon economy. • Transport - Should be a presumption against building more and faster roads. Public transport should be supported and expanded. “Park & ride” schemes should be expanded. Car-sharing clubs should be an integral component of new high-density developments. Smooth, well-graded cycle paths should be planned. Active 	

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		<p>travel to school should be designed in to the planning of new houses and school buildings. The Plan should specifically consider how to reduce freight traffic, especially on congested trunk roads such as Broadway. In the future the Metrolink network should allow direct connections between the borough and destinations other than those on the East Didsbury and Rochdale lines.</p> <ul style="list-style-type: none"> • Inequality - Oldham and the country as a whole are growing increasingly unequal in terms of income and opportunities. Planning can go some way to tackling problems of inequality by improving conditions for the poorest and supporting local businesses. Some health inequalities can be addressed through planning, particularly with considerations for air pollution, active transport, access to nature and quality of housing (ensuring homes are affordable to heat). Isolation and loneliness are also areas of concern which may be partially addressed by planning. • Strengthening communities - Oldham is currently split into distinct segregated communities and the Local Plan should seek to foster inclusion, diversity and integration. Creating mixed developments and / or in-filling near existing town centres makes active transport a genuine possibility. • The local environment - Our local environment should be protected and enhanced for the ecosystem services that it provides, to improve biodiversity and for the sake 		

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		<p>of future generations. The benefits of natural ecosystems to our well-being often go unmeasured and include flood-defences, clean air, health benefits, recreation opportunities, commercial opportunities within the natural ecosystem, biodiversity, and the role of the ecosystem as a carbon store or sink.</p> <ul style="list-style-type: none"> <li data-bbox="624 862 895 1637">• The borough already suffers from a deficiency of green spaces, with towns often sprawling in to one another with no green space between. Brownfield sites should always be preferred over undeveloped land. The value of the remaining Green Belt land increases dramatically as more and more is lost, and Oldham should be pursuing a strategy of zero building on its remaining Green Belt land. <li data-bbox="911 862 1214 1637">• Planning also needs to protect remaining green spaces in the borough's built up areas, some of which are small. They are essential for people who are not able to travel to the Green Belt. There should be no development on areas of Green Belt where there has been overwhelming public opposition, including Foxdenton and Ashgrove/ Thornley Valley. The Upper Beal Valley should be restored, now that the soil dumping has finished. <li data-bbox="1230 862 1398 1637">• There should be significant environmental regeneration of the uplands of the eastern moorland with the Peak District National Park. Significant green spaces which are of great environmental and cultural importance, including Moston Brook, Dovestones Reservoir, and 	

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		<p>the parks throughout the borough, should be both protected from development and be protected from unsuitable large developments on their borders.</p> <ul style="list-style-type: none"> • Fracking should be opposed. • Biodiversity is important in its own right, as well as providing benefits to humans. Wildlife can be affected by noise and light pollution from nearby developments, and such impacts from new developments, particularly roads. • Demographics - It is critical that forecasts are realistic, taking into account the current political climate and the potential end of free movement of people, and it is vital that planning meets the needs of local people, including the type and location of new housing. • Lack of employment opportunities and declining town centres - the many town centres within Oldham need to be supported. This requires consideration of what jobs will be needed now and in the future. Planning requirements should support mixed developments, priorities should be given to investment in small businesses in town centres. Regeneration strategies should not rely on one large employer/ retailer. • The regional science centre concept needs developing. • The importance of strong, local economies needs to be understood. • Housing - The Plan needs to recognise the deepening housing crisis in the borough. 		

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		<ul style="list-style-type: none"> The priority is providing rented social housing at genuinely affordable rents. The Plan needs to include detailed plans to reduce the proportion of long-term vacant properties. A variety of housing providers should be encouraged, including self-builds, housing co-ops and community land trusts. Quality of housing - Design of new buildings should be respectful of the local vernacular, whilst also incorporating the highest standards for energy efficiency, thermal comfort, etc. Housing should not just be affordable to buy and rent, but also to maintain and run. Applications to retrofit older housing, including Listed Buildings, with energy efficiency and renewable energy installations should be favoured in the Plan. Safety, including fire safety, of new buildings should be paramount. Housing should be future-proofed against emerging technologies including electric cars, home batteries, and the highest speeds of fibre-to-the premises. Housing should generally be built at high densities, so as to reduce the need for motorised transport. Accessibility - Developments should be connected to the surrounding area by sufficient, well-designed walking and cycling routes. Large housing developments should include a proportion of accessible housing for people with mobility issues, older people, and people with other specific housing needs. Too many shops, cafés, restaurants and bars are not 		

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		<p>accessible or do not have toilet facilities for people with restricted mobility.</p> <ul style="list-style-type: none"> Energy Infrastructure - Local Plan must make provision for considerable expansion of wind, solar and hydro power, as well as other renewable energies, where appropriate, such as ground source heat pumps. Community-owned wind turbines should be encouraged. Should consider working with United Utilities to maximise power generation from the water flowing out of their existing reservoirs. Micro-hydro and/or low-head hydro equipment could be an option elsewhere and should be encouraged in the Local Plan. Electricity Storage is vital when renewable energies are deployed and is a fast-developing technology with falling costs. There should be a presumption in the Plan in favour of the installation of battery and other energy storage devices at any premises or site where renewable energy generation is being installed. 	
Mr John Wylie			<p>Request the retention of OPOL 12 Thornley Brook East and for it to be extended to include Land at Knowls Lane.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Jackie Copley	The Lancashire Branch of the Campaign to Protect Rural England	<p>Recommend the use of sustainable development to make the best use of existing infrastructure and to halt built intrusions into rural landscapes. Oldham's countryside is a natural asset of local pride and enjoyment but is under threat from development and the risk of being 'unnecessarily' lost.</p> <p>Want the re-use of available, previously used land, where not of environmental value, in advance of green fields. Everyone benefits from Green Infrastructure / green land. An integrated and strategic approach to the provision and management of land for development while protecting and enhancing the countryside and green spaces that are loved in Oldham is needed.</p> <p>Key issues for Local Plan:</p> <ul style="list-style-type: none"> Realism must be applied to the calculations for future economic development and housing. An over-supply of development has a negative impact on the property markets and can lead to areas of decline. New development should be facilitated at a rate that supports positive economic development. Identifying sites for housing and employment use in the urban areas is most important to support Oldham to regenerate. The call for sites stage is important. It is important to consider all brownfield land. Necessary development 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>should benefit from the central locations and available infrastructure associated with most brownfield land.</p> <p>The Local Plan should include, rural policies, brownfield target, adequate developer contribution requirements for affordable housing, particularly in rural places. Other community infrastructure required to make places sustainable, sustainable travel, energy and waste demand minimisation and Green Infrastructure.</p> <p>CPRE hope that the value of previously developed land to the delivery of new jobs and homes will be effectively realised in the Local Plan to save preventable green space loss, especially Green Belt.</p>		
Mr David Kendrick			Request the retention of OPOL 12 Thornley Brook East.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr John Moran		Advised to use HSE's Planning Advice web app for land use planning advice. HSE where possible make representations to ensure compatible development within the consultation zones of major hazard establishments and		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		major accident hazard pipelines is achieved. May be able to provide advice as plan progresses and would like to be consulted on detailed allocations.		
Mr Martin Beaty			Low Crompton Road, Royton. Two location plans submitted for small scale housing. Currently Green Belt.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Sara and Chris Holroyd		Concern over changing status of OPOL.		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mr Stephen Barrow		Object to the use of Green Belt land.	Beal Valley development: 1. Japanese knot weed is prevalent. 2. There is a large	These comments relate to Places for Everyone, which is subject to its own consultation processes. Where relevant the council

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			<p>balancing pond / flood area. This takes all the run off.</p> <p>3. Wildlife in the area including bats foxes and deer, frogs, newts.</p> <p>4. Potential heavy pollutants in the former tip site.</p> <p>5. Count hill school could accommodate six hundred households.</p> <p>6. A high pressure Main foul sewer pipe (cast iron) runs through the site.</p>	<p>will have regard to the issue raised in preparing the next stages of the Local Plan.</p>

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			<p>7. Highways infrastructure would not cope with traffic from 900 homes (2000 vehicles).</p> <p>8. Nearest tram stop far away.</p> <p>9. Sufficient brown field sites available.</p> <p>10. A green route must be retained.</p>
Linda Tupman		<p>What provisions do you have for schools, hospitals, doctors, dentist etc? They are overstretched. The roads are in a terrible state. Oldham Road is extremely busy most of the time. We have badger sets and many different wildlife which will be sadly missed.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>
Siobhan Ebdon		<p>OPOL must be protected as they:</p> <ul style="list-style-type: none"> • Retain distinctiveness and attractiveness of a locality. • Provide health benefits. 	<p>Request the retention of OPOL 12 Thornley Brook</p> <p>Comments noted. The council will have regard to these issues</p>

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		<ul style="list-style-type: none"> • Preserve wildlife. • Help mitigate causes of climate change. 	<p>East and for it to be extended to include Land at Knowls Lane.</p>	<p>in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Mr Oliver Varney	Equality Human Rights Commission	No comments at this stage.		Comments noted.
Mr David Ebdon		OPOL policy should be maintained and existing allocations preserved.	<p>OPOL 12 Thornley Brook should remain and be extended to include land at Knowls Lane.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which</p>

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Mr D.J. Broxton		<ul style="list-style-type: none"> • Mixed housing development should be encouraged on larger sites, with light employment uses included. • Brownfield land in primarily industrial use should be developed as commercial development sites and business corridors reaching out the motorway network. • Housing provision should recognise changing trends towards smaller families, single occupants and downsizers, in the form of smaller houses, flats and townhouses. • Developers should be encouraged to contribute to local resources and infrastructure. • Oldham should not release any Green Belt or OPOL for development as long as there are brownfield sites available. • Robust neighbourhood consultation should take place where there is open space being built on. • Stronger encouragement for neighbourhood planning. • Inappropriate development in rural areas should be controlled – ie. Density issues. • Impact of new housing design on traditional homes should be considered. • Possibility of an urban village approach to some sites (e.g. Bilston Urban Village). 		<p>was approved by Planning Committee on 05/12/2019.</p> <p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr David Harris		<ul style="list-style-type: none"> Lack of services and infrastructure to support building on Green Belt. High pollution from HGVs in Shaw. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Ishrat Parween		<ul style="list-style-type: none"> The history of Oldham as a mill town should be preserved and rejuvenated. Urban regeneration of brownfield sites and empty properties should be encouraged. OPOL and Green Belt should not be built on. Historic buildings should be retained and regenerated. 	Request the retention of OPOL 12 Thornley Brook.	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Mrs Melva Charles		We do need affordable homes but not at the cost of OPOL. Why are brownfield sites and disused land not being developed to improve surrounding areas.	Request the retention of OPOL 12 Thornley Brook and its extension	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Claire Hynes	Pennine Care NHS Foundation Trust	<ul style="list-style-type: none"> Brownfield sites should be regenerated over Green Belt and open land. Oldham should strengthen its OPOL policy not weaken it. 	to include the Land at Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mrs Carol Bartlett		<ul style="list-style-type: none"> Open spaces should be protected for future generations. 	Request the retention of OPOL 12 Thornley Brook.	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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		<ul style="list-style-type: none"> The contribution of open space to health and wellbeing should be recognised. The plan should protect the area for future generations. 		<p>in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Charlotte Hodgkiss	Pennine Care NHS Foundation Trust	<ul style="list-style-type: none"> Increased provision of affordable and accessible health and well-being activities. Green spaces should be protected as an area which disabled children can use (particularly quieter more accessible areas such as Ashbrook Valley). 	Ashbrook Valley and the associated woodland should be considered for protection due to the benefits it provides for young adults and children with learning disabilities and autism. As this area links to OPOL 12	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Glenys Walsh		The importance of green space for health and well-being, particularly mental health and to combat obesity should be emphasised.	<p>Thornley Brook, request the OPOL be maintained.</p> <p>Request the retention of OPOL 12 Thornley Brook.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Vicky Hunter			Request the retention of OPOL 12 Thornley Brook.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Derreta Flynn		Turn derelict sites and mills into affordable housing, do not develop on green open spaces.	Request the retention of OPOL 12 Thornley Brook.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr Thomas Relph	Russell Homes	The draft GMSF determines that a housing requirement of 685 dwellings per year is necessary for Oldham - a 230% increase on the current Local Plan. Whilst Russell Homes understands the approach for brownfield first developments, this solely will not deliver the required housing numbers needed or in the areas of Oldham needed, to support mixed communities. Oldham needs to consider the release of less sensitive Greenfield and Other Protected Open Land Sites (OPOL) to meet this increased housing requirement. In addition to this approach a		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>consideration may also need to be given to the strategic release of Green Belt to cater for the increased need and demand for housing.</p> <p>The main aims of the Oldham Local Plan should be to ensure that Oldham continues to grow sustainably through the delivery of housing which will in turn boost the local economy and provide homes for families and the younger generations wishing to stay in the Borough.</p> <p>The Local Plan should also respond to the needs of residents by providing larger family homes, which are limited in supply.</p> <p>The aim of the Local Plan should also be to consider the release of Greenfield/Other Protected Open Land in order to prevent piecemeal development around the Borough.</p>		
Mr Dave Barter		<ul style="list-style-type: none"> Protection and extension of the existing areas identified as OPOL to improve inequalities in access to green space in the borough. Affordable housing policy should be strengthened. 	Request the retention of OPOL 12 Thornley Brook.	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which</p>

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Mr Stephen Howard			Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr Adam Brennan	United Utilities Water Limited	<p>Water and wastewater services are vital for the wellbeing of your community and protection of the environment. It is important to consider the impacts from development on its community and environment and ensure infrastructure capacity is available.</p> <p>UU can most appropriately manage the impact of development on infrastructure if development is identified in locations where infrastructure is available with capacity. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure.</p> <p>General comments - UU is keen to work closely with the council on the Local Plan and to provide necessary support and investment.</p>		<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

Full Name	Organisation Details	Comments Received	Site Comments - Council's Response
		<p>UU will be able to understand the impact on the network as more information becomes available on development proposals.</p> <p>Site Allocations - When considering suitability of potential development sites you should consider proximity to wastewater treatment works as they can result in emissions that include odour and noise. New sites could introduce new sensitive receptors. Placing residential sites close to wastewater treatment works could compromise IA objective on environmental quality. Applications for developments on sites which are part of wider development plan allocations will be expected to demonstrate how the drainage for a site relates to wider holistic drainage strategy for the entire site.</p> <p>Groundwater Source Protection Zones - UU has a number of water abstraction boreholes east of Shaw and Royton and north of Newhey. The EA have defined Source Protection Zones (SPZs) for groundwater sources. The prevention of pollution to drinking water supplies is critical. Should avoid siting potentially damaging activities in the most sensitive locations. There is one potentially allocated site within a Groundwater Protection Zone 1. It is noted that IA objective seek to protect water quality. Any policy towards this would be supported. Early engagement with relevant agencies and UU is recommended where development is proposed in Groundwater Source Protection Zones and recommend looking at EA GPZ map and guidance.</p>	

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		<p>United Utilities assets - The presence of assets will need to be assessed with regard to future development of sites.</p> <p>Deep rooted shrubs and trees should not be planted in the vicinity of public sewers and water mains.</p> <p>Large sites in multiple ownership - UU has concern over large sites that are in multiple ownership as the achievement of sustainable development can be compromised.</p> <p>Planning Policies - Important to provide policies that emphasise the need for water supply and wastewater drainage infrastructure to be given consideration in the earliest stages of planning. Site drainage must reflect principles of NPPF surface water hierarchy.</p> <p>Should consider alternatives to the public sewer for surface water discharges. Sites with land drains or near to watercourses are a more sustainable option to the public sewer. This would be a last resort. A policy that encourages sustainable waste management is encouraged.</p> <p>All new development should include sustainable drainage systems, unless demonstrated to be inappropriate, and reduce areas of impermeable surfaces. Attenuation will be required to meet national standards and any local standards and should demonstrate flood volumes exceeding allowable design values are retained in areas which will not increase flood risk for adjacent land owners.</p>		

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<p>Submitted by Chorlton Planning on behalf of:</p> <ul style="list-style-type: none"> • J. Downs • Quantum Star • Mrs Corbett • Mr D Fisher • Mr D Hind • Mr G F Wood • Mr J Fitton • Mr BH Tomlinson • P Lutener • R Perrins • Mr Megson 		<p>Drainage proposals should be part of a wider strategy and be supplemented by appropriate maintenance and management regimes for the lifetimes of SUDS.</p> <p>As Local Plan progresses would expect a further call for sites. The aims, objectives and issues should be tied into GMSF. It is difficult to see how the amount of land to be allocated can be assessed without a decision being made on Greater Manchester's total as part of GMSF.</p> <p>The review of Green Belt; Other Protected Open Land (OPOL) and Safeguarded Land should be done at both the strategic and local level to produce meaningful boundaries for the next few decades.</p> <p>The need to identify a range of employment sites in suitable locations and the review the future of existing employment sites.</p> <p>Need a range of sites, in a wide spread of locations to provide for different types of housing. Many will be in established urban areas, preferably brownfield but not all. Some need to be on the edge of settlements and some will be low quality Green Belt or safeguarded land. Need following types of housing: micro homes – flats in towns, houses in rural areas; starter homes; social; town, semi and detached; executive; self and custom build; eco-homes; affordable; and homes for an ageing population.</p>	<p>Sites that this representation relates to:</p> <ul style="list-style-type: none"> • Higher Shaws / Redwood Road, Uppermill Rumbles Lane, Denshaw Land at Denshaw Vale, Denshaw Land off Denbigh Drive, Shaw Land at Poplar Avenue, Quick 	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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<ul style="list-style-type: none"> G Strothers 		<ul style="list-style-type: none"> The following sites would be appropriate: 	<ul style="list-style-type: none"> Springhead Quarry, 	
<ul style="list-style-type: none"> D Heather 		<ul style="list-style-type: none"> Off plots in or on edge of settlements or hamlets where infrastructure is in place and they fit within landscape. 	<ul style="list-style-type: none"> Springhead 	
<ul style="list-style-type: none"> Dronsfild 		<ul style="list-style-type: none"> Needs to be less emphasis on precise distance from bus routes etc. 	<ul style="list-style-type: none"> Cowlishaw, 	
<ul style="list-style-type: none"> Mercedes 		<ul style="list-style-type: none"> Small new build sites in sustainable locations where infrastructure is in place. 	<ul style="list-style-type: none"> Royton 	
<ul style="list-style-type: none"> Tower Properties 		<ul style="list-style-type: none"> Sensitive sites where housing and landscape are of equal importance and where development would need to preserve the character of the area. OPOL sites need to be looked at. 	<ul style="list-style-type: none"> Stoneswood Farm, 	
<ul style="list-style-type: none"> G Talyor 		<ul style="list-style-type: none"> Eco-plots including underground units. 	<ul style="list-style-type: none"> Oldham 	
<ul style="list-style-type: none"> Mrs Tomlinson 		<ul style="list-style-type: none"> Brownfield sites and former agricultural sites containing buildings; 	<ul style="list-style-type: none"> Road, Delph 	
<ul style="list-style-type: none"> R Wales 		<ul style="list-style-type: none"> Village expansion schemes 	<ul style="list-style-type: none"> Crib Lane / 	
<ul style="list-style-type: none"> Connell Group 		<ul style="list-style-type: none"> Local Plan needs to deal with Green Belt review at local level, where there are anomalies where the boundaries were badly drawn or where circumstances have changed. A "tidy up" and release of small sites is envisaged for the Local Plan. 	<ul style="list-style-type: none"> Long Lane, 	
<ul style="list-style-type: none"> Ian Murray 		<ul style="list-style-type: none"> OPOL sites need to be reviewed for either: 	<ul style="list-style-type: none"> Dobcross 	
<ul style="list-style-type: none"> Ms K Harvey 		<ul style="list-style-type: none"> Land released either wholly or in part for development; 	<ul style="list-style-type: none"> Stonebreaks Road, 	
<ul style="list-style-type: none"> Mr Wood 		<ul style="list-style-type: none"> Hybrid approach – development that does not prejudice distinctive character; 	<ul style="list-style-type: none"> Springhead 	
<ul style="list-style-type: none"> A Hegab 			<ul style="list-style-type: none"> 104 Oldham Road, 	
<ul style="list-style-type: none"> K Henthorn 			<ul style="list-style-type: none"> Grasscroft, 	
<ul style="list-style-type: none"> Dixon Thomasson 			<ul style="list-style-type: none"> Oldham 	
<ul style="list-style-type: none"> A Lord 			<ul style="list-style-type: none"> Kiln Hill 	
<ul style="list-style-type: none"> S Ingram 			<ul style="list-style-type: none"> Close, 	
<ul style="list-style-type: none"> Jenorah Ltd 			<ul style="list-style-type: none"> Chadderton 	
			<ul style="list-style-type: none"> Land off Fir Lane, Shaw 	
			<ul style="list-style-type: none"> Wall Hill Mill, 	
			<ul style="list-style-type: none"> Dobcross 	

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<ul style="list-style-type: none"> • T Simm • Connells • J Tanner • Philip Day • J. Clarke • D. • Hampson • Character Options Ltd 		<p>Sites that should be maintained as open space and could form part of Green Belt.</p>	<ul style="list-style-type: none"> • Tara Leisure, Grains Road, Shaw • Coverhill Road, Grotton • Denshaw Road, Delph • Healds Green, Chadderton • Mossdown Road, Royton • Sunny Lynn, Scouthead • Armit Road, Greenfield • Ward Lane, Diggle • Timber Tops, Springhead • Ripponden Road, Denshaw • Ripponden Road, Denshaw (2)

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					Site Specific Comments
					<ul style="list-style-type: none"> • Wardle Road, Rochdale • Long Lane / Sandy Lane, Dobcross • Corbett Way, Denshaw • Land at Birshaw Farm, Oldham Road, Shaw • Rochdale Road, Denshaw • Hanging Chadder, Oldham • Waterside Mill, Greenfield • Pennine Works, Royton • Hanging Chadder 2 • Site in Delph

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			<ul style="list-style-type: none"> Area in Dobcross / Uppermill Mill Site, Royton 	
Mr Michael Taylor		<p>When considering new development should look at the road network and public transport. Future housing should be allocated around major road and tram stations, not in Saddleworth, which cannot cope.</p> <p>Infilling the Saddleworth villages is not the answer.</p>	<p>OPOLE 12 Thornley Brook should remain and be extended to include land at Knowls Lane.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Valerie Cummings			<p>Request the retention of OPOLE 12 Thornley Brook</p>	<p>This site was subject to a planning application</p>

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Mrs Vivien Radcliffe		<ul style="list-style-type: none"> Improved healthcare services – currently demand is not being met. Further developments in already densely developed areas should not be permitted. Oldham should have a register of brownfield sites. Brownfield sites and vacant / disused buildings could be regenerated to meet the demands for housing. Development should not be allowed to take place on Green Belt or OPOL and any that are allowed should be sympathetic and not adversely change the landscape. Oldham Town Centre has space for further development and could be improved by reusing disused / vacant buildings for housing. Roads are in a poor condition and need to be maintained better. 	<p>and its extension to include land at Knowls Lane.</p> <p>Public transport should be improved to reduce the number of cars on the road. The proposed link road at Springhead is not the answer and could prove costly as well as raising safety concerns and further congestion.</p>	<p>(PA343269/19) which was approved by Planning Committee on 05/12/2019.</p> <p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>
Mr and Mrs I & J Avison		<p>Priorities should be:</p> <ul style="list-style-type: none"> Protect Green Belt and OPOL. 		<p>Comments noted. The council will have regard to these issues</p>

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		<ul style="list-style-type: none"> Develop brownfield sites for housing and industry / commercial. Ensure any new housing is matched by the appropriate infrastructure of roads, doctors, education, play areas etc. 		in preparing the next stages of the Local Plan.
BizSpace		<p>Want appropriate policy background that allows for flexibility in recognising some existing industrial and employment sites, including Saddleworth Business Centre, when appropriate, can be released for, alternative uses.</p> <p>Primary objective is to ensure policies are supportive of brownfield regeneration, sustainable development principles and efficient use of sites for alternative uses.</p>	<p>SEA 7 Valley Mills - Saddleworth Business Centre, Huddersfield Road, OL3 5DF</p> <p>Site Plan provided.</p> <p>Description of site and existing allocation provided.</p> <p>Ongoing use and investment for employment use is unlikely to be feasible over the long term.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr Mick Scholes		The council should adopt a policy of not allowing any housing development on existing open, recreational and green spaces, including large gardens. House building should be restricted to brownfield sites.	<p>The site provides a redevelopment opportunity and to provide housing.</p> <p>The site is under single ownership and could be delivered within 5 years, providing 40-50 units of mix size and tenure.</p>	
			<p>Request the retention of OPOL 12 Thornley Brook and the extension of the site to include Land at Knowls Lane.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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Rebecca Bray			Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Mr Gary Banks		Green Belt policy should remain strong.	Request the retention of OPOL 12 Thornley Brook.	Comments noted. The Council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Vicky Murray-Tait	Business Development Director Epistem Ltd		Request the retention of OPOL 12 Thornley Brook.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Pat Furlong			Request the retention of OPOL 12 Thornley Brook and its extension to include Land and Knowls Lane.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
V Arundale			Request the retention of OPOL 12 Thornley Book.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Lisa Dobson			Request the retention of OPOL 12 Thornley Brook.	This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.

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Barbara Heywood		<ul style="list-style-type: none"> Green Belt and OPOL should be retained. There should be specific policies for the different communities of Oldham (not a one-size fits all approach). Brownfield development should be a priority. The position of Oldham between Manchester and the Peak District National Park means the normal circular zoning does not apply – the plan should abide by the general zoning of land that already exists. Additional road networks should not be built. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mike Buckley		<p>Vision needs to recognise the diversity within the borough in terms of the characteristics of the different areas. Each has its own history, heritage and issues. Existing vision is rather generic and lacking local distinctiveness although individual vision statements for townships are better.</p> <p>Adopted Local Plan Vision:</p> <p>Agree with bulk of the existing vision for Saddleworth (Lees should be treated separately).</p> <p>Vision needs to address inadequate infrastructure, roads, health and public transport. Denshaw need not be singled out.</p> <p>Employment needs more emphasis. Need more opportunity for building software and digital economy.</p>	<p>Request that statements in adopted plan are carried forward into new Local Plan:</p> <ul style="list-style-type: none"> Dovestone will be a key gateway to the Peak Park Huddersfield Narrow Canal will continue to develop as a 	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>Submission has proposed a vision statement for the emerging Saddleworth Neighbourhood Plan.</p> <p>Adopted Local Plan strategic objectives are generic and lack distinctive.</p> <p>Request that the following statements in the adopted plan are carried forward into new Local Plan:</p> <ul style="list-style-type: none"> • Green Belt and OPOL will be maintained. • South Pennine Moors will be protected from development. • Landscape character will be protected, conserved and enhanced (disagree however with categories in landscape character assessment. This needs reviewing). • Appropriate development levels that is sensitive to local character • 10% of residential development - % will need altering as 10% of GMSF figures are too high. • Existing local business and employment areas will be maintained at Greenfield, Delph and Diggle. <p>Saddleworth Civic Trust propose the following strategic objectives for the Saddleworth Neighbourhood Plan and hope they are aligned with Oldham Plan:</p> <ul style="list-style-type: none"> • To protect the distinctive character of Saddleworth's built environment and landscape. 	<p>tourist attraction.</p> <ul style="list-style-type: none"> • Uppermill will continue as the main shopping destination, with local shops in Greenfield, Delph and elsewhere protected. • Robert Fletcher's mill will be developed for appropriate uses - request that the original aims as set out in the 2006 UDP be adopted as a guide to sustainable

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		<ul style="list-style-type: none"> To facilitate the development of leisure, recreational facilities and tourism. To encourage the growth of light industry and high-tech employment opportunities. To provide for better health and education services and facilitate the improvement of transport, flood mitigation, sewerage and digital infrastructure. To ensure that new development contains a significant proportion of affordable two and three bedroom accommodation. <p>Agree the topic areas proposed are suitable for guiding development.</p> <p>Definitions of sustainable development in the existing plan need review. They fail to protect the Green Belt.</p>	<p>development; development that will enhance the character of this key Green Belt</p>	
Mr R A Fleming			<p>Land on south side of Oaklands Road, Grasscroft.</p> <p>Wishes site to be put forward for residential development.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr K J Watson		<ul style="list-style-type: none"> Housing: Future housing needs to be reviewed carefully both on historical information and on main drivers. Oldham has not been successful in attracting major companies. Commuting to work outside of Oldham seems common, so improved road systems and Metrolinks essential. Affordability is paramount and increased variety. Help to Buy will help to keep Oldham as a place to live for future. Home working will expand with technology, so super-fast broadband will become a major requirement for Oldham. Business: Oldham must continue to fight for its share of new business and jobs. Links to higher education and Universities is essential. New large warehousing for product delivery to customers and residents same day will become increasingly common but may not yield large employment opportunities. Green Spaces: Must be protected and kept. Urban sprawl must be contained and Oldham has large areas of green space fortunately making it an outstanding area to work, live and play! 	Currently poor quality trees and is overgrown. Next to Greenfield Station.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<ul style="list-style-type: none"> • Environment: This covers many topics within any Local Plan and any plan must take account of peoples needs and views now and in future. • Brownfield Sites, Less Attractive Land, Redundant /Victorian Buildings /Old Textile Mills: Oldham has a major problem in this respect as do neighbouring old Mill Towns. A comprehensive review is needed. A comprehensive register and forward plan developed to fully utilise this land and resources. • Infrastructure: This is a major concern. Whether is roads, schools, NHS capacity and services. Government support both financial and expert assistance will be needed now and in future. • Communication: An area OMBC falls short and needs to be more inclusive in future. Oldham Council website is dated and unhelpful. • Consult residents and take account of their views. • Make Oldham a place that its residents will be proud to say we live here, we like what we have and what we plan for the future. 		
Deborah Abrahams MP		<p>Key planning issues to be addressed are:</p> <ul style="list-style-type: none"> • Concerned about the amount of Green Belt land proposed for release and a brownfield first policy approach is required. • Importance of green spaces to public health. Need to do more, not less, to ensure all people in Oldham have 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>access to these spaces rather than reduce the amount available to them.</p> <ul style="list-style-type: none"> • Support the need for business developments close to infrastructure and welcome proposals that will improve access to high skilled jobs but must ensure that residents maintain access to quality green open spaces and have improved local public transport provision. • Needs to be a focus on regenerating our towns, encouraging people to live in these areas. Important that we focus on reviving our town centre with a mix of commercial and housing investment. • Local road network is often gridlocked, the air quality is very poor and there is low confidence in our local public transport. Important to ensure transport and community infrastructure needs are met in new developments. This includes looking at Houses of Multiple Occupation, particularly in residential areas. • Buildings of heritage and important historical value within the borough should be properly assessed to promote both preservation and development, including of local mills, some of which are currently derelict. <p>Main aims of the Local Plan:</p> <ul style="list-style-type: none"> • Vital that the consultation process and next steps are clear, accessible and led by local communities; 		

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		<ul style="list-style-type: none"> • The Local Plan must commit to protecting the Green Belt and ensure brownfield development first, working to ensure an up to date Brownfield Register; • Sustainable, long-term development should be at the heart of the plan, building on work that has been undertaken in our town and village centres. Including the promotion of sustainable transport links and job creation and retention; • Ensure all people in Oldham have access to green spaces which are essential to public health; • A new process for interaction with developers should be sought; and • The relationship between infrastructure, transport, school and health services must be looked into in much more detail. <p>Other comments:</p> <ul style="list-style-type: none"> • Concerns about the Local Plan being formulated in advance of the next draft of the GMSF. • A large number of local issues were identified in the draft GMSF consultation. How will this be incorporated into the proposals for the Local Plan? • There is a need to build more homes, particularly affordable housing, however the draft GMSF did not work with local communities. Oldham has an opportunity, with the Local Plan, to address these 		

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Mike Buckley	Saddleworth Civic Trust	<p>concerns, but it must listen to local people's views and actively seek engagement.</p> <p>Vision needs to recognise the diversity within the borough in terms of the characteristics of the different areas. Each has its own history, heritage and issues. Existing vision is rather generic and lacking local distinctiveness although individual vision statements for townships are better.</p> <p>Adopted Local Plan Vision:</p> <p>Agree with bulk of the existing vision for Saddleworth (Lees should be treated separately).</p> <p>Vision needs to address inadequate infrastructure, roads, health and public transport. Denshaw need not be singled out.</p> <p>Employment needs more emphasis. Need more opportunity for building software and digital economy.</p> <p>Submission has proposed a vision statement for the emerging Saddleworth Neighbourhood Plan.</p> <p>Adopted Local Plan strategic objectives are generic and lack distinctive.</p> <p>Request that the following statements in the adopted plan are carried forward into new Local Plan:</p>	<p>Request that statements in adopted plan are carried forward into new Local Plan:</p> <ul style="list-style-type: none"> Dovestone will be a key gateway to the Peak Park Huddersfield Narrow Canal will continue to develop as a tourist attraction. Uppermill will continue as the main shopping destination, with local shops in Greenfield, 	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<ul style="list-style-type: none"> • Green Belt and OPOL will be maintained. • South Pennine Moors will be protected from development. • Landscape character will be protected, conserved and enhanced (disagree however with categories in landscape character assessment. This needs reviewing). • Appropriate development levels that is sensitive to local character • 10% of residential development - % will need altering as 10% of GMSF figures are too high. • Existing local business and employment areas will be maintained at Greenfield, Delph and Diggle. <p>Saddleworth Civic Trust propose the following strategic objectives for the Saddleworth Neighbourhood Plan and hope they are aligned with Oldham Plan:</p> <ul style="list-style-type: none"> • To protect the distinctive character of Saddleworth's built environment and landscape. • To facilitate the development of leisure, recreational facilities and tourism. • To encourage the growth of light industry and high-tech employment opportunities. 	<p>Delph and elsewhere protected.</p> <ul style="list-style-type: none"> • Robert Fletcher's mill will be developed for appropriate uses - request that the original aims as set out in the 2006 UDP be adopted as a guide to sustainable development; development that will enhance the character of this key Green Belt.

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Mr Bryan Elson		<ul style="list-style-type: none"> To provide for better health and education services and facilitate the improvement of transport, flood mitigation, sewerage and digital infrastructure. To ensure that new development contains a significant proportion of affordable two and three bedroom accommodation. <p>Agree the topic areas proposed are suitable for guiding development.</p> <p>Definitions of sustainable development in the existing plan need review. They fail to protect the Green Belt.</p>		
		<ul style="list-style-type: none"> OPOL should not be re-classified and should be retained. Air quality relating to congestion should be considered. Urban sprawl should be reduced. 	<p>Request the retention of OPOL 12 Thornley Brook and the protected buildings within OPOL 12 should be retained.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>

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ASDA Stores Ltd		<ul style="list-style-type: none"> <li data-bbox="405 860 612 1637">GMSF: The Local Plan will provide for retail, leisure and other commercial development but these are linked to the growth aspirations of the GMSF. A revised version of GMSF has implications of the Local Plan timetable. The Local Development Scheme will need updating. <li data-bbox="612 860 1011 1637">NPPF: Plans must be consistent with policies in the NPPF under Ensuring the vitality of town centres. The Local Plan must define a network and hierarchy of centres that is resilient to anticipated future economic change and define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted. NPPF sets definitions for these areas and uses. NPPF does not define district and local centres but Planning Policy Statement 4 had useful definitions. Retail Evidence Base: Oldham Retail and Leisure Study (2009) stated it should be reviewed every three to four years. Expect the Retail Study to be updated. The vitality and viability of existing centres should be reviewed regularly, informed by a regular update of the survey of ground floor uses in the main centres and not just those defined in the Joint DPD. The review should inform the retail hierarchy. <li data-bbox="1011 860 1380 1637">Provision of retail development: The Local Plan needs to ensure there are sufficient services, facilities and 	<p data-bbox="405 304 517 860">Asda have five stores within Oldham:</p> <ul style="list-style-type: none"> <li data-bbox="517 304 564 860">● Chadderton; <li data-bbox="564 304 612 860">● Shaw; <li data-bbox="612 304 660 860">● Huddersfield Road; <li data-bbox="660 304 708 860">● Hollins Road; and <li data-bbox="708 304 756 860">● Elk Mill Retail Park <p data-bbox="756 304 804 860">Centre Boundaries:</p> <p data-bbox="804 304 932 860">The proposals map will need to define the extent of the town centres and primary shopping areas based on clear definitions.</p> <p data-bbox="932 304 979 860">Chadderton:</p>	<p data-bbox="405 304 612 860">Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<p>amenities to serve the borough and complement growth set out in GMSF. This will have an impact on the centre boundaries and retail allocations identified within the Oldham Local Plan.</p> <ul style="list-style-type: none"> • Retail Hierarchy: GMSF retail hierarchy only includes main town centres. Local Plan will need to provide a more detailed strategy for Oldham town centre and define the hierarchy below the principal town centre. Need to consider a review of the retail hierarchy which is reflective of the role and functions of the different centres and bring the designations in line with NPPF. The retail hierarchy should include district and local centres. <p>Consider the following retail hierarchy appropriate:</p> <ul style="list-style-type: none"> • Oldham Town Centre; • District Centres; • Local Centres - including Hollins Road; and • Local Parades. <ul style="list-style-type: none"> • Oldham town centres should continue to be the main focus for major retail and leisure development. • The centres of Chadderton, Failsworth, Shaw, Royton, Hill Stores, Uppermill and Lees perform a district wide role and function and should be defined as District Centres. 	<p>The District Centres boundary for Chadderton should retain the ASDA store.</p> <p>Shaw:</p> <p>Asda are hoping to extend the offer at the store by providing fuel at the petrol station. Given the context of the site a new District Centre boundary for Shaw should be drawn which includes the Asda store.</p> <p>Hill Stores:</p> <p>The store forms part of a parade which includes a pharmacy, dental surgery,</p>

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		<ul style="list-style-type: none"> The retail hierarchy should include Local Centres to ensure the vitality and viability of those centres which serve a local function. The Local Plan will need to consider policies that make clear which uses will be permitted in the centres, local shopping parades and allocated sites. Consider main town centres uses appropriate within each of these areas. The scale of suitable development will also need to be established. 	<p>Site Specific Comments</p> <p>takeaway. This cluster of shops should be included within the Hill Stores District Centre.</p> <p>Hollins Road:</p> <p>The store is currently out of centre. Hollins Road should be identified as a Local Centre and the boundary should include the ASDA store.</p> <p>Elk Mill:</p> <p>The Asda Living store at Elk Mill is part of an out of centre retail park. The Local Plan should provide for</p>

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Justin Cove (Nexus)	Barratt Homes	<ul style="list-style-type: none"> Imperative that the Local Plan is compliant with the GMSF and additional evidence would need to be commissioned to fill any gaps not covered by the GMSF evidence base. The Local Plan must ensure that full objectively assessed need for market and affordable housing in Oldham are met during the plan period. The housing requirement for Oldham will need to be underpinned by work undertaken for GMSF, in particular the Strategic Housing Market Assessment (SHMA). Allocations included with GMSF will need to be shown on the Proposals Map to avoid policy conflicts. Delays in the preparation of GMSF should not halt production of the Local Plan which should continue to be progressed relying upon the GMSF Evidence Base. Failure to continue preparation of the Local Plan will restrict delivery of market and affordable housing as the settlement boundary within the Joint Core Strategy is no longer fit for purpose as it is not based upon the former RSS requirement and up to date objectively assessed housing needs. The timing of Green Belt release and allocation of housing sites through either GMSF or Local Plan is a 	retail development outside of centres on suitable sites.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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		<p>matter to be considered and reviewed as both plans progress.</p> <ul style="list-style-type: none"> Green Belt is a constraining factor that has a major influence on the scope for additional housing in Oldham. When allocating housing sites to will be necessary to release a sufficient quantity of Green Belt/ land to meet and exceed OAN. Given that completion rates have been consistently below the annual requirement since the local plan adoption, a 20% buffer is considered appropriate. Support retention of strategic sites in GMSF as allocations in the Local Plan to maintain flexibility to sustain required level of housing completions and ensure that the Green Belt boundary endures beyond the plan period. 		
Geraldine Ball		Local people's views regarding protecting Green Belt and green space should be emphasised.	Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which</p>

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John		<ul style="list-style-type: none"> OPOL should be protected for recreation, health and wellbeing and habitats. Any new business or infrastructure or housing must take into account the impact on communities and the wishes of residents. Brownfield sites have to be a priority for any development and affordable homes -ahead of so called aspirational homes. 	Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	was approved by Planning Committee on 05/12/2019.
Marc Hourigan (Hourigan Connolly)	Royal London Mutual Insurance Society Ltd	<ul style="list-style-type: none"> The council will need to update evidence base and we would anticipate an assessment of the cumulative impacts of policies and obligations upon viability. Commercial development in Oldham will not be able to withstand CIL payments. It must be made clear what on-site requirements will be required in commercial developments. Any design policies should not be overly prescriptive and place undue burdens upon development. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
				Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Mr Jim McMahan MP	Member of Parliament for Oldham West and Royton	<p>What should it contain and what are the key planning issues for Oldham?</p> <ul style="list-style-type: none"> The development of a brownfield first policy underpinned by an accurate and up to date Brownfield Register. To identify additional public open space and amenity land which adds to the character of local neighbourhood and afford these greater protection from inappropriate development. To address inappropriate town centre and development and uses through an Article 4 directive as agreed by the council in 2013, and that this be expanded to district centres. To address the community impact of Houses of Multiple Occupation (HMOs) and bring forward a policy to restrict them, particularly in established residential areas. To address community concern about the reuse of former care homes, hostels and other purpose built residential accommodation and to afford these greater protection from inappropriate development. To address the poor quality design and finish of residential and commercial development. To assess and promote the preservation and future development of important buildings of heritage value including an assessment of the remaining mills. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

Full Name	Organisation Details	Comments Received	Site Comments - Site Specific Comments	Council's Response
		<p>Main aims of the Local Plan should be to:</p> <ul style="list-style-type: none"> • Develop a community lead development plan for the future of the borough; • Promote high quality sustainable development; support the long term development of town and district centres; • Commit to the protection of the Green Belt; • Assist in the regeneration of the borough with the identification of brownfield land; • Promote high quality sustainable strategic and neighbourhood transport links; • Boost job creation and retention in appropriate locations; • Respect and enhance the heritage assets of the borough; • Support the environmental and recreational benefits of key off road routes including disused railway lines, canals, country parks and liner parks; • Ensure that development can be supported by infrastructure including but not limited to sewage, drainage, power and highways; and • Ensure that development is supported by essential public services including but not limited to schools, health centres and emergency services. 		

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Unknown Unknown		Development of Neighbourhood Plans would enable local people to co- produce a development plan for their area. Urge the council to consider the development of Neighbourhood Plans across the borough.		
Unknown Unknown			Do something for Sholver. Roads are potted and kids have nothing to do, not even a park.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Marc Hourigan (Hourigan Connolly)			Land North of Ashton Road, Woodhouses Submission requesting the release of the site from the Green Belt and for it to be allocated for housing development.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.

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Marc Hourigan (Hourigan Connolly)	Grasscroft Homes and Property Limited	<p>Local Plan should cover:</p> <ul style="list-style-type: none"> • An appropriate quantum of housing • Diverse portfolio of sites • Resist arbitrary phasing of housing sites • Flexibility to allow for some sites not coming forward. • Except council to adopt Sedgefield method for dealing with a backlog, apply a 20% buffer applied to the 5 year requirement and accumulated backlog. • OPOL must be reconsidered. • Oldham Plan must reconsider sites previously identified for employment use. • Need to release Green Belt to meet housing needs in Oldham. • There are opportunities to release sites form the Green Belt that have a weak Green Belt function compared to the broader area within which they fall, which may have been assessed as having greater value. • Essential that settlements such as Royton receive some housing to sustain the future vitality and viability of community, local shops and services. • Must set out what is required in residential developments in the form of onsite requirements. • A specific formula-based policy is required that sets out clearly thresholds and requirements. • Consideration must be given to existing facilities in the locality which may affect whether onsite requirements are justified. 	<p>Land at Bullcote Lane, Royton: GMSF OA8 Broadbent Moss</p> <p>Would like detailed submissions as part of GMSF to form part of the Oldham Local Plan submissions.</p> <p>Reiterating that would like site allocated for residential in the GMSF rather than employment development</p> <p>Site could come forward ahead of masterplan.</p> <p>Site does not meet OPOL criteria (as per Joint DPD).</p>	<p>These comments relate to places for Everyone, which is subject to its own consultation processes. Where relevant the council will have regard to the issue raised in preparing the next stages of the Local Plan.</p>

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		<ul style="list-style-type: none"> Dwelling standards on space are also helpful but these should not be overly prescriptive. Affordable housing requirements must be clearly set out and justified. <p>Policies must contain provisions for economic viability to be assessed and a reduced amount of affordable housing to be provided where justified.</p>	<p>Employment use is neither suitable or viable.</p>	
Eileen Jones		<ul style="list-style-type: none"> OPOL should remain protected and all sites maintained. Development on Brownfield sites should be incentivised. 	<p>Request the retention of OPOL 12 Thornley Brook.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p> <p>This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.</p>
Mr Matthew Worman	Arriva Rail North	No comment at this stage.		Noted.

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Mr Matthew Good	Home Builders Federation	<ul style="list-style-type: none"> It is important that any design policy is not overly prescriptive and does not place undue burdens upon development. This is to ensure that development remains viable. Supportive of the Local Plan providing non-strategic allocations which complement the strategic allocations set out in the GMSF. In making these allocations it is imperative that they meet the criteria set out within footnote 11 para 47 of the NPPF. In terms of delivery it is clear that the Council has under-delivered against previous targets for a number of years. The reasons behind this under-delivery need to be understood and the lessons factored into the policy responses in the Local Plan. The council will need to prepare a Housing Delivery Test and need to consider the implications of this delivery test and should consider identifying appropriate actions and trigger points which can be included in the plan. It is important that the council ensure that plan policies provide in-built flexibility to deal with changing circumstances. Restrictive policies and unnecessary burdens should be avoided. The Local Plan in conjunction with the GMSF provides significant opportunities to create policy environment to ensure such levels of delivery or greater consistency met. 	<p>The HBF supports the GMSF process – with this in mind the council should consider its options for the Local Plan Review if the GMSF were to experience any significant delays to ensure it can get a new plan in place as quickly as possible.</p> <p>The council's evidence base will require updating to ensure that the plan is based upon a robust understanding of key issues in the area. The council should consider producing its own</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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		<ul style="list-style-type: none"> To aid delivery the Local Plan should seek to provide a buffer of sites over and above its requirements. Given the previous levels of under delivery within Oldham it would appear prudent to provide a significant buffer over the plan period. In line with the LPEG recommendations to Gov the HBF suggests a 20% to be appropriate. The Local Plan should be consistent with the GMSF aims, objectives, strategy and strategic allocations. 	<p>assessment of housing need. The HBF can support this with information and experience.</p> <p>Duty to cooperate on cross boundary issues is encouraged by the GMSF.</p> <p>The HBF will provide greater consideration once further detail upon the type, form and content of policies is known.</p>	
Marc Hourigan (Hourigan Connolly)	Royal London Mutual Insurance Society Ltd		<p>Kitbag Distribution Facility</p> <p>Site currently in BEA3. Would like the site to continue to be</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Marc Hourigan (Hourigan Connolly)	Royal London Mutual Insurance Society Ltd		<p>designated as a flexible commercial uses as it currently is in the Joint Core Strategy, with the addition of trade counters added to the permitted uses.</p> <p>Land at Greengate West, Chadderton, M24 1SA</p> <p>Site currently in BEA3. Would like the site to continue to be designated as a flexible commercial uses as it currently is in the Joint Core Strategy, with the addition of trade</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr R Jones		<p>Support use of PDL for housing though it should be supplemented by the sensible and sustainable release of Green Belt land to satisfy the boroughs future housing need.</p> <p>Allocating land for housing should help to satisfy the needs of small to medium sized developers.</p> <p>Large sites such as those proposed in the GMSF are complex in terms of ownership and infrastructure requirements and therefore may take a long time to assemble. Allocating a combination of large and small sites would give greater certainty on unit delivery throughout the plan period.</p>	<p>counters added to the permitted uses.</p> <p>Land at Ashton Road, Woodhouses has a number of merits as a housing site including it's location, public transport links, access to services, flood zone 1 and lack of ecological features. Plans are attached showing how the site could be developed.</p>	<p>Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.</p>

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Mr and Mrs Bainbridge		Brownfield sites should be fully considered before green spaces.	Request the retention of OPOL 12 Thornley Brook.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which was approved by Planning Committee on 05/12/2019.
Responses received after the closing date:				
Mrs Margaret Oldham		Biggest concern is regarding the retention of Green Belt and the preservation of countryside and green places.	Request the retention of OPOL 12 Thornley Brook and its extension to include land at Knowls Lane.	Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan. This site was subject to a planning application (PA343269/19) which

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				was approved by Planning Committee on 05/12/2019.
Mr Glenn Shallcross		<ul style="list-style-type: none"> • Adequate provision of healthcare is needed. • Roads need to be maintained in a good condition. • There should be further regeneration of the Town Centre and nearby areas for housing. • Brownfield sites should be highlighted. • Green Belt and OPOL should be protected. • Any development should not affect the landscape and should be in keeping with the area. • Green spaces are vital for physical and mental health. • Wildlife should be protected . • More green spaces should be created. 		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.
Mr John Shepherd		<p>Possibly Oldham's last chance to take a bold step to promote substantial housing and industrial development on new sites to secure the economic future and prosperity of the borough.</p> <p>The re-use of old mill sites for housing and industry is not the answer - it has not happened up to now and it will not happen in the future. Businesses want modern premises and quality homes for their staff.</p>		Comments noted. The council will have regard to these issues in preparing the next stages of the Local Plan.