

**Oldham**

**Local**

**Plan**

## **Local Greenspace Assessment**

**July 2021**



**Oldham**  
Council

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1	Executive Summary	2
2	Background	10
3	Current approach to OPOL	11
4	National Planning Policy Framework (2019)	13
5	Methodology for assessing sites against Local Green Space Criteria	14
6	OPOL 1 Royley Clough	19
7	OPOL 2 Ferney Field Road	24
8	OPOL 4 Foxdenton Hall Park	28
9	OPOL 5 Crossley Bridge Playing Field	34
10	OPOL 6 Moston Brook and Hole Bottom Clough	38
11	OPOL 7 Simkin Way	43
12	OPOL 8 Oldham Edge	46
13	OPOL 9 Bullcote Lane	51
14	OPOL 10 Shawside	56
15	OPOL 11 Land at Greenacres	61
16	OPOL 12 Thornley Brook	68
17	OPOL 13 Stonebreaks	73
18	OPOL 14 Dacres Hall	79
19	OPOL 15 Wall Hill	83
20	OPOL 16 Ryefields Drive	87
21	OPOL 17 Stoneswood	90
22	OPOL 18 Rumbles Lane / Lumb Mill	94
23	OPOL 19 Ainley Wood	98
24	OPOL 20 Land South of Oaklands Road	102
25	OPOL 21 Land at Summershades Lane	106
26	OPOL 22 Cowlishaw	110
27	OPOL 23 Rear of Elk Mill / Cotswold Drive	115
28	New Local Green Space: Sholver	118

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## 1 Executive Summary

- 1.1** There are 22 designated Other Protected Open Land (OPOL) sites allocated in the current Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document).
- 1.2** There is no reference to OPOL in National Planning Policy Framework (NPPF), however it does set out an approach for Local Green Space (LGS) designation, which the council considers is similar in its function and purpose as OPOL. 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. To align with NPPF it is proposed that OPOL be redesignated as LGS where it meets the NPPF and its supporting guidance.
- 1.3** NPPF states the LGS designation will not be appropriate for most green areas or open space. The designation should only be used:
- Where the green space is in reasonably close proximity to the community it serves.
  - Where the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
  - Where the green space concerned is local in character and is not an extensive tract of land.
- 1.4** The council has therefore re-assessed OPOL against the LGS criteria in NPPF to ensure that any OPOL sites carried forward as LGS can be justified by up to date robust evidence.
- 1.5** The outcome of the assessment is shown below, together with any opportunities to enhance the future LGS. All of the sites assessed were considered to be reasonably close to the community and local in character and not an extensive tract of land.
- 1.6** A heritage significance assessment has inputted into the LGS Assessment. For some sites this has identified where the historic environment, often linking to recreation, could be enhanced. Consideration will need to be given as to how these opportunities can be delivered through the Local Plan review and / or working with our partners and across council departments.
- 1.7** The assessment recommends the de-designation of some OPOL, which will be through the emerging Local Plan review or through Places for Everyone Joint Development Plan Document (PfE). Until such a time as the revised Local Plan or PfE is in place they will continue to be designated as OPOL and protected through Policy 22.
- 1.8** Any extensions or reductions in boundaries proposed as part of the LGS assessment will need to be considered as part of the Local Plan review. At the point of adoption extensions to OPOL boundaries will be designated in the Local Plan and any removals of land from OPOL boundaries will be de-designated.

**Table 1 Summary of Local Green Space Assessment**

<b>OPOL</b>	<b>Does the site meet Local Green Space Criteria</b>	<b>Identified enhancement opportunities</b>
OPOL 1 – Royley Clough, Royton – with extension including cricket ground	Yes. The OPOL, with the proposed extension, meets the criteria based on richness of wildlife, beauty, historic significance and recreation.	N/A
OPOL 2 – Ferney Field Road	Yes. Overall the land is considered to be of local significance due to richness of wildlife.	N/A
OPOL 4 – Foxdenton Hall Park with extension including Foxdenton Hall Park and Albert Taylor Recreation Ground	Yes. It is considered that the OPOL with the proposed extension is of local significance due to recreation, historic significance, beauty and richness of wildlife.	There is an opportunity to enhance the historic environment by opening the hall to the public and offering updated interpretation boards and a heritage trail around the locations of former estate buildings such as the farm and the icehouse. In addition, the sundial should be restored to its former position.
OPOL 5 Crossley Bridge Playing Fields	<p>Yes. It is considered that the site is of local significance due to its recreational value.</p> <p>OPOL 5 Crossley Bridge Playing Fields</p> <p>It is considered that the boundary should be amended to the residential development.</p>	N/A
OPOL 6 Moston Brook and Hole Bottom Clough	Yes. It is considered that the site is of local significance due to beauty, recreation, historic significance, richness of wildlife and tranquillity.	Improvements could be made in line with Moston Brook feasibility study and Masterplan.
OPOL 7 Simkin Way	Yes. It is considered that the site is of local significance due to historic significance.	N/A

OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
OPOL 8 Oldham Edge	<p>Yes. The land is considered to be of local significance due to richness of wildlife, historic significance, recreational value and also tranquillity and beauty in parts of the site.</p> <p>It is considered that the boundary should be amended to exclude the school sports hall extension.</p>	<p>There is opportunity to enhance historic significance further with heritage trails and interpretation boards. The public sculptures appear to coincide with the locations of historic routeways and interpretation could be offered as to what these actually mark. There are opportunities to highlight the historic routeway towards Royton as well as fieldwalk the landscape to find any possible remnants of historic mining.</p> <p>Historic documents show that the Edge was an important location for early coal mining and interpretation boards and heritage trails could also highlight this. They could also be used to highlight the location of Post-Medieval farmsteads and settlements across the Edge and open up more publicly accessible footpaths across the higher ground.</p>
OPOL 9 Bullcote Lane	<p>No. The site is not considered to be of local significance against the Local Green Space criteria.</p> <p>NPPF states identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</p>	N/A

OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
	<p>The site has been put forward as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE). The OPOL is proposed to be de-designated through PfE.</p> <p>Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22.</p>	
OPOL 10 Shawside	<p>The land has areas that are rich in wildlife and offer a recreational role (to the north).</p> <p>However, as NPPF states identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</p> <p>The site has been put forward as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE).</p> <p>It is considered that to designate the land as LGS would not be consistent with the local planning of sustainable development.</p> <p>The OPOL is proposed to be de-designated through PfE.</p> <p>Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22</p> <p>The elements that meet the LGS criteria should be considered as part of the master planning exercise and planning application, particularly in terms of ecology.</p>	N/A

OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
<p>OPOL 11 – Land at Greenacres, including Lees Cemetery and Mills recreation ground</p>	<p>Yes. The land is of local significance due to its beauty, tranquillity, richness of wildlife, recreational value and historic significance.</p> <p>It is considered that the boundary should be amended to remove Roundthorn Primary School and The Hawthorne and associated brownfield land. These parts of the existing OPOL are not considered to contribute to the LGS criteria. It is also considered that Lees Cemetery and the Mills recreation ground should be added to the LGS.</p>	<p>There are several opportunities to enhance historic significance further at Greenacres by offering heritage and geological trails, as well as interpretation boards.</p> <p>Some of the current boards are in poor condition, heavily vandalised and repetitive; it is felt that they could be more specific to the area in which they are located.</p> <p>There is an opportunity to create a geologically focused heritage trail at Glodwick Low, to incorporate and celebrate its status as a regionally important geological site.</p> <p>Interpretation boards could also be used to highlight historic remnants of quarrying and mining and identify potential signs of Medieval coal extraction, such as bell pits and adits. The former textile industry in this area has been utilised within the public realm, however the reused engine beds have no accompanying interpretation and it is felt that these need further explanation.</p> <p>Other features such as the Roman Road and the Medieval corn mill could also be highlighted or even targeted for any future archaeological work. There is also an opportunity to celebrate Clem Beckett at Glodwick Lows as well.</p>

OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
OPOL 12 – Thornley Brook East	<p>Yes. The land is of local significance due to its beauty, richness of wildlife, tranquillity, historic significance and local recreational value.</p> <p>An application was approved for 265 homes on part of the OPOL. This part of the OPOL has not formed part of the assessment and will not be taken forward as Local Green Space.</p>	N/A
OPOL 13 – Stonebreaks	<p>Yes. The land is of local significance due to its beauty, tranquillity, historic significance and local recreational value. A small part of the site is also of local significance due to its wildlife.</p> <p>It is also considered that a small extension to the north of the OPOL could form part of the designation.</p>	N/A
OPOL 14 Dacres Hall	Yes. The land is of local significance due to beauty, tranquillity, historic significance and richness of wildlife.	N/A
OPOL 15 Wall Hill	Yes. It is considered that the existing OPOL is locally significant due to historic significance and richness of wildlife.	There are already a number of interpretation boards on the former Delph Donkey railway line bordering the site, which includes a small part on the former Bankfield Mill, and there is an opportunity to open up access to the wooded area and extend the heritage trail here. There is also an opportunity to consolidate the ruins and explore the area archaeologically as well in the future.
OPOL 16 Ryefields Drive	Yes. The land is of local significance due to its beauty and richness in wildlife.	N/A
OPOL 17 Stoneswood	Yes. The land is considered to be of local significance due to its historic significance and richness in wildlife.	N/A



OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
OPOL 18 Rumbles Lane / Lumb Mill	No. Although the site will add to the attractiveness of the area it is not considered that the site is demonstrably special against the reasons set out in NPPF.	N/A
OPOL 19 Ainley Wood	Yes. The site is considered to be of particular local significance due to its beauty, tranquillity, historic significance and richness in wildlife.	There are opportunities to enhance this historic significance further through a heritage trail and interpretation boards focused on the former Hull Mill and the possible Roman Road towards the nearby Castleshaw fort. There is also an opportunity to explore Hull Mill archaeologically and consolidate any standing remains.
OPOL 20 Land South of Oaklands Road	No. Although a section of the site provides some priority habitats it is not considered that the whole site should be designated as LGS due to this alone as the extent is small in comparison to the whole site. The site is a rail embankment.	N/A
OPOL 21 Land at Summershades Lane	Yes. It is considered that the site is of local significance due to richness in wildlife and historic significance.	The historic significance mostly derives from the sites former use as pleasure gardens from the late 19th to mid-20th century. Some of these features still survive, although the site has not been maintained. There is an opportunity to restore these features and make public access easier to this site.
OPOL 22 Cowlshaw	The land has areas that are rich in wildlife.  However, identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.	N/A

OPOL	Does the site meet Local Green Space Criteria	Identified enhancement opportunities
	<p>LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</p> <p>The site is proposed as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE) and part of the OPOL has outline planning permission for residential development.</p> <p>It is considered that to designate the land as LGS would not be consistent with the local planning of sustainable development.</p> <p>However, any development proposals must follow the biodiversity mitigation hierarchy.</p> <p>The OPOL is proposed to be de-designated through PfE.</p> <p>Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22.</p>	
OPOL 23 Rear of Elk Mill / Cotswold Drive	Yes. It is considered that the site is of local significance due to beauty, richness of wildlife, tranquillity and recreational value.	N/A
Sholver Lane (new site)	Yes. It is considered that the site is of local significance due to beauty, richness of wildlife, historic significance, recreation and tranquillity.	There are opportunities here to enhance the historic environment with a community project focused around Meg Well and the colliery site, as well as further research building on Latham's report in 2008 on the history of Sholver. A heritage trail could also be implemented, detailing the history of Sholver and linking to the former Village Green.

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## 2 Background

- 2.1** The 1986 Borough Plan established areas of open land (as well as Green Belt) which it sought to reserve land for, or protect from, development. These areas were mainly located between the urban area and the Green Belt. This non-Green Belt designation was intended to protect two types of land not included within the Green Belt. Firstly, areas of open land that did not serve a Green Belt function but which were valuable open spaces. Secondly, areas of land that did perform some Green Belt function but which could be required for development purposes in the future. The 1986 Borough Plan did not, however, distinguish between the two types of land. These land designations were carried across to the 1996 Unitary Development Plan (UDP). The approach to the land was to accord a similar level of protection against inappropriate development as in the Green Belt.
- 2.2** In the 2006 UDP, the decision was made to rationalise and clarify the approach taken in the 1986 Borough Plan and the 1996 UDP given that they made no distinction between the two types of protected land. Those sites considered suitable for possible future development needs were designated as “Land Reserved for Future Development”. Sites deemed to perform primarily recreational roles were designated “Open Spaces”. Those sites with agricultural or informal recreational roles which provided important breaks between or on the edge of built-up areas were designated as “Other Protected Open Land” (OPOL).
- 2.3** In the Joint Core Strategy and Development Management Development Plan Document (‘the Joint DPD’), adopted in 2011, all of the OPOL designations were carried forward with the Exception of OPOL 3 at Foxdenton (which was designated as an employment area). There are currently 22 OPOL sites designated in the Joint DPD.

### 3 Current approach to OPOL

- 3.1** Policy 22 in the Joint DPD explains that OPOL is open land which, while not serving the purposes of the Green Belt, is locally important because it helps preserve the distinctiveness of an area. As well as providing attractive settings they provide other benefits, such as informal recreation and habitats for biodiversity, therefore helping to provide sustainable communities, mitigate climate change and contribute towards health and well-being.
- 3.2** The adopted policy states "Development on OPOL will be permitted where it is appropriate, small-scale or ancillary development located close to existing buildings within the OPOL, which does not affect the openness, local distinctiveness or visual amenity of the OPOL, taking into account its cumulative impact. Where appropriate, development will be screened or landscaped to minimise its visual impact".
- 3.3** Since the Joint DPD was adopted work has started on Places for Everyone Joint Development Plan Document (PfE), a joint plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) that replaces the Greater Manchester Spatial Framework (GMSF). PfE will provide the overarching framework to strategically manage sustainable growth and development across the nine districts over the next twenty years or so.
- 3.4** Principally, Places for Everyone will identify the housing numbers and employment floorspace needs and associated infrastructure requirements as well as identifying the key allocations and broad opportunity areas where this growth should be focussed.
- 3.5** National planning guidance requires Local Plans to be kept up to date and suggests policies in Local Plans should be reviewed to assess whether they need updating at least once every five years. As the Joint DPD was adopted in 2011 it is timely to carry out a review of the Local Plan.
- 3.6** Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.
- 3.7** The Local Plan may include:
- The spatial vision and strategic objectives for Oldham;
  - Strategic and development management policies where they provide additional policy direction for Oldham beyond that set out in Places for Everyone;
  - Designations and allocations for the use of land which may include, for example, housing, business and industry, mixed-uses, protected open land, safeguarded land, green infrastructure, retail, leisure, open spaces, sports and recreational uses, community facilities, health, education, natural/built/historic environments, areas of nature conservation, flood risk areas, transport routes and highway or other transport scheme(s); and
  - A monitoring and implementation framework and delivery strategy.
- 3.8** It will be accompanied by an adopted Proposals Map. The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

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- 3.9** Local Plans must be in conformity with and support national planning policy – National Planning Policy Framework (NPPF). As part of reviewing the evidence for Places for Everyone and the Local Plan it is considered that OPOL should be assessed against NPPF to bring it in line with national policy.
- 3.10** NPPF does not make any reference to OPOL. It does however refer to ‘Local Green Space’ (LGS), which the council considers is similar in its function and purpose as OPOL. Therefore, the assessment of OPOL carried out to inform preparation of the Local Plan will be against the LGS criteria set out in NPPF and subsequently OPOL carried forward will be re-designated as LGS.

## 4 National Planning Policy Framework (2019)

- 4.1** NPPF explains that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
- 4.2** Planning Practice Guidance states that Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
- 4.3** The designation should only be used where the green space is:
- in reasonably close proximity to the community it serves;
  - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - local in character and is not an extensive tract of land.
- 4.4** Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.
- 4.5** Identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 4.6** Policies for managing development within a Local Green Space should be consistent with those for Green Belt.
- 4.7** The OPOL currently designated in the adopted Joint DPD has been assessed against the NPPF LGS criteria and guidance from Planning Practice Guidance. An additional site in Sholver has also been assessed.
- 4.8** This assessment will be used to inform preparation of the Local Plan and review of relevant policy. The assessment recommends the de-designation of some OPOL, which will be through the emerging Local Plan review or through Places for Everyone Joint Development Plan Document (PfE). Until such a time as the revised Local Plan or PfE is in place they will continue to be designated as OPOL and protected through Policy 22.
- 4.9** Any extensions or reductions in boundaries proposed as part of the LGS assessment will need to be considered as part of the Local Plan review. At the point of adoption extensions to OPOL boundaries will be designated in the Local Plan and any removals of land from OPOL boundaries will be de-designated.

## 5 Methodology for assessing sites against Local Green Space Criteria

**5.1** The methodology below has been used to assess land for LGS designation.

**5.2** The headings in bold are the criteria taken from NPPF and below the headings is guidance from Planning Practice Guidance on Local Green Spaces and an explanation as to the approach taken in Oldham to justify whether a site has met the criteria.

**NPPF: where the green space is in reasonably close proximity to the community it serves**

**5.3** Planning Practice Guidance states *“The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.”*

**Proximity to the community it serves:**

**5.4** All the sites assessed were immediately surrounded by residential land and other uses therefore it was not viewed necessary to measure distances. A description of immediate surrounding uses was provided.

**NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**

**5.5** National Planning Practice Guidance states *“For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.”*

**5.6** *“Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”*

**Beauty:**

**5.7** Assessing the significance of a site's beauty is subjective. Considerations included the general description of the site, and its visual attractiveness, ecological features, landscape features and character, including settings, and any particular views into or out of the land.

**5.8** An overall judgement has been made.

**Historic Significance:**

**5.9** Oldham Council commissioned the Centre for Applied Archaeology, University of Salford in 2019 to undertake a screening exercise of the historic environment interest on the sites allocated as Other Protected Open Land (plus a site in Sholver).

**5.10** Each site is subject to a brief archaeological and historical background, followed by an assessment against a set of 8 criteria to establish whether it holds historic significance. Each site is then either screened in for having potential historic significance, or screened out (green), with some sites highlighted as having the highest levels of historic significance. For some sites, opportunities are highlighted where historic significance could be better revealed and/or increased and allow for potential community engagement.

**5.11** The criteria used is set out below:

**Table 2 Historic Significance Criteria**

Criteria Number	Criteria	Description / Example
1	Are there any historic buildings, features or archaeological remains?	This can also include the potential of the site to hold archaeological remains as well.
2	Does the site contribute to the setting of any designated heritage assets?	This could include agricultural land connected with a nearby listed farmhouse or conservation area such as OPOL17: Stoneswood.
3	Does the site contain any historic landscape features?	This could include historic field boundaries, ancient trees, historic ponds or historic garden features. An example of this would be OPOL14: Dacres which forms a historic estate and parkland.
4	Did the site play an important role in the historic development of the settlement nearby?	For example, the site could hold Industrial remains that were integral to the nearby town's development.
5	Did any important historic events take place on the site?	This could include connections to wider historic events, such as the use of OPOL9: Oldham Edge for tank training.
6	Are there any important people connected with the site?	At OPOL4: Foxdenton Hall Park (extension) for example, the Hall was built by a prominent local landowning family, the Radclyffes. The house was also occupied by Lydia Ernestine Becker, a prominent suffragist.
7	Is there a longstanding event that takes place on the site?	The annual bonfire at OPOL8 that still takes place at Oldham Edge is recorded as far back as the late 19th century.



Criteria Number	Criteria	Description / Example
8	Is the site publicly accessible and/or are there longstanding PRow?	Evidence for longstanding Public Rights of Way (PRow) can demonstrate that it is a valued local space because of its accessibility now and/or in the past. This is also tied in with its recreational value.

**5.12** The scoring system for assessing historic significance is set out below:

**Table 3 Historic Significance Scoring**

Score	Required Attributes	Historic Significance
0	Meets none of the criteria	None
1	Meets one of the criteria	Low
2	Meets two of the criteria	Low-Medium
3	Meets three of the criteria	Medium
4	Meets four of the criteria	High
5	Meets five or more of the criteria	Very High

**5.13** Following an assessment of the available sources as detailed above, the sites have been screened in (Score of 3 or higher) or screened out (Score 0-2). Where sites have been screened in it has been concluded that they have historic significance and therefore meet this part of the LGS criteria.

#### **Recreational Value:**

**5.14** Consideration was given to the role and purpose of the land. The recreational value should be of local significance. Most green spaces provide some recreational value, however NPPF is intending to identify why the land is of particular local significance above other spaces that could provide recreation.

**5.15** It was noted whether the site is designated as open space and whether it includes a recreational route and / or formal and/or informal footpaths.

**5.16** However of more importance was whether a site has other more formal recreation uses that were important locally such as a cricket pitch or playing pitches. Consideration was given to whether there were other facilities of the same kind within the local community or whether the site provided a unique combination of facilities and/or uses that would be difficult to duplicate elsewhere.

**5.17** It was also noted whether there were any allotments on the site.

### **Tranquillity:**

- 5.18** Assessing whether a site is of local significance due to tranquillity is subjective. National Planning guidance refers to “*urban spaces that provide a tranquil oasis*”. It was therefore considered that the land should provide a tranquil green space where the community can escape the urban area and feel remoteness.
- 5.19** Consideration was given to surrounding infrastructure such as whether the land is generally free of infrastructure such as powerlines, lighting and roads.
- 5.20** Consideration was also given to the peacefulness that the site provided and whether the site provided an escape from surrounding noises or whether they were still very much present.
- 5.21** An overall judgement was given.

### **Richness of its wildlife:**

- 5.22** The Greater Manchester Ecology Unit (GMEU) define ‘rich in wildlife’ as including:
- Presence of SBIs
  - Presence of Priority Habitats (dataset from Natural England)
  - Likely presence of important populations of protected species (dataset from GMEU)
- 5.23** Any nature designations were noted and GIS was used to assess whether a site contained Priority Habitats or presence of other protected species.

### **Demonstrably special to a local community**

- 5.24** In response to GMSF (now Places for Everyone), Local Plan consultations and recent planning applications it is clear that there is significant support for retaining OPOL and that they are valuable to local communities. This has become even more clear as a result of the coronavirus pandemic with local communities making more use of their local spaces and the benefits they bring in terms of helping with health and mental well-being. The council is developing a Covid 19 recovery strategy and part of this focuses of championing a green recovery and protecting our greenspace for residents to enjoy. Therefore all sites assessed to date are considered to be demonstrably special to a local community.
- 5.25** However 'community interest' on the sites assessed was also considered by noting previous site specific comments made on the sites through local plan consultations and any noted social media / website groups / friends of groups etc associated with the sites. Part of the new site proposed at Sholver was suggested by the local community for LGS designation.
- 5.26** In addition if the site meets the above criteria this also contributes to making the site demonstrably special to a local community.

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**NPPF: Where the green area concerned is local in character and is not an extensive tract of land**

**5.27** National Planning Practice Guidance states “There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, NPPF is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name”.

**5.28** Consideration was given to how large the site was and whether the site was self-contained or extensive.

**5.29** Although the site areas varied considerably in size it was not considered that any of the sites were extensive or a blanket designation.

**Other considerations:**

**5.30** National Planning Practice provides guidance on other aspects of making a LGS designation. The following was considered:

- Whether the land has planning permission for development. If the land has planning permission to be developed there is clearly little point in designating the site. Some sites have had planning permission for a small part of the site e.g. a school extension. In such cases consideration was given to whether the boundary should be amended if the development did not contribute towards the LGS criteria. Other sites are subject to planning permission either in whole or in part and the decision on these will clearly affect whether the land is taken forward as LGS.
- It was also considered whether a site should be amended as a ‘tidy up’ exercise where there are developments within, for example a school or a public house that did not contribute to the designation. Likewise if there were opportunities to assess a possible extension of an existing OPOL this was considered.
- Whether the land is in public ownership. Although this does not determine the site’s suitability for designation it may be necessary to contact land owners as it may affect the way the land is managed.
- Whether the site has public access. It is not essential for a site to have public access but if it has limited access consideration should be given to what local significance the site has in terms of the criteria. Designation does not mean that land should therefore have public access.

**5.31** Identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. As such consideration of proposals in Places for Everyone has been taken into account. Designating land as LGS should be capable of enduring beyond the end of the plan period.

## 6 OPOL 1 Royley Clough

**6.1** The OPOL is in Royton North.

**Table 4 Royley Clough**

OPOL Name	Royley Clough, Royton
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban area and is immediately adjacent to residential land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</b>	
Is there a case for particular beauty of the land?	<p>The land is a mostly grass and scrubland area with formal footpaths and desire lines. It is surrounded by woodland, including mature trees. The land is relatively flat with sloped banks.</p> <p>The River Irk runs along the northern border and Royley Clough runs through the site. The site looks out onto the immediate adjacent housing estate.</p> <p>The land is considered to contribute to the setting of St Paul's Church and its conservation area.</p> <p>The land provides an attractive green space for surrounding residents and on the whole it is felt that there is a case for particular beauty to support this part of the criteria for the existing OPOL.</p> <p>The cricket ground and tennis pitches to the north of the existing OPOL were assessed as a potential extension of the OPOL designation. This site is designated as open space (outdoor sports facilities) and is within a Green Corridor and Link. It includes a cricket ground and tennis pitch and bowling green with associated pavilions and club house. It is attractive and</p>

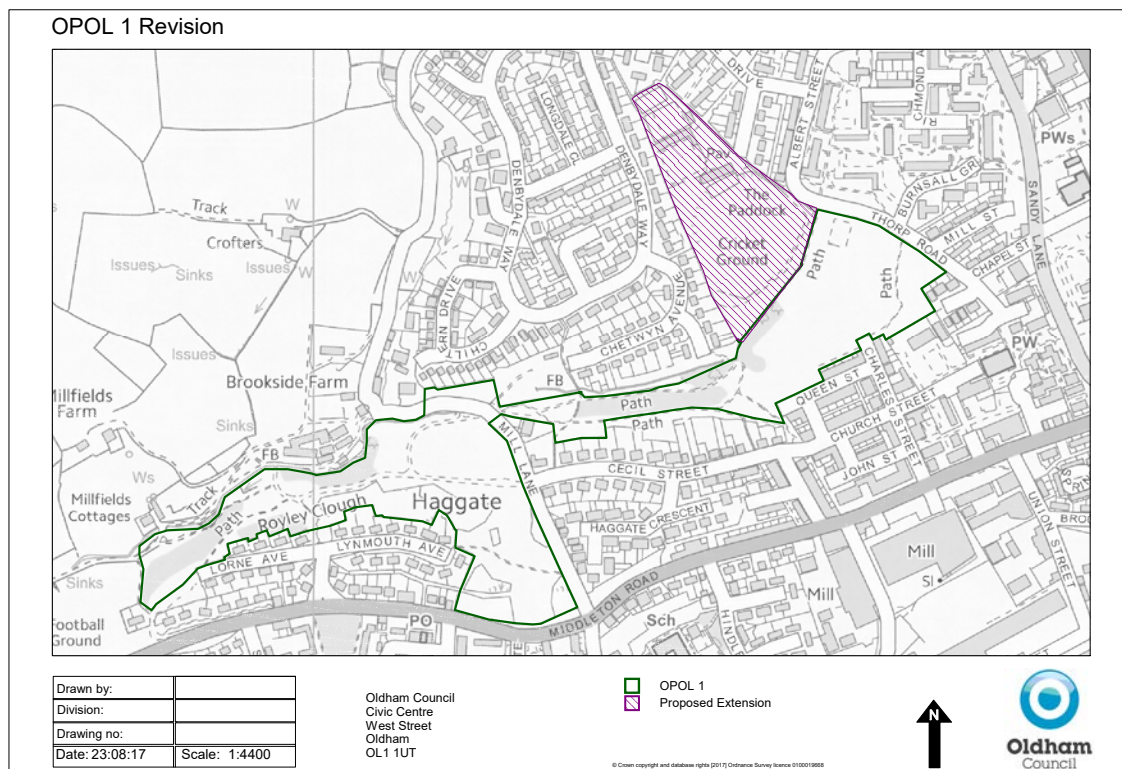
<b>OPOL Name</b>	<b>Royley Clough, Royton</b>
	views of the Church spire can be appreciated from the Cricket Club however it is not felt that the site is of local significance due to its beauty.
<b>Does the land have any nature designations?</b>	No
<b>Is the site rich in wildlife (fauna and flora)?</b>	Yes. The OPOL has extensive areas of priority habitats throughout the site and has a few areas identified as having other species records.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	A very small part of the existing OPOL falls within St Paul's Conservation Area. St Paul's Church (Grade II) is within St Paul's conservation area. Heritage assets 11 and 12 (Grade II) and Barn West of 11 and 12 (Grade II) are located to the north of the OPOL.
<b>Assessment of Historic Significance:</b>	<p>The assessment identified that on the existing OPOL there is potential for prehistoric remains, buildings associated with Post-Med fulling mill, late 19th century cotton mill.</p> <p>The existing OPOL contributes to the setting of St Paul's Church and its conservation area as the only area of undeveloped green space within the townscape and forms a buffer to the north.</p> <p>There are a number of informal and formal PRoW across the Site and it is used as an informal recreational space. Many of these were established during the later 19th century to access housing and Spa Mill.</p> <p>Evidence demonstrates that the existing OPOL site has medium historic significance.</p> <p>In terms of the extension to the OPOL considered the assessment identified that Royton Cricket Ground was established in late 19th century, the early 20th century clubhouse appears to still survive though heavily altered.</p> <p>The establishment of Royton Cricket Ground in the late 19th century is of significance as a longstanding public recreational space created for the local community. It is still well used today.</p> <p>Views of St Paul's Church spire can be appreciated from the Cricket Club.</p> <p>Evidence demonstrates that the OPOL extension considered has high historic significance.</p>

OPOL Name	Royley Clough, Royton
<b>Recreational Value:</b>	<p>The existing OPOL is surrounded by a Green Corridor and Link which envelopes the site and the site is classed as Natural and Semi-Natural open space typology in the Open Space study.</p> <p>There are formal footpaths and bridleways running through the existing OPOL and various desire lines visible.</p> <p>The proposed extension includes a large cricket ground which looks well maintained. It has an associated club house, which is also used for functions. There is also a tennis pitch and bowling pitch. There are a number of smaller pavilions on site ancillary to the pitches. A running club is also associated with the site.</p> <p>It is considered that the proposed extension is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	None
<b>Tranquility:</b>	<p>The land provides a break from the urban area and provides a quieter area. However, it is difficult to describe the land as a tranquil oasis. The surrounding residential area is still very visible from within the site and there are roads, fencing and structures.</p> <p>The proposed extension of the OPOL (cricket ground) was not in use when the site visit took place. It was therefore very quiet and peaceful. The urban area is very visible and on busy days the site will be much noisier, although it will offer relaxation and enjoyment.</p> <p>Overall it is felt that the extension's purpose is not one of tranquillity due to its formal recreational role.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The existing OPOL measures 8.57 ha and with the extension would total 11.16 ha. The land is in Royton North (ward) and is relatively small. Although it is a linear space, it is not considered to be extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>No.</p> <p>Extension has had recent permissions relating to its recreational role:</p>

OPOL Name	Royley Clough, Royton
	<p>PA/053778/07 – single storey extension to existing clubhouse to provide changing room, showers, toilet and meeting room.</p> <p>PA/336481/15 – change of use from function room to one self-contained flat. This relates to a small part of the function room.</p> <p>Older applications relate to the club house and associated uses.</p>
Land ownership	The majority of the existing OPOL is owned by the council. The proposed extension is privately owned.
Does the land have public access?	There are formal footpaths and bridleways running through the site and various desire lines visible. The proposed extension has access from Westerdale Drive.
Other Local information:	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Existing OPOL:</p> <p>A representation was made through the 2008 Call for Sites exercise suggesting that part of the site (Irk Valley Footpath) should be protected as a footpath.</p> <p>During the Site Allocations Options Report consultation in 2014 there were two representations received (one for each half of the site), each supporting the retention of the OPOL boundary.</p> <p>Proposed extension:</p> <p>No site specific comments found. The cricket club has an associated website and facebook page and holds community events such as Halloween parties and firework displays.</p> <p>Royton Road Runners use the OPOL and there is a annual 'Royton Trail' race starting and finishing at the cricket club.</p> <p>The recreational role also demonstrates that the site is special to the local community.</p>
Conclusion	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves;</li> <li>• The site demonstrably special to the local community and is locally important due to beauty, richness of wildlife and its historic significance and the proposed extension also holds significance due to its recreational value.</li> </ul>



OPOL Name	Royley Clough, Royton
	<ul style="list-style-type: none"> <li>The land is relatively small and self-contained.</li> <li>Based on the assessment it is felt that the site meets the NPPF LGS criteria.</li> </ul>





## 7 OPOL 2 Ferney Field Road

7.1 Ferney Field Road OPOL is in Chadderton Central.

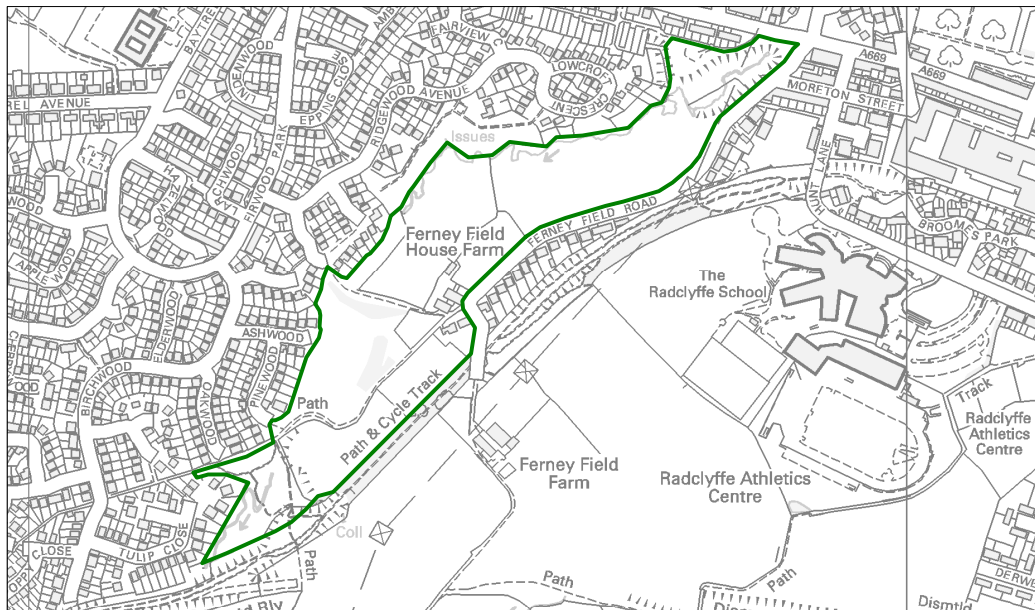
Table 5 Ferney Field

OPOL Name	Ferney Field Road
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban area and houses are immediately adjacent to the OPOL.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>The land provides a pleasant open environment for the surrounding residential area. It includes a farm house with part of the land occupied by grazing land / grassed land. There is also a house / private garden. The land has steep banks / a valley at the northern part of the site with a plateau in the centre of the land adjacent to the stream. The west / south end of the land rises and consists of wood / scrubland. There are trees mostly around the edges of the site.</p> <p>The land looks out onto the surrounding residential area and farmhouse. The landscape contributes to the agricultural uses of Ferney Field Farm and House.</p> <p>It is felt that this land provides an attractive setting and open space between the industrial and residential areas. However it is not considered that the land which is largely a field is of local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	No.
<b>Is the site rich in wildlife (fauna and flora)?</b>	There are priority habitats within the site to the west and along the southern boundary.

OPOL Name	Ferney Field Road
Is the land within or adjacent to a Conservation Area or Listed Building?	Chadderton Cemetery (Grade II) is located to the east of the OPOL.
Assessment of Historic Significance:	<p>As assessment of the site on historic significance concludes that there is potential for prehistoric remains, as well as the Rochdale Canal (arm of the Rochdale Canal) and Ferney Field Colliery.</p> <p>In terms of historic landscape features there is evidence for surviving historic field boundaries to the west of Ferney Field road, as well as the Rochdale Canal.</p> <p>Around the site of the colliery there is a longstanding footpath which leads from Foxdenton Lane. The NE part of the Site is not publicly accessible however.</p> <p>Evidence demonstrates that the site holds low-medium historic significance.</p>
Recreational Value:	<p>The site is surrounded by a Green Corridor and Link and is classed as Natural and Semi-Natural open space typology in the Open Space study. Recreational Route 6 passes along the southern border of the site. There are public footpaths and various desire lines visible.</p> <p>The north part of the land does not appear to be used for recreation. Towards the middle section of the site the land is used for grazing. The land is surrounded by low fencing which gives the impression much of the land isn't accessed by the public. However, at the south south end of the site the land is clearly used for walking and informal recreation but there are no sports facilities as such. The land provides a break between the urban and industrial areas.</p> <p>There is no evidence to suggest that the recreational value is of local significance. There are no particular facilities that are unique to the area. The land doesn't appear to be used for a particular sport or use or combination of uses other than walking.</p>
Are there any allotments?	None.
Tranquility:	This is subjective, however whilst the land provides a break from the urban area and will be quieter it is difficult to describe the land as a tranquil oasis. The land to the south of the site provides the most tranquil area, being away from Middleton Road and being more accessible and of a woodland nature. However the land is a narrow valley and

OPOL Name		Ferney Field Road
		the surrounding residential area is still very visible from within the site as well as urbanising features such as electricity wires and fencing etc within the site.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>		The existing OPOL measures 9.05 ha. The land is in Chadderton Central and is relatively small and is not considered to be extensive.
<b>Other Planning Practice Guidance considerations:</b>		
<b>Does the land have planning permission for development?</b>		Permission was granted to change over half the land to equestrian use with creation of a new ménage (PA/335593/14).
<b>Land ownership</b>		The council own land at the southern section of the site (land rear of Tulip Close) and Ferney Field path which the Recreational Route passes through. The majority of the site is privately owned.
<b>Does the land have public access?</b>		There are formal footpaths running through the site and various desire lines are visible.
<b>Other Local information:</b>		
Community Interest:  Comments from previous local plan consultations		<p>A representation was made through the 2012 Call for Sites exercise suggesting that the land off Ashwood, Chadderton be developed for residential use.</p> <p>During the Site Allocations Options Report consultation in 2014 there was one representation received supporting the OPOL boundary retention.</p> <p>There are suggestions that the site is also demonstrably special to a local community through social media groups (such as Foxdenton &amp; District Protection and I Love Chadderton groups) sharing photographs of the OPOL and views of it.</p>
<b>Conclusion</b>		<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves;</li> <li>• It is considered that the OPOL is demonstrably special to the local community and of local significance due to wildlife.</li> <li>• The site is small and local in character.</li> <li>• Based on the assessment it is considered that overall the site meets the LGS criteria in NPPF.</li> </ul>

## OPOL 2



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Economy, Place and Skills Directorate  
Oldham Council  
Level 3 Civic Centre  
West Street  
Oldham  
OL1 1UH



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## 8 OPOL 4 Foxdenton Hall Park

8.1 The OPOL is in Chadderton Central.

Table 6 Foxdenton Hall Park

OPOL Name	Foxdenton Hall Park
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban area and is immediately surrounded by residential uses, sewerage works, Foxdenton employment area, a school and recreation.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>The existing OPOL land is a rough open valley / grassland. The west part of the site by Foxdenton Hall Park is a valley with a stream / culvert running through it. It is partially undulating rising towards the sewerage works. Land to the west was not accessible at the last site visit due to works being undertaken by United Utilities.</p> <p>The east of the site is fenced off and not accessible easily. It is mostly grassed / marsh land.</p> <p>The land looks out onto the above surrounding uses which include Foxdenton Hall (Garde II*) and Park, United Utilities (UU) waste water treatment works and residential uses.</p> <p>It is felt that this land provides a valued break between the various urban uses however against the criteria there are no qualities to say that the land holds particular local significance because of its beauty <sup>(1)</sup>.</p>

1 Note that at site visit construction work relating to the United Utilities permission was underway. However, the site has been previously visited. The United Utilities planning permission comprises landscaping mounds and woodland plantations on the OPOL. This may enhance the visual amenity of the existing OPOL in the longer term

OPOL Name	Foxdenton Hall Park
	<p>Foxdenton Hall Park and Albert Taylor Recreation Ground were also assessed to determine whether they could form part of a LGS designation. The park provides a beautiful setting to the Grade II* Foxdenton Hall. It consists of a duck pond, play area, sensory garden, tennis court and landscaping. The recreation ground sits behind the hall.</p> <p>The proposed extension to the existing OPOL is considered to be locally significant because of its beauty. Foxdenton Hall is on the Historic England at Risk register and so the setting may play an important part in conserving and enhancing the asset as part of any future use.</p>
<b>Does the land have any nature designations?</b>	None. The Rochdale Canal (SAC/SSSI/SBI) is in close proximity.
<b>Is the site rich in wildlife (fauna and flora)?</b>	<p>The existing OPOL includes species records and the proposed extension includes priority habitats.</p> <p>The United Utilities planning permission proposes landscaping mounds and woodland plantations, which may potentially enhance habitat diversity.</p> <p>The OPOL and proposed extension is surrounded by a Green Corridor and link.</p>
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	<p>Yes, the proposed extension includes Listed Building Foxdenton Hall Grade II* which is on the Historic England at risk register. There is also a record for a sundial to the rear of Foxdenton Hall (Grade II) although this is not in situ. Foxdenton Farmhouse (Grade II) is to the east of the proposed extension.</p> <p>In addition the rural open nature of this OPOL contributes to distant views of the non-listed group of cotton mills consisting of the Ace, Gorse and Ram, and the Swan Mill situated just off Foxdenton Lane. All of these mills are of heritage significance and the open land surrounding these contributes to their setting by emphasising their size and status within the landscape.</p>
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that the existing OPOL holds no historic significance.</p> <p>The proposed extension however, contains Grade II* listed Foxdenton Hall and the Grade II listed sundial (currently missing). There is also the potential for historic garden features, such as the icehouse, to survive archaeologically. There is little potential for remains to pre-date the Medieval period.</p>

OPOL Name	Foxdenton Hall Park
	<p>In terms of historic landscape features some of the park features, such as the lake, still survive and have been incorporated within the public park. Other features include the woodland. Other elements such as the bowling green preserve the original location of what was probably a formal garden.</p> <p>The extension played an important role in historic development of the settlement nearby. The public park was created in the 1920s and has continued to be a leisure focus for the local community.</p> <p>The extension is connected with a number of important people. The Radclyffe family owned the house and were important members of the landowning gentry. Lydia Ernestine Becker, the founder of the National Society for Women's suffrage also lived here.</p> <p>In terms of contribution to the setting of assets although the wider park has been altered to create the public park, it retains some original features and the woodland provides a visual buffer and a sense of privacy around the Hall. The site therefore contributes to the significance of the Hall. The recreation ground does not contribute to the significance of the Hall.</p> <p>Evidence demonstrates that the site has very high historic significance.</p> <p>There is an opportunity to enhance the historic environment by opening the hall to the public and offering updated interpretation boards and a heritage trail around the locations of former estate buildings such as the farm and the icehouse. In addition, the sundial should be restored to its former position.</p>
<b>Recreational Value:</b>	<p>The existing OPOL is classed as Natural and Semi-Natural open space typology in the Open Space study. The extension is classed as Parks and Gardens (Foxdenton Park) and Outdoor Sports Facilities (Albert Taylor Recreation Ground).</p> <p>At a previous site visit the existing OPOL did not appear to be well used. Desire lines were not visible within the site. There are public footpaths around the site which at the site visit seemed well used.</p> <p>The proposed extension includes a park consisting of a play area, sensory garden, tennis courts and landscaped areas and adjacent is a recreation ground. Therefore it has a unique combination of uses. This extension is locally significance in terms of recreational value.</p>

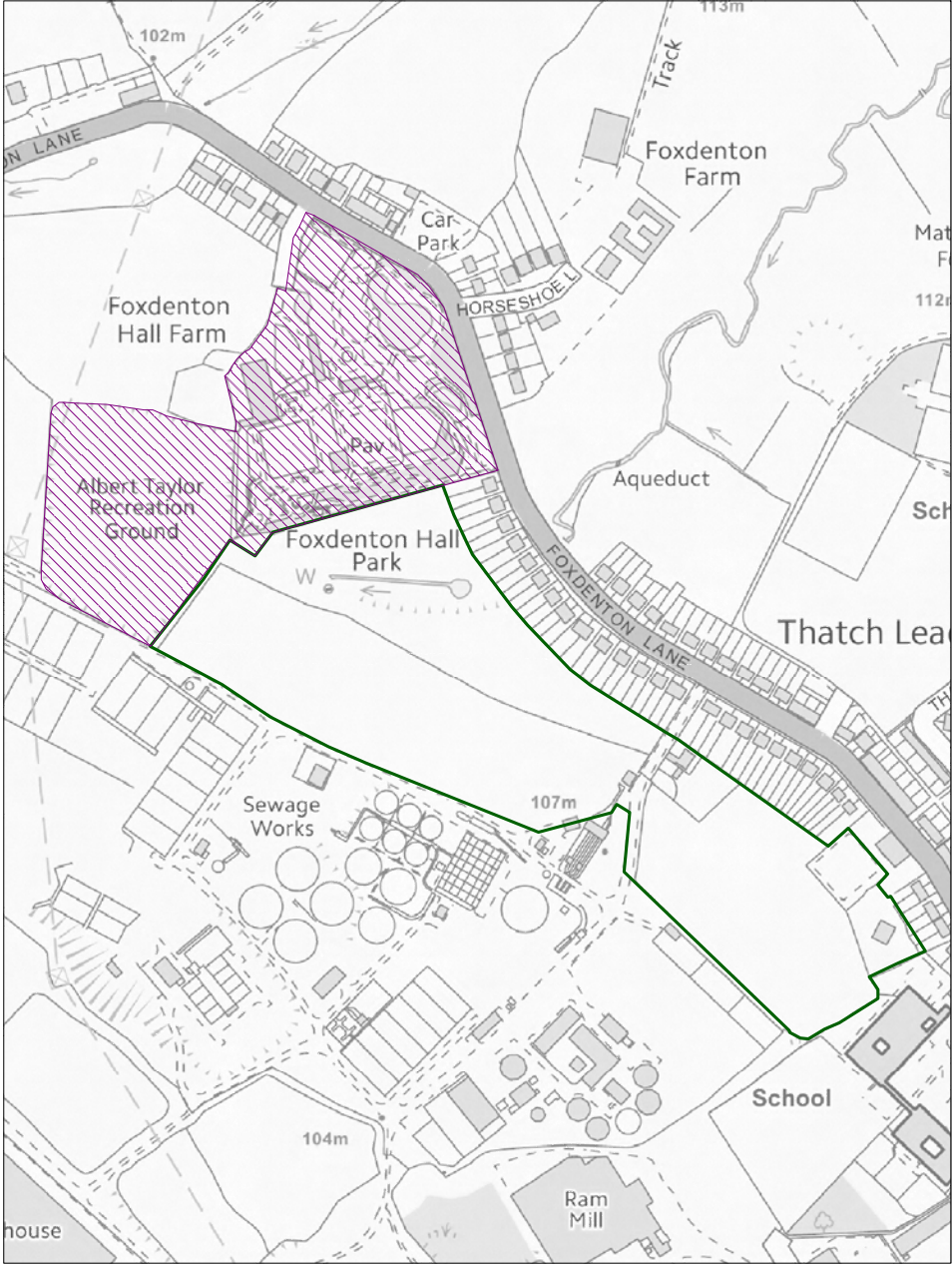


<b>OPOL Name</b>	<b>Foxdenton Hall Park</b>
<b>Are there any allotments?</b>	None.
<b>Tranquility:</b>	<p>This is subjective. The existing OPOL is a rough open valley. Looking at the site and its surrounding area it does provide a break between the Business Employment Areas, Foxdenton Strategic Site, existing residential uses and a waste water treatment works. The local community may value this space, although it is not considered to be somewhere where the community go to for tranquility.</p> <p>The extension has a recreational role, rather than a tranquil role.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The existing OPOL measures 7.96 ha, with the proposed extension it totals 13.25 ha. The land is in Chadderton Central ward. The land is of a small size and is self-contained. Overall the site feels local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>Permission was granted for UU infrastructure related to Oldham waste water treatment works to allow regulatory compliance in river water quality (PA/339686/17). The proposals for these parts of the site, comprise landscaping mounds and woodland plantations. It was considered that the OPOL and Green Corridor and Link would not be compromised by the proposed works and potentially habitat diversity would be enhanced.</p> <p>There are earlier applications for Foxdenton Hall.</p>
<b>Land ownership</b>	The council own Foxdenton Lane bowling green and the extension. The remainder of the site is privately owned.
<b>Does the land have public access?</b>	The site is accessible from Foxdenton Hall Park. It is difficult to access or view land to the east of the UU access road.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>During the Site Allocations Options Report consultation in 2014 there was one representation received supporting the existing OPOL boundary retention.</p> <p>There was a representation stating that Foxdenton Hall park should remain as open space.</p>



OPOL Name	Foxdenton Hall Park
	<p>There are Foxdenton Park and Foxdenton Facebook groups and community events are held at the park. This and the recreational and historical role contribute to demonstrating that the site is special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves;</li> <li>• It is considered that the OPOL and significant due to richness in wildlife and the proposed extension is of local significance due to beauty, richness in wildlife, recreation and historic significance. It is considered to be demonstrably special to the local community.</li> <li>• The land is considered to be local in character and not extensive.</li> <li>• Based on the assessment it is considered that the site with the proposed extension meets the NPPF LGS criteria.</li> </ul>

OPOL 4 Revision



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Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UT

OPOL 4  
Proposed Extension



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## 9 OPOL 5 Crossley Bridge Playing Field

**9.1** The OPOL is in Chadderton Central.

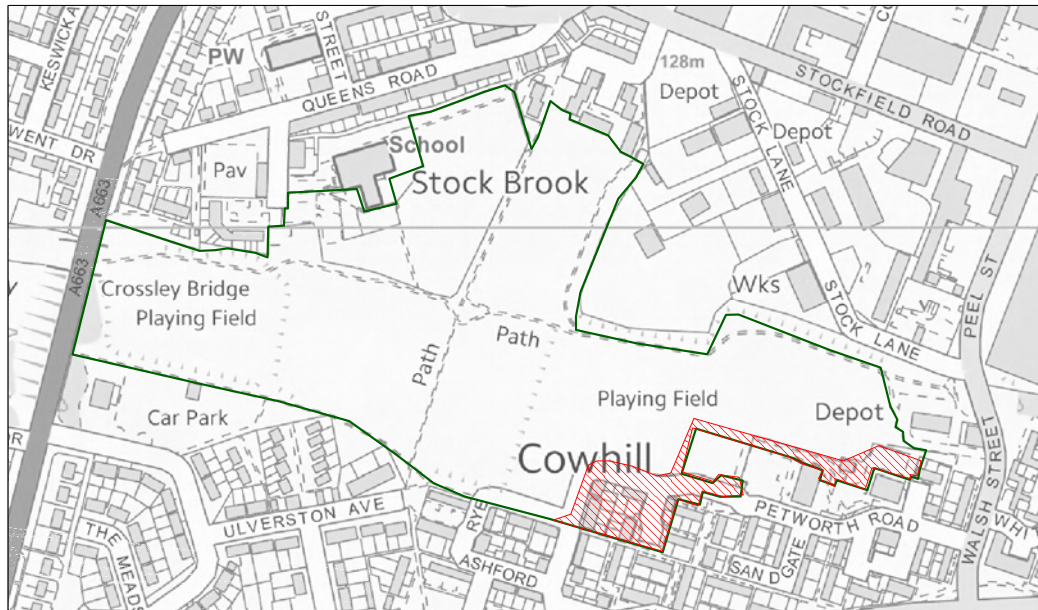
**Table 7 Crossley Bridge Playing Field**

OPOL Name	Crossley Bridge Playing Field
<b>NPPF: where the green space is in reasonably close proximity to the community it serves;</b>	The site is immediately surrounded by residential uses and Chadderton Technology Park and Foxdenton strategic employment site.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>The site consists of playing fields and is built up on all sides. There are trees surrounding the playing fields.</p> <p>The site looks out onto the surrounding residential area and mills in the distance.</p> <p>It is felt that this land provides a valued break between the various urban uses however against the criteria there are no qualities to conclude that the site is of particular local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	None.
<b>Is the site rich in wildlife (fauna and flora)?</b>	No. There is however a Green Corridor and Links designation around the site.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Two assets are located further afield. These are Church of St Luke (Grade II) and Chadderton Mill (Grade II).
<b>Assessment of Historic Significance:</b>	The historic significance assessment concludes that the landscape of the site has changed dramatically since the late 19th century and its only through the recent creation of the playing fields that the site has been made accessible. A PRoW, shown on early mapping follows a similar route today.

OPOL Name	Crossley Bridge Playing Field
	Evidence demonstrates that the site has low historic significance.
<b>Recreational Value:</b>	<p>The site includes an area identified in the Open Space Study as Natural and Semi Natural open space and Outdoor Sports Facilities. The site includes playing fields. The site's pitches and recreation facilities have been enhanced due to the surrounding residential development, which contributed a sum. It is home to local football clubs.</p> <p>There is evidence to suggest that the recreational value is of local significance. It provides an important space for local residents to play sports and exercise and for general health and well-being.</p>
<b>Are there any allotments?</b>	None.
<b>Tranquility:</b>	Whilst the site was quiet, the surrounding housing is visible, and its role seems one of recreational value rather than tranquillity.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 10.81 ha (with the proposed removal of land the site measures 10.04 ha). The land is in Chadderton Central ward. The land is a moderate size but is self-contained. Overall the OPOL feels local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>In 2010 PA/057539/09 was granted for 85 dwellings. It included the improvement of open space. Part of the development was to be built on a small corner of Crossley Playing Fields (OPOL) to enable a better layout to be achieved. A financial contribution was to be paid to enhance Crossley Playing Fields.</p> <p>It is proposed to make a minor amendment to the boundary of the OPOL to remove the land that fell within the planning application boundary.</p>
<b>Land ownership</b>	The majority of the site is council owned.
<b>Does the land have public access?</b>	Yes. The site is used for playing fields. There are various points of access.
<b>Other Local information:</b>	

OPOL Name	Crossley Bridge Playing Field
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>A representation was made through the 2012 Call for Sites exercise suggesting that the site be protected for sports and recreational uses.</p> <p>During the Site Allocations Options Report consultation in 2014 a representation was received supporting the OPOL boundary retention.</p> <p>The site comes up in various search engines for its playing pitches availability.</p> <p>These representations and the recreational role show the site is demonstrably special to the local community.</p>
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• It is considered that the site is of local significance due to its recreational value and is demonstrably special to the local community.</li> <li>• The land is considered to be local in character and not extensive.</li> <li>• Based on the assessment it is considered that overall the site meets the criteria in NPPF.</li> <li>• It is considered that the boundary should be amended to take account of the above permitted residential development.</li> </ul>

# OPOL 5 Revision



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Oldham Council  
Civic Centre  
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OL1 1UT

- OPOL 5
- OPOL Removal



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## 10 OPOL 6 Moston Brook and Hole Bottom Clough

**10.1** The OPOL is within Failsworth West.

**Table 8 Moston Brook and Hole Bottom Clough**

OPOL Name	Moston Brook and Hole Bottom Clough
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban location and is immediately surrounded by residential and industrial uses, a school, a sports ground and the Metrolink line runs past the site.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>The land has been previously developed which has since been landscaped and has had investment directed towards it (Moston Brook Masterplan). Improving Moston Brook is a key aim for the joint Moston Brook Corridor Partnership, which was set up by Oldham Council and Manchester Council.</p> <p>The land includes the Rochdale Canal, clough woodland, trees on the edge of the site and a brook (east of roadway). To the west of Roadway the land includes a stream, open water and woodland as well as Parks and Gardens (Lower Memorial Park), Provision for Young People and Children and Outdoor Sports Facilities and an area of Allotments.</p> <p>The Moston Brook watercourse delineates the boundary between the two local authorities for almost the entire site. The site (to the west) has important views overlooking the Grade II Failsworth Lodge (also known as the Lancaster Club).</p> <p>Moston Brook provides a attractive key green infrastructure site with potential to improve in beauty over time as further investment and actions are implemented by the Partnership.</p> <p>Overall it is considered that the site does hold beauty.</p>



OPOL Name	Moston Brook and Hole Bottom Clough
<b>Does the land have any nature designations?</b>	<p>The Rochdale Canal passes through the site by Wrigley Head Bridge, which splits the OPOL designation to the east. The Rochdale Canal is a Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and Site of Biological Interest (SBI) and includes other species.</p> <p>There are Green Corridors and Links around the OPOL.</p>
<b>Is the site rich in wildlife (fauna and flora)?</b>	<p>The site includes extensive areas of priority habitats throughout the site and other species records.</p>
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	<p>The land (west of Broadway) is adjacent to Failsworth Pole Conservation Area. The land west of Broadway is adjacent to Failsworth Lodge (Grade II) (also known as the Lancaster Club).</p> <p>Walmsley's House and Warehouse (Grade II) and Former Pack Horse Inn (Grade II).</p> <p>The Rochdale Canal, which passes through the site, is not a designated heritage asset. However, it does hold heritage significance as a major transportation link associated with the industrial revolution.</p>
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there are no known historic buildings; most archaeological remains are likely to have been removed by extensive extraction/tipping activities although there is the potential for industrial remains.</p> <p>In terms of historic landscape features the Rochdale Canal still survives along the eastern part of the Site and Hill Lane is a surviving historic routeway. The Rochdale Canal formed a vital transport link during the industrial period.</p> <p>The landscape of the site has changed dramatically since the late 19th century and its only through the recent landscaping works that most of the site has been made accessible. Lower Memorial Park and adjacent land was purchased as public subscription after WWI and made accessible; this is a Fields In Trust space.</p> <p>Evidence demonstrates that the site has high historic significance.</p>
<b>Recreational Value:</b>	<p>The site includes an area identified in the Open Space Study as Natural and Semi Natural open space, Provision for Young People and Children and Outdoor Sports Facilities and</p>



OPOL Name	Moston Brook and Hole Bottom Clough
	<p>Allotments. The site also includes Parks and Gardens (Lower Memorial Park). The Moston Brook provides an important recreational link.</p> <p>There are footpaths throughout the site used by walkers. The site is used informally for off road biking.</p> <p>The Masterplan and action plan aims to improve recreation and provide a wide range of recreational uses such as natural water play and bike circuits and aims to concentrate formal activities in one cluster.</p> <p>There is evidence to suggest that the recreational value is of local significance. It provides a recreational route along the brook for walkers and has recreation linked to its historic past so provides a unique combination of facilities. It is recognised that the Masterplan aims to improve recreation and improve safety so that the site appeals to a wide range of users.</p>
<b>Are there any allotments?</b>	Yes.
<b>Tranquility:</b>	It is felt from that the land provides remoteness from the busy urban area, which is largely peaceful with low levels of infrastructure and attractive views over the brook.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land</b>	<p>The site measures 30.19 ha. The land falls within Failsworth West. The land is of a moderate size and follows the brook but is local in character to Failsworth and is self-contained.</p> <p>Overall the site is local in character and is not extensive.</p>
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>Permission was granted in 2010 (PA/332371/12) for Lancaster Club residential mixed- use scheme. This included a proposed soccer centre and allotments being on part of the OPOL land. It was viewed that the development would be well screened and it would not harm the openness and distinctiveness of the OPOL.</p> <p>Reserved matters (PA/336254/14) for the provision of new soccer centre was approved under PA333602/13.</p> <p>Since then an application has been submitted for 30 dwellings on the land that was intended for the soccer centre (PA/344484/20). This has not been determined. The land has since been gifted to Lower Memorial Park Trust.</p>

OPOL Name	Moston Brook and Hole Bottom Clough
	<p>Attenuation pond and surface water drainage outfall to Moston Brook (PA/337965/16).</p> <p>By Wrigley Head the erection of a steel portal framed building (PA/335573/14) as an ancillary small scale development to an existing training facility which would be well screened.</p> <p>Other smaller developments associated with the land include:</p> <p>A methane stripping facility (PA/056297/09) which was considered small scale and would be for sustainable waste management.</p> <p>Ancillary equipment and control kiosk and improvements to sewer network (PA/058570/10) and creation of 3 access points to facilitate the construction of sewer improvement scheme (PA/330247/11).</p> <p>Erection of concrete base to support new portable container incorporating toilets (PA/338990/16).</p>
<b>Land ownership</b>	The majority of the land is council owned.
<b>Does the land have public access?</b>	There are public footpaths and various desire lines. There are a significant number of entrances to the land. The Masterplan aims to improve access as some of the access points are not accessible to all.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>A representation was made through the 2012 Call for Sites exercise suggesting that the site be protected for sports and recreational uses.</p> <p>As part of the GMSF (Now Places for Everyone) call for sites OPOL 6 (Land at Hardman fold) was submitted for housing development.</p> <p>Lower Memorial Park Trust is working to preserve the green corridor who have been gifted part of the OPOL recently and are also responsible for Lower Memorial Park.</p> <p>There is Moston Brook Friends Group, which is focussed on improving the accessibility and appearance of Moston Brook for local people to enjoy.</p> <p>There is a Moston Brook Project Officer employed by the council.</p>



## 11 OPOL 7 Simkin Way

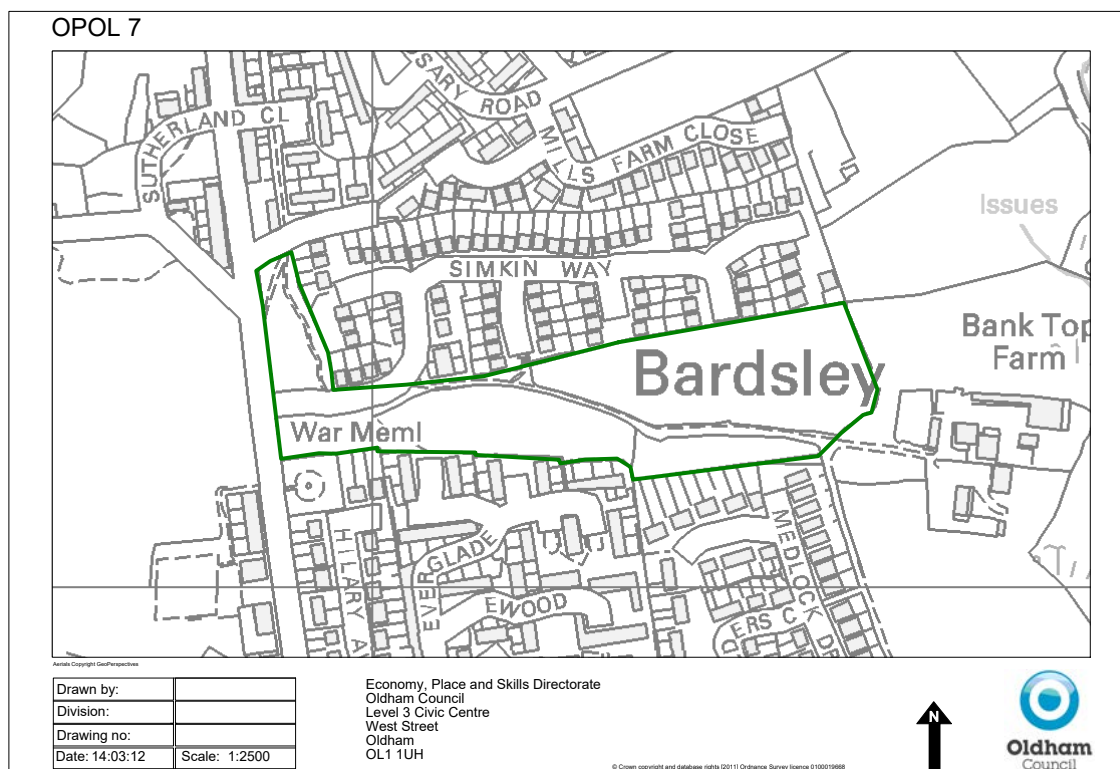
**11.1** The OPOL falls within Medlock Vale.

**Table 9 Simkin Way**

OPOL Name	Simkin Way
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban location and is immediately surrounded by residential and green belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site consists of a mix of grassland with sparse woodland cover. There is a road running through the OPOL leading to Bank Top Farm. There are trees to the edges of the land, particularly to the south of the site</p> <p>Although the site provides open land which adds to the character of the area, it does not in itself appear to hold local significance because of its beauty.</p>
<b>Does the land have any nature designations?</b>	There is a Green Corridors and Links designation around the site.
<b>Is the site rich in wildlife (fauna and flora)?</b>	No.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	The site is adjacent to Grade 2 Listed Building Bank Top Farmhouse (Grade II). Church of the Holy Trinity (Grade II) is located to the south west of the OPOL.
<b>Assessment of Historic Significance:</b>	There are no known historic buildings; there is potential for archaeological remains, likely deriving from the industrial period. It is considered that the OPOL played an important role in the development of the settlement nearby as it is the site of a Copperas Works, an early Industrial complex and was connected with Woodpark Colliery opposite and a driver of local development.

OPOL Name	Simkin Way
	<p>In terms of contributing to the setting of Bank Top Farm the routeway through the site and the rural landscape forms a part of the setting of Bank Top Farm, which is visible from here. As the main approach to the farm, it forms a key view. Due to the tree cover and built up nature of the intervening landscape, there is no visual connection with the Church of Holy Trinity.</p> <p>The routeway between Ashton Road and Bank Top Farm still survives and is a longstanding PRoW although most of the Site is still in agricultural use.</p> <p>Evidence demonstrates that the site has medium-high historic significance.</p>
<b>Recreational Value:</b>	<p>The site is identified in the Open Space Study as Amenity Greenspace.</p> <p>The land is open land and does not have any formal recreation facilities or uses. It has a public footpath / bridleway. However there is no evidence to suggest that the recreational value is of local significance.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	This is subjective. The land fronts Ashton Road and lies between the residential area so it is not remote and the urban area is very visible. The Green Belt lies behind the land to the east and so views in this direction are attractive but it is not felt that the land provides a tranquil space on its own.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 2.75 ha. The land falls within Medlock Vale, is of a small size and is self-contained. Overall the site is local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The council owns two small sections of the site.
<b>Does the land have public access?</b>	Yes there is a public footpath and bridleway.
<b>Other Local information:</b>	

OPOL Name	Simkin Way
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>During the Site Allocations Options Report consultation there was one representation received supporting the retention of the OPOL boundary.</p>
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• It is considered that the site is of local significance due to historic significance and that is is special to the local community.</li> <li>• The land is considered to be local in character and not extensive.</li> <li>• Based on the assessment it is considered that overall the land meets the criteria in NPPF.</li> </ul>



## 12 OPOL 8 Oldham Edge

**12.1** Oldham edge is in Royton South, St Mary's and Coldhurst.

**Table 10 Oldham Edge**

OPOL Name	Oldham Edge
<b>NPPF: where the green space is in reasonably close proximity to the community it serves;</b>	The site is in an edge of town centre location and is immediately surrounded by residential, business employment areas, education and a public house.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The land provides countryside to the edge of the town centre. The land includes a football / rugby playing field, park, open countryside which is mostly flat but rises in places with steep banks overlooking the business employment area. The land includes woodland / trees, heathland, grassland and wetland.</p> <p>The land is mostly greenfield although it does include some evidence of previous developed land such as building footprints; however this is small in proportion to the overall area. The land includes a UU underground reservoir, which is fenced off and covered. There are also a number of other features such as a pylon and a Golden Jubilee torch with a marked stone.</p> <p>The land overlooks a number of areas including Shaw, Royton and Derker.</p> <p>Overall it is considered that the land is very mixed. Parts of the land provide a recreational role whereas other parts of the land offer a more natural setting. There are elements of the site that provide an attractive natural setting with views overlooking large areas of Oldham. Parts of the site hold local significance due to its beauty.</p>



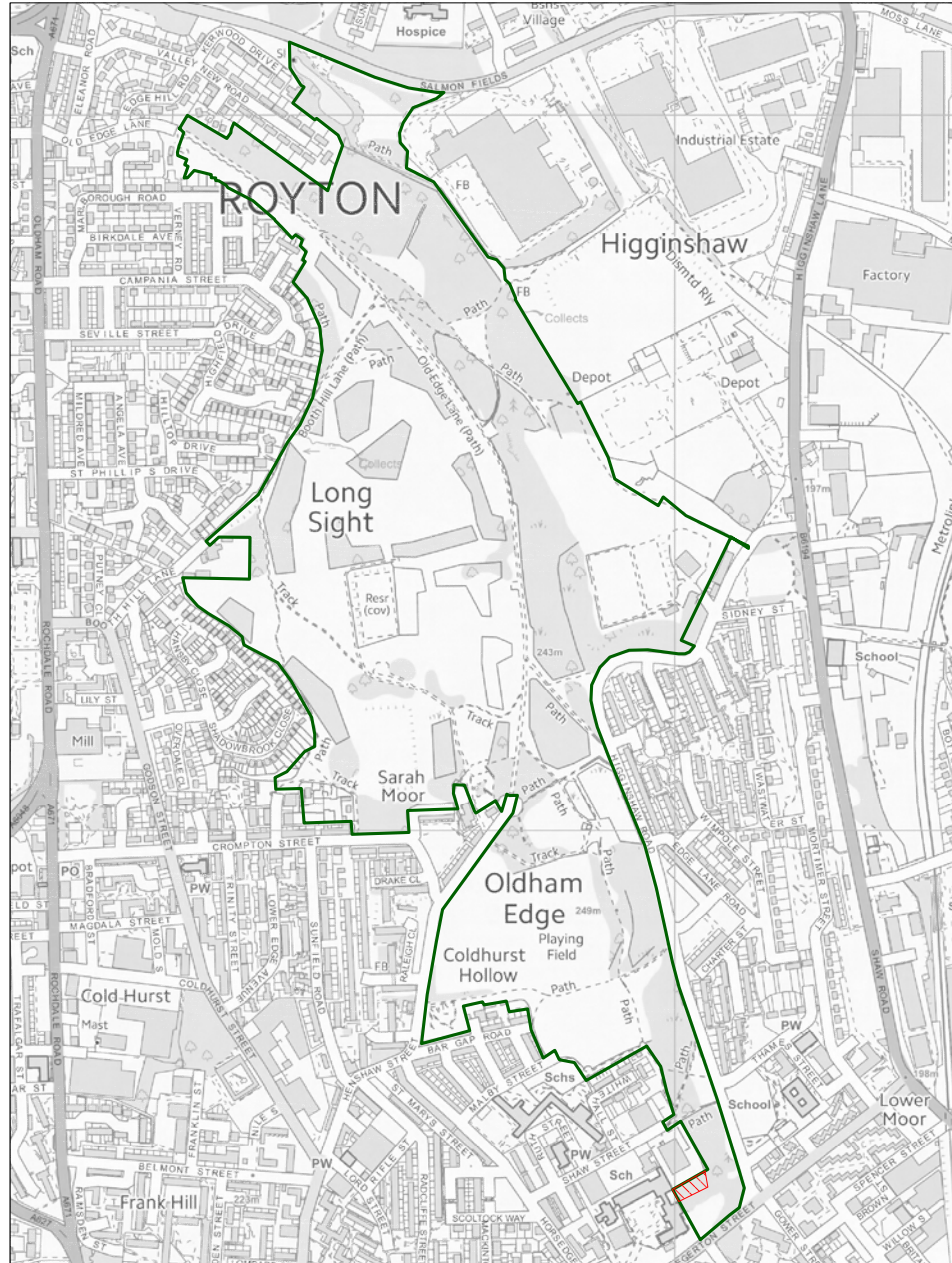
<b>OPOL Name</b>	<b>Oldham Edge</b>
<b>Does the land have any nature designations?</b>	A Green Corridors and Link designation surrounds the OPOL.
<b>Is the site rich in wildlife (fauna and flora)?</b>	Yes the majority of the site is covered in priority habitat and the site also includes other protected species.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Henshaw's Bluecoat School (Grade II) and lodge to Bluecoat School (Grade II) and the Church of St Stephen and All Martyrs (Grade II) lies to the south of the site. To the east is a former board school (Grade II) and further north west is the Church of St Anne (Grade II*).
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is potential for archaeological remains of all periods. In terms of historic landscape features Old Edge Lane still survives as a public footpath and Holloway. The Site was an important early location for coal mining and has been documented since the early Post-Medieval period.</p> <p>No known important events are connected with the Site although the Site was used for tank training during WWII. Oldham Edge has hosted an annual bonfire night on and off since the late 19th century.</p> <p>Some parts of the Site offer views of the designated heritage assets and contributes to the setting particularly of the Church of St Stephen and Bluecoat School.</p> <p>Evidence demonstrates that the site holds very high historic significance.</p> <p>There is opportunity to enhance historic significance further with heritage trails and interpretation boards. The public sculptures appear to coincide with the locations of historic routeways and interpretation could be offered as to what these actually mark. There are opportunities to highlight the historic routeway towards Royton as well as fieldwalk the landscape to find any possible remnants of historic mining.</p> <p>Historic documents show that the Edge was an important location for early coal mining and interpretation boards and heritage trails could also highlight this. They could also be used to highlight the location of Post-Medieval farmsteads and settlements across the Edge and open up more publicly accessible footpaths across the higher ground.</p>
<b>Recreational Value:</b>	The OPOL is identified within the Open Space Study as including Natural and Semi-Natural open space and Outdoor Sports Facilities. There are also Green Corridors and Links surrounding the site.



<b>OPOL Name</b>	<b>Oldham Edge</b>
	<p>The land includes football / rugby pitches and a children's park. The land includes allotments. The land has public footpaths and various desire lines running through the site. The OPOL is also used annually to host Oldham's bonfire night.</p> <p>The OPOL is used for both formal and informal recreation. The value is considered to be of local significance as it offers a range of recreational uses that would appeal to different users.</p>
<b>Are there any allotments?</b>	The Joint DPD Proposals map shows allotments on the site.
<b>Tranquility:</b>	This is subjective. The land is quite varied with its uses ranging from formal recreation and a UU reservoir to woodland and heathland. It is considered that as the site is moderate in size that parts of the land offer tranquillity and remoteness, with low levels of noise in those areas.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 53.49 ha. The land falls within Royton South, St Mary's and Coldhurst. The land is moderate in size but it is considered to be local in character and not an extensive tract of land.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>Permission was granted for a new classroom block, formed as an extension to the existing Sports Hall in 2013. The site is partially allocated as OPOL. The development was seen as an ancillary extension (PA/333896/13). It is considered that the boundary should be amended to exclude the school development. This would equate to a deduction of 0.10ha resulting in the OPOL measuring 53.39 ha.</p> <p>Permission was granted in 2007 for two storage tanks for rugby training equipment (PA/053716/07).</p>
<b>Land ownership</b>	The majority of the site is in council ownership.
<b>Does the land have public access?</b>	Yes there is a public footpath and bridleway.
<b>Other Local information:</b>	



OPOL Name	Oldham Edge
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Not aware of any comments received relating to the site as part of a Call for Sites exercise or Site Allocations Options Report consultation.</p> <p>A search on the comments made on the draft GMSF (2016) (now Places for Everyone) shows reference to an objection made to allocations which comments on the loss of views that would amount from Oldham Edge.</p> <p>Oldham Edge is used annually to host the Oldham Council bonfire night.</p> <p>Social media shows that the site is also used by walking groups.</p> <p>The range of uses that the land is used for demonstrates the land is demonstrably special to the local community.</p>
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves;</li> <li>• The land is considered to be demonstrably special to the local community and of local significance due to richness in wildlife, historic significance, recreational value and also tranquillity and beauty in parts of the site.</li> <li>• The land is considered to be local in character and not extensive.</li> <li>• Based on the desktop assessment to date it is felt that overall the land meets the NPPF LGS criteria.</li> <li>• It is considered that the boundary should be amended to exclude the school development. An amended LGS is proposed.</li> </ul>

## OPOL 8 Revision



Drawn by:	
Division:	
Drawing No:	
Date: 23:08:17	Scale: 1:7800

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Civic Centre  
West Street  
Oldham  
OL1 1UT

 OPOL 8  
 Proposed Removal



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## 13 OPOL 9 Bullcote Lane

**13.1** The OPOL is in Royton South.

**Table 11 Bullcote Lane**

OPOL Name	Bullcote Lane
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban location and is immediately located adjacent to residential land to the north and the Metrolink line and green belt to the east and business and industry, including land reserved for future development to the west.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site falls within two distinct character areas. In the south the OPOL sits behind a large industrial site with various land-uses. The River Beal which runs through the site now runs in a straightened channel close to, and parallel with, the metrolink line forming the eastern boundary of the site. There is no public access to this area, however it does not appear to hold particular beauty.</p> <p>The northern parcel of the site is open rough grass land. There is a pond in this area with surrounding wetland / grassland. Trees border the boundary along Bullcote Lane. This part of the site retains a relatively attractive open landscape with a quiet semi-rural character.</p> <p>The landscape in the northern section retains an open aspect, with a topography that slopes down towards the former River Beal valley.</p> <p>Overall it is difficult to conclude that the land as a whole is locally significant because of its beauty, much of it is dominated by the surrounding industrial uses. It is not considered to be locally significant due to its beauty.</p>

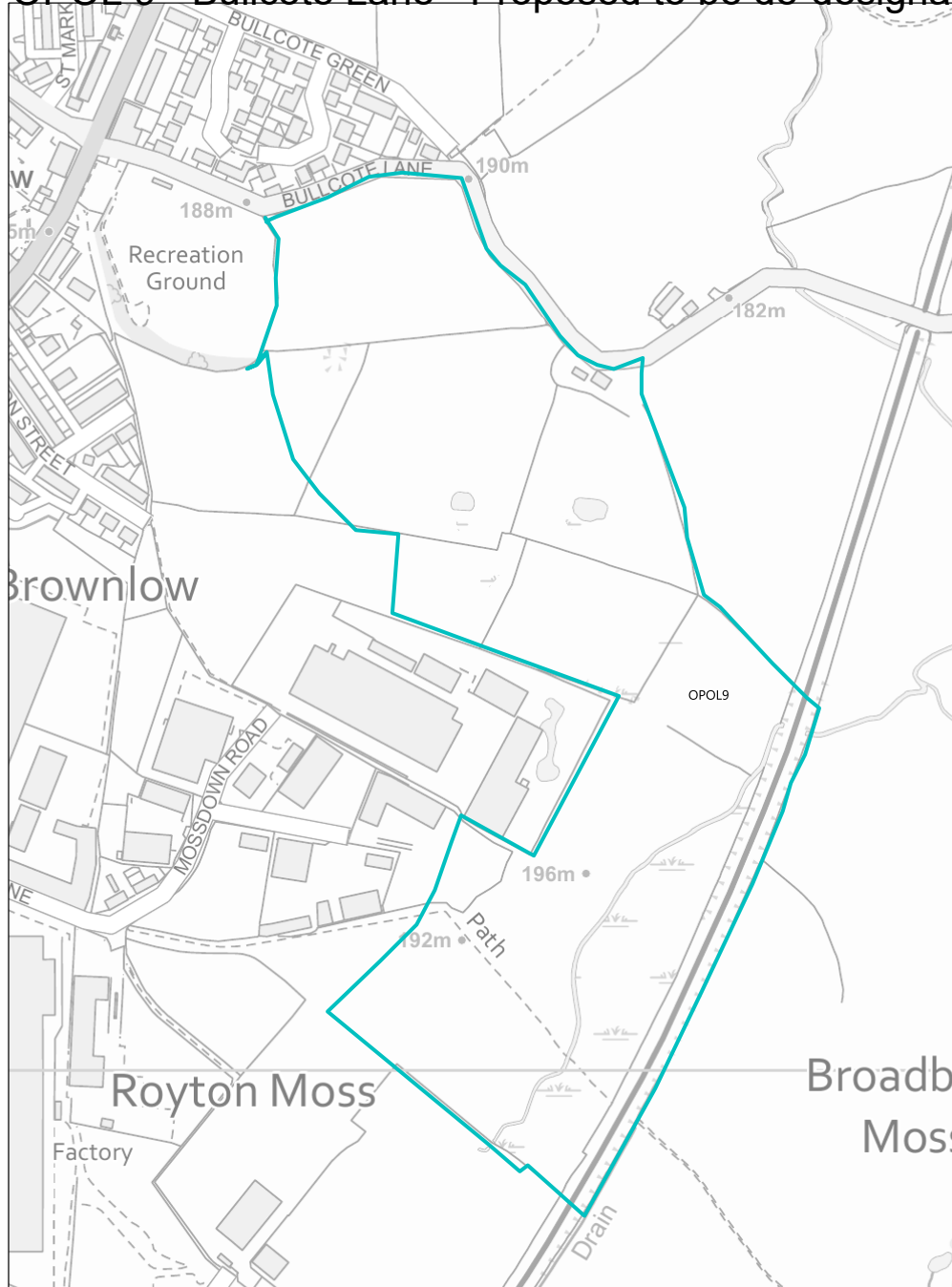
<b>OPOL Name</b>	<b>Bullcote Lane</b>
<b>Does the land have any nature designations?</b>	No the Royton Moss SBI (which contained priority habitats) has been de-designated. The Moss has lost most of its former ecological interests through tipping and changes to land-use and site levels.
<b>Is the site rich in wildlife (fauna and flora)?</b>	No. However site forms part of Broadbent Moss strategic allocation in Places for Everyone (was GMSF) and further ecology surveys are required as part of any planning application.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	No.
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes there is potential for archaeological remains, particularly palaeoenvironmental remains relating to the former Broadbent Moss. There are a number of historic field boundaries still surviving as slight earthworks but there is little sign of any hedgerows.</p> <p>Evidence demonstrates that the site has low historic significance.</p>
<b>Recreational Value:</b>	<p>The land has no formal recreation uses or facilities and access is limited. The land does not appear to be open to the public.</p> <p>The land is not considered to be locally significant due to its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	The land provides a break between the urban area and the Green Belt. However, it is located immediately next to a busy Business Employment Area and the Metrolink line borders the site to the east. Therefore the site does not provide a feeling of remoteness and tranquillity.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 12.17 ha. The land falls within Royton South. The land is relatively small and self-contained. Therefore the site is local in character and not extensive.

OPOL Name	Bullcote Lane
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>Permission was granted in 2009 to retain and remodel deposited material, form an access road, erect a fence and implement associated landscaping (PA/055959/08) in the southern part of the site.</p> <p>A small part of the OPOL forms part of a planning permission for 77 houses (PA/343341/19).</p>
<b>Land ownership</b>	The land is not in council ownership.
<b>Does the land have public access?</b>	<p>A plan of the site shows footpaths in the southern section.</p> <p>The north part of the site is accessible via the recreation ground off Bullcote lane.</p>
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>A representation was made through the Local Plan 2008 Call for Sites exercise suggesting that the site should be developed for housing. A representation was made during the 2012 Call for Sites exercise suggesting that part of the site should be allocated as an extension of the BEA and part should be retained as open land.</p> <p>During the Local Plan Site Allocations Options Report consultation in 2014 there was one representation received supporting amending the OPOL boundary.</p> <p>As part of the Draft Local Plan review (2017) there was a comment submitted regarding Broadbent Moss draft strategic allocation to reiterate that landowners would like site developed for residential development and did not consider the site to meet OPOL criteria as stated in the Joint DPD.</p> <p>As part of the GMSF (now Places for Everyone) call for sites OPOL 9 has been submitted for development.</p> <p>In response to the GMSF 2019 consultation there were 146 responses from organisations and members of the public during the consultation in relation to Broadbent Moss strategic allocation which includes OPOL 9.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The land is in reasonably close proximity to the community it serves.</li> </ul>

OPOL Name	Bullcote Lane
	<ul style="list-style-type: none"> <li>• The site is not considered to be of local significance.</li> <li>• The land is considered to be local in character.</li> <li>• Based on the assessment it is considered that the site does not meet the NPPF LGS criteria.</li> <li>• NPPF states identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</li> <li>• LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</li> <li>• The site has been put forward as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE). The OPOL is proposed to be de-designated through PfE.</li> <li>• Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22.</li> </ul>



## OPOL 9 - Bullcote Lane - Proposed to be de-designated



Drawn by:	
Division:	
Drawing no:	To scale at A3
Date: 17-09-20	Scale: 1:2500

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Oldham  
OL1 1UH



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## 14 OPOL 10 Shawside

### 14.1 The OPOL is in Shaw.

Table 12 Shawside

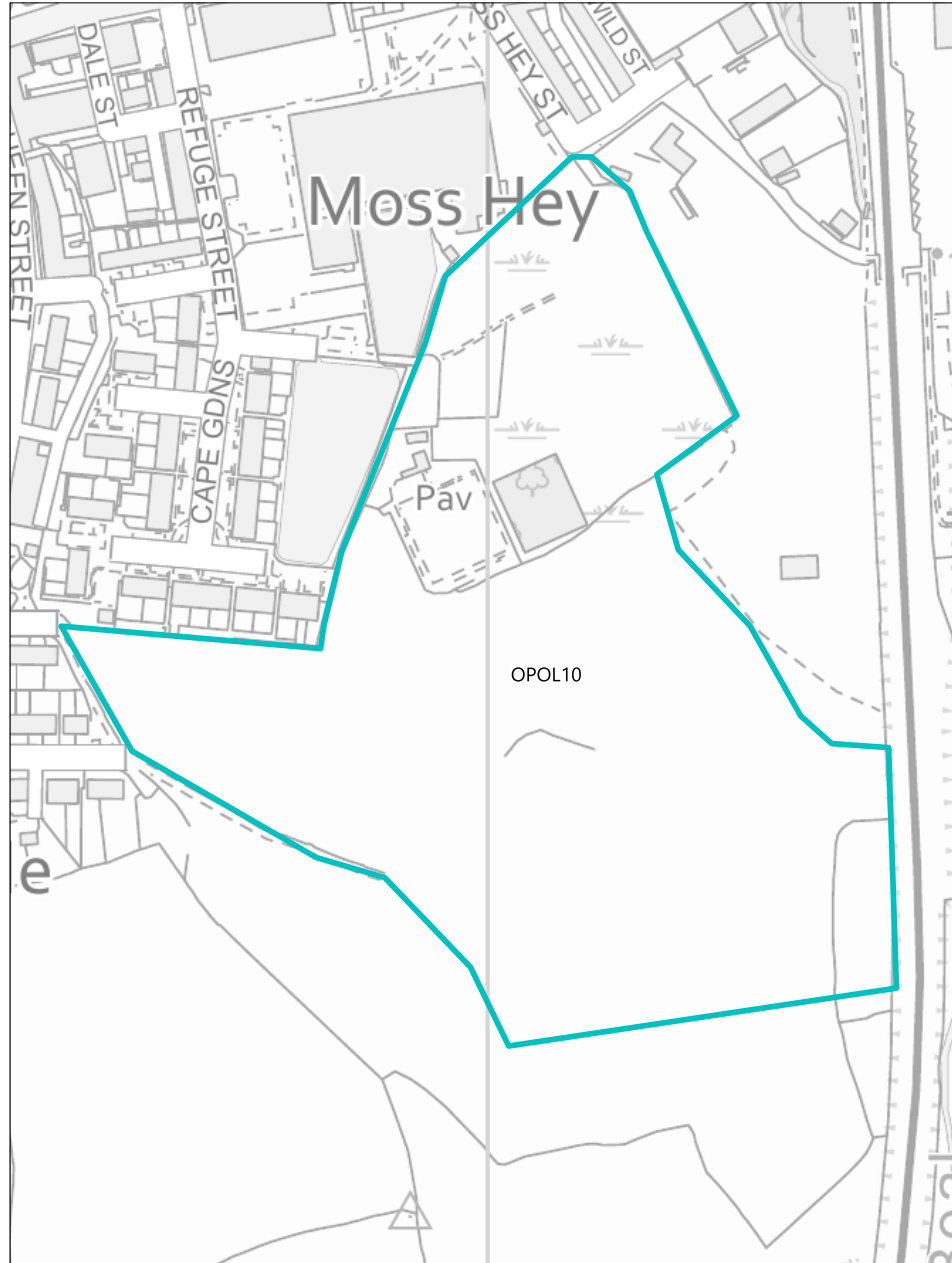
OPOL Name	Shawside
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The site is in a suburban location and is immediately located adjacent to residential land to the west, the Metrolink line to the east and Green Belt land. The site sits behind a mill and logistics development.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>The site is identified within the Open Space Study as Natural and Semi-Natural open space. The site includes an outdoor sports facility (bowling green with ancillary pavilions) which appears well maintained. However the recreation ground has reverted to marshy grassland with other biodiversity present.</p> <p>Much of the site is within the River Beal corridor. The land is mostly flat but rises in places including towards Briar Mill. The land includes areas of wood / scrub land. However it is mostly marshy grassland.</p> <p>Overall it is not felt that the land is locally significant because of its beauty.</p>
<b>Does the land have any nature designations?</b>	The site includes Shawside SBI which covers approximately half the site.
<b>Is the site rich in wildlife (fauna and flora)?</b>	<p>The site includes an SBI and within the SBI there are priority habitats. Part of the site also include Twingates Community Nature Reserve, which has recently been identified as a site for tree planting as part of City of Trees.</p> <p>There are further ecology surveys that would be required as part of the Beal Valley strategic allocation.</p>

OPOL Name	Shawside
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Birshaw House (Grade II) lies to the south of the OPOL.
<b>Assessment of Historic Significance:</b>	<p>There is potential for archaeological remains, particularly palaeoenvironmental remains relating to the former Royton Moss.</p> <p>In terms of longstanding PRoW there is the Twingates Nature Reserve and part of the wetlands have been made publicly accessible, although these have been created more recently.</p> <p>Evidence demonstrates that the site has low historic significance.</p>
<b>Recreational Value:</b>	<p>The site includes a bowling green which is well maintained and an associated pavilion to the north. However much of the northern part of the site is too wet for amenity use or access. There is a footpath running through the site from Sumner Street.</p> <p>The site includes Twingates Nature Reserve.</p> <p>The land is viewed as being of local significance due to its recreational value; however this is concentrated in the north of the site.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	This is subjective. The site is in close proximity to employment uses which overlook the site. The site is not remote from the surrounding uses, although parts of the land are peaceful. Although the bowling green will provide an element of calmness to its users it is not considered that the land as a whole provides tranquillity.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 7.09 ha. The land falls within Shaw and is relatively small and self-contained. Therefore the site is local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	

OPOL Name	Shawside
<b>Does the land have planning permission for development?</b>	<p>Permission was granted to improve the recreational area in 2015 (PA/335844/14).</p> <p>Permission was granted for a storage container, erection of a covered area for spectators, covered area for storage of maintenance and covered area for card making for the bowling club in 2009 (PA/057225/09).</p>
<b>Land ownership</b>	The site is in mixed ownership. The council owns approximately half of the land.
<b>Does the land have public access?</b>	There is a formal public footpath running from Summer Street along the southern boundary. There is signage for access from Refuge Street however there is no footpath beyond the bowling club.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Representations were made through the Local Plan 2008 and 2012 Call for Sites exercises suggesting that the site be developed. In 2008 the site was submitted for housing or employment and in 2012 the OPOL was submitted for housing development.</p> <p>During the Site Allocations Options Report consultation in 2014 there were three representations received. Of these, two supported the OPOL boundary retention and one objected to the boundary retention stating that they wished to see part of the site released for development.</p> <p>During the Local Plan review consultation (2017) there were three objections to the Beal Valley strategic allocation proposed in the GMSF (now Places for Everyone) and one support. This includes OPOL 10.</p> <p>As part of the GMSF call for sites OPOL 10 was submitted for housing development.</p> <p>In response to the GMSF 2019 consultation there were over 1,491 responses to the Beal Valley (OA11) strategic allocation consisting mostly of objections to the strategic allocation and raising issues to be addressed. The land includes OPOL 10 and Green Belt.</p> <p>This shows a mixed response but that there is evidence that the site or parts of the site are special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The land is in reasonably close proximity to the community it serves.</li> </ul>

OPOL Name	Shawside
	<ul style="list-style-type: none"> <li>• The land has areas that are rich in wildlife and offer a recreational role (to the north) and areas that appear to be special to the local community.</li> <li>• The land is considered to be local in character.</li> <li>• However, as NPPF states identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</li> <li>• Furthermore, LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</li> <li>• The site has been put forward as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE).</li> <li>• It is considered that to designate the land as LGS would not be consistent with the local planning of sustainable development.</li> <li>• The OPOL is proposed to be de-designated through PfE.</li> <li>• Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22.</li> <li>• The elements that meet the LGS criteria (bowling green and biodiversity) should be considered as part of the Masterplan and planning application.</li> </ul>

OPOL 10 Shawside - Proposed to be de-designated



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## 15 OPOL 11 Land at Greenacres

**15.1** The OPOL falls within St Marys, Waterhead, Alexandra and Saddleworth West and Lees wards.

**Table 13 Land at Greenacres**

OPOL Name	Land at Greenacres
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, industrial, education and commercial uses.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural open space and areas of Outdoor Sports Facilities and Allotments. The site includes Leesbrook Nature Park.</p> <p>The OPOL is split into two separate allocations, divided by High Street leading into Lees.</p> <p>The land is an undulating valley with criss-crossing footpaths and cycle ways and woodland which make up Leesbrook Nature Park in the Medlock Valley. It offers a green corridor between Waterhead, Lees, Springhead, Grotton and Glodwick, each area differing in character. There are various ponds/ marsh areas that offer ecology. The land includes agricultural land, allotments, a natural play area and open land with paths running across the site. The land includes a playscape on Constantine Street.</p> <p>Important views can be seen from the OPOL such as St Thomas Church and Leesbrook Mill.</p>

OPOL Name	Land at Greenacres
	<p>To the south of the OPOL down Sunny Bank / Holts Lane the site is of a more agricultural / rural character, with rich wildlife and woodland surrounding the brook.</p> <p>Overall the site is visually attractive and it is considered that there is a case for a particular local significance because of its beauty.</p> <p>Lees Cemetery was considered as a proposed extension of the OPOL. The site is contained within Green Corridors and Links with landscaping and contains monuments, including the war memorial and a former fountain resited from the centre of Lees into the cemetery. It also has graves representing the major churches in the area. From a heritage point of view it is considered that the site is of local significance due to its beauty.</p> <p>The Mills recreational ground was also included as a proposed extension to the OPOL. The recreation ground includes a playing pitch and a children's playground. Leesbrook pre-school sits in the border of the site. Mature trees surround the site. The site contributes to the attractiveness and beauty of the area.</p>
<b>Does the land have any nature designations?</b>	<p>There is a SSSI, Regionally Important Geodiversity Site and Glodwick Lows Local Nature Reserve (LNR). However these designations are concentrated to the west of the site.</p>
<b>Is the site rich in wildlife (fauna and flora)?</b>	<p>Significant parts of the existing OPOL are covered by priority habitats. The OPOL also includes other protected species. A significant part of the cemetery is covered by priority habitats. The site also includes other protected species.</p> <p>The Mills recreation ground does not appear to be rich in ecology.</p>
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	<p>The existing OPOL is adjacent to Lees Conservation Area.</p> <p>The site is adjacent a number of Listed Buildings including: Lees Brook Mill (Grade II); 1-7 Holts Lane (Grade II); 9-15 Holts Lane (Grade II); Garden wall, gate piers and gates to Manor House (Grade II); Manor House and attached Cottage (Grade II); Church of St Thomas (Grade II*); Sun Hill House (Grade II), Church of St John the Baptist (Grade II); The Grapes II and adjoining Barn (Grade II), Hey Lane Mill (Grade II); and Wellfield House (Grade II); Knowls Lane Farm (Grade II); The Cottage (Grade II); Eastern Lodge to Alenandra Park (Grade II); Church of St Mark with Christchurch (Grade II); Former vicarage and hall (Grade II); Church of St Matthew and St Aiden (Grade II); 264-278 Roundthorn Road (Grade II).</p> <p>In close proximity to Greenacres Cemetery (Grade II Registered Park and Garden) and Alexandra Park (Grade II* Registered Park and Garden and Conservation Area).</p>

OPOL Name	Land at Greenacres
	<p>The proposed extension at Lees Cemetery includes a grade II listed war memorial and besides the cemetery there is an Edward 2nd silver penny (found in 1897).</p>
<p><b>Assessment of Historic Significance:</b></p>	<p>The historic significance assessment concludes that there is potential for archaeological remains of all periods although their survival could have been affected by historic landfills.</p> <p>In terms of historic landscape features there is little evidence for historic field boundaries although a former railway line survives as an embankment and PRow. There are remnants of coal mining and quarrying activity on Glodwick Lows.</p> <p>The site played an important role in the historic development of the settlement nearby. There is evidence for coal mining activity dating back to the Medieval period at Glodwick Low. There is also at least one Med/Post-Med hamlet as well as early cotton mills.</p> <p>The site is associated with a well-known local hermit called Billy Butterworth, who lived on Glodwick Low during the later 18th/early 19th century. Also a daredevil motorcyclist named Clem Beckett practised here in the early 20th century before he was killed in the Spanish Civil War.</p> <p>There are a number of designated heritage assets nearby and the Site is likely, at least in part, to contribute to the setting of some of these. This is the case for those located on Holts Lane where the principal elevations face onto the site.</p> <p>A large part of the Site is publicly accessible with a number of former roads which are now PRow.</p> <p>Evidence demonstrates that the site has very high historic significance.</p> <p>Lees Cemetery is proposed as an extension to the OPOL. This land includes a war memorial and is used to host annual Remembrance Sunday Services. It is considered to be of local historical interest.</p> <p>The Mills Recreation Ground includes a stone plaque to the entrance of the grounds which is engraved to state that the 1920 Children's recreation ground was a gift. It is considered to be of local historical interest.</p> <p>There are several opportunities to enhance historic significance further at Greenacres by offering heritage and geological trails, as well as interpretation boards. Some of the current boards are in poor condition, heavily vandalised and repetitive; it is felt that they could be more specific to the area in which they are located.</p>

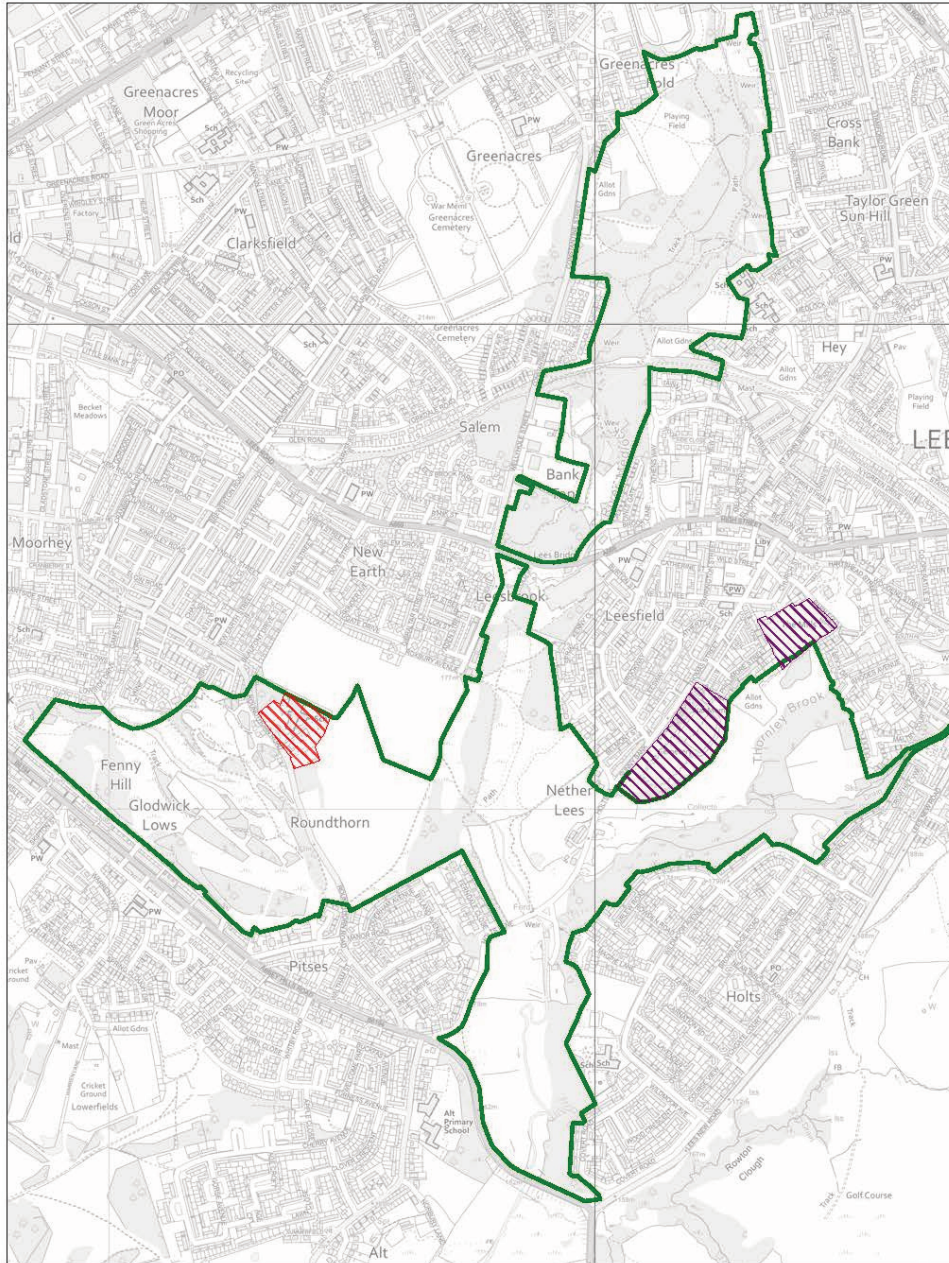


OPOL Name	Land at Greenacres
	<p>There is an opportunity to create a geologically focused heritage trail at Glodwick Low, to incorporate and celebrate its status as a regionally important geological site.</p> <p>Interpretation boards could also be used to highlight historic remnants of quarrying and mining and identify potential signs of Medieval coal extraction, such as bell pits and adits. The former textile industry in this area has been utilised within the public realm, however the reused engine beds have no accompanying interpretation and it is felt that these need further explanation.</p> <p>Other features such as the Roman Road and the Medieval corn mill could also be highlighted or even targeted for any future archaeological work. There is also an opportunity to celebrate Clem Beckett at Glodwick Lows as well.</p>
<b>Recreational Value:</b>	<p>The site is identified within the Open Space Study as Natural and Semi-Natural open space and areas of Outdoor Sports Facilities and Allotments. The site also includes Green Corridors and Links and Leesbrook Nature Park.</p> <p>The land provides countryside for people to walk and cycle and includes a bridleway. There are allotments and a playscape area. There are footpaths crossing through the site with signage to different surrounding areas offering the local community a green corridor.</p> <p>The OPOL has in the past had investment in a play area and signage which supports that this area is demonstrably special to the local community due to its recreational value. It is an area promoted to visit for walks by the council.</p> <p>The Mills recreational ground is classed as Outdoor Sports Facilities in the Open Space typology and includes a playing pitch and small children's play area. It was gifted as a recreation ground. It is considered that the land is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	There are allotments within the existing OPOL.
<b>Tranquility:</b>	This is subjective. It is considered that the site as a valley, nature park, recreation ground and cemetery does offer remoteness and tranquillity. Within the site it is quiet and screens the urban area.
<b>NPPF: where the green area concerned is local in character; and</b>	The existing site measures 95.99 ha. The land falls within St Marys, Waterhead, Alexandra and Saddleworth West and Lees. There are proposed amendments detailed within the conclusions section below that would result in an amended LGS of approximately 98 ha.

<b>OPOL Name</b>	<b>Land at Greenacres</b>
<b>is not an extensive tract of land.</b>	The land is clearly large and reaches out to the communities of Greenacres, Glodwick and Lees. However it is self-contained within the urban area and as it connects the above communities it is local in character providing a green route.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>Applications include:</p> <p>PA/056077/09 – erection of 6 dwellings</p> <p>PA/053618/07 – erection of 1 storage cabin</p> <p>PA/052924/07 – Erection of external shelter</p> <p>PA/335200/14 – Erection of 3m high MUGA ball stop fence panels</p> <p>PA/331461/11 – Erection of steep palisade fence around existing car park including lockable gates; construction of new car park to service playscape and nature park</p> <p>PA/057933/10 – formation of 3 football pitches and changing room facilities, car parking and landscaping.</p> <p>PA/058301/10 – construction of play area</p> <p>PA/336688/15 – single storey extension to create classroom. Class room extension small scale and ancillary.</p> <p>Lees Cemetery: LB/334632/13 – Repair works and cleaning of existing war memorial.</p> <p>No recent granted applications at The Mills.</p>
<b>Land ownership</b>	The site is in mixed ownership. The council owns the majority of the site, including Lees Cemetery and the Mills.
<b>Does the land have public access?</b>	There are various footpaths crossing over the site including bridleways providing access to and from the site and the surrounding urban area.
<b>Other Local information:</b>	
<b>Community Interest:</b>	Representations were made through the 2008 Call for Sites exercise suggesting that the site be protected as OPOL.

OPOL Name	Land at Greenacres
Comments from previous local plan consultations	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of these areas maintained. In relation to Greenacres OPOL specifically they commented that the current boundaries should be maintained, and Lees Cemetery should be added to the OPOL.</p> <p>During the Site Allocations Options Report consultation in 2014 there was one representation received supporting the OPOL retention but stating they wished to see the boundaries extended to include Lees Cemetery.</p> <p>Social media shows that there are 'check ins' at Leesbrook. In the past there have been community fun days held within the site. The site's recreational role also supports the site being demonstrably special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land is demonstrably special to the local community and is of local significance due to its beauty, tranquillity, wildlife, recreational value and historic significance.</li> <li>• Although the site is large it is local in character and it is not viewed as an extensive tract of land. It allows people to cycle / walk between different communities.</li> <li>• Based on the assessment it is considered that overall the land meets the NPPF LGS criteria.</li> <li>• It is considered that the boundary should be amended to remove Roundthorn Primary School, The Hawthorn and associated brownfield land. These parts of the existing OPOL are not considered to contribute to the LGS criteria. It is also considered that Lees Cemetery and the Mills recreation ground should be added to the LGS. The Cemetery is within a Green Corridors and Link and is of historical importance as it contains a war memorial and is used to host remembrance Sunday annually. From a heritage perspective it contributes to the beauty of the area. The Mills is locally significant due to recreational value, its historical context and its contribution to the beauty of the wider site.</li> </ul>

## Potential OPOL 11 revision



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- OPOL 11 (original)
- Potential extensions
- Potential removal



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## 16 OPOL 12 Thornley Brook

- 16.1** The OPOL is in Saddleworth West and Lees. Since commencing the assessment part of the OPOL has been granted planning permission alongside the housing allocation to the west (H1.2.10) for 265 homes and supporting infrastructure. This part of the OPOL is not included within the assessment.
- 16.2** The assessment of the remaining OPOL is based on how the site is experienced currently (for example in relation to tranquility).

**Table 14 Thornley Brook**

OPOL Name	Thornley Brook
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	<p>The land is in a suburban location and is immediately located adjacent to residential areas. It is located immediately adjacent to a housing allocation in the Joint DPD, which has planning permission (see below PA/343269/19).</p> <p>Recreational Route 7 (RR7) passes through the site.</p>
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified in the Open Space Study as natural and semi-natural open space.</p> <p>The OPOL (part assessed) is an area of closed, relatively young broadleaved woodland. There are footpaths running through the site and recreational route (RR7) passes through the site.</p> <p>At the entrance to the site from Station Road there is children's play area and informal car park. There is also a dwelling and area of hardstanding.</p> <p>Overall the site is attractive and it is considered that there is a case for its particular beauty.</p>

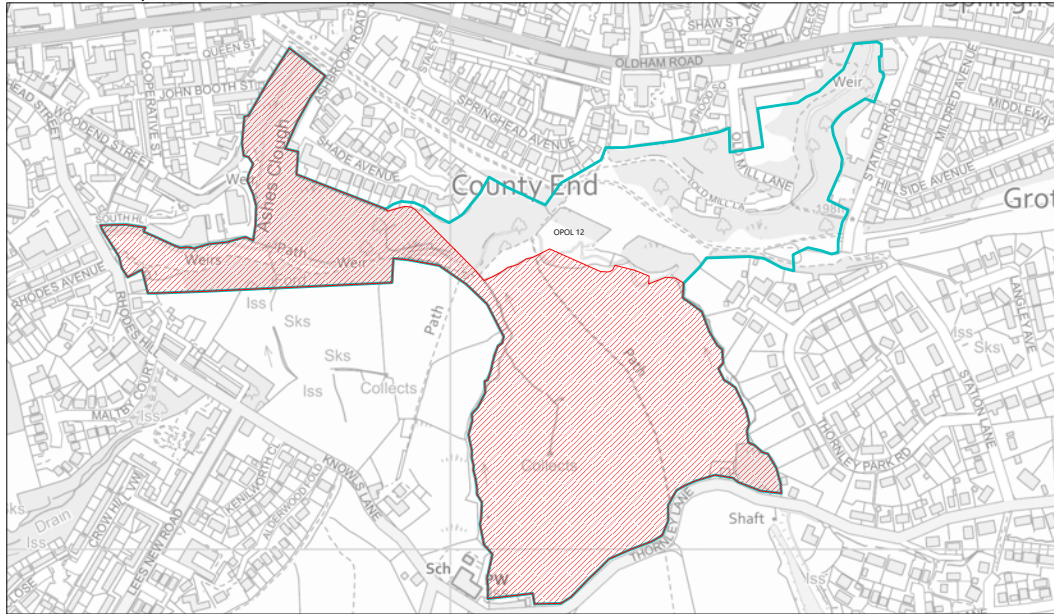
OPOL Name	Thornley Brook
Does the land have any nature designations?	The OPOL has a Green Corridor and Link designation around it.
Is the site rich in wildlife (fauna and flora)?	The site includes priority species and other protected species.  An area of wildflowers has been planted in 2021.
Is the land within or adjacent to a Conservation Area or Listed Building?	Knowls Lane Farmhouse (Grade II); Manor House and Attached Cottage (Grade II); Knowls Lane Farm (Grade II); 207 and 207a Oldham Road (Grade II); Wellfield House (Grade II) and Lees Conservation Area are in close proximity.
Assessment of Historic Significance:	<p>There are some historic buildings including the farmstead at Thornley Brook. There is potential for archaeological remains, particularly from the Industrial period.</p> <p>In terms of landscape features the line of the Oldham - Delph branch railway line runs through the site and is currently in use as a footpath.</p> <p>The site played an important role in the historic development of the settlement and nearby. A number of textile mills were located along the Brook, reflecting the development of this industry from the late 18th/early 19th century as well as the change from predominantly wool to cotton.</p> <p>There are two longstanding PRow which cross the site, including the well used trail along the former Oldham - Delph branch railway line.</p> <p>Evidence demonstrates that the site has medium-high historic significance.</p>
Recreational Value:	<p>The site is identified in the Open Space Study as natural and semi-natural open space. The site includes a children's play area to the north east, which is well maintained.</p> <p>The land provides countryside for people to walk and cycle and includes a bridleway / RR7. Enhancements to the footpaths have recently taken place.</p> <p>Ashbrook Wildlife Watch currently carry out educational events relating to wildlife within the OPOL.</p> <p>Overall it is felt that the land offers significant recreation value as it provides informal recreation through walking, cycling and horse riding and also offers formal recreation through the children's play area. There are no other play areas in Springhead and Grotton and therefore it is locally significant.</p>

<b>OPOL Name</b>	<b>Thornley Brook</b>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The site is a woodland valley which offer remoteness from the urban area and peacefulness.</p> <p>It is considered overall that the land offers tranquillity for the community.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	<p>The site measures 5.34 ha. The land mostly falls within Saddleworth West and Lees. The land is a small to moderate size serving Springhead and Grotton.</p> <p>The land is considered to be local in character and not extensive.</p>
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	PA/343269/19 - permission has been granted for up to 265 homes and supporting infrastructure. This part of the OPOL is not included within the assessment.
<b>Land ownership</b>	The council owns the majority of land within the OPOL assessed.
<b>Does the land have public access?</b>	RR7 runs through the site and there are various access points and footpaths crossing the site. The park can be accessed from Station Road.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Existing OPOL:</p> <p>Representations were made through the Local Plan 2008 and 2012 Call for Sites exercises suggesting that land at Thornley Brook be protected as OPOL. Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2012 Call for Sites consultation that they wish to see the boundaries and character of these areas maintained. They noted that OPOL 12 is a valuable open space, a greenfield site made up of agricultural land and is crossed by a right of way which is widely used as an area of quiet enjoyment for residents in the heavily developed areas of Springhead nearby.</p>

OPOL Name	Thornley Brook
	<p>Representations have also been made in relation to the Local Plan 2008 and 2012 Call for Sites exercises and SHLAA consultations requesting the site and the part of the site that adjoins Thornley Lane, Grotton, (which falls within OPOL 12) be identified for residential development.</p> <p>During the Site Allocations Options Report consultation in 2014 there were two representations received supporting the OPOL boundary retention.</p> <p>As part of the GMSF (now Places for Everyone) Call for sites there has been three submissions for parts of the currently designated OPOL 12 to be considered for housing.</p> <p>As part of the GMSF first draft consultation in 2016 there was one response submitted regarding Knowls Lane to be put forward for residential development. This included a large part of the existing OPOL (not included in this assessment).</p> <p>In the Oldham Local Plan review consultation (2017) there was a significant number of comments submitted which stated a desire for OPOL 12 to remain in whole as a OPOL or even be extended to include the adjacent housing allocation (approximately 48 comments were submitted relating to a pre-application which includes most of the OPOL).</p> <p>There is also a Ashbrook Wildlife Watch group. A Save our Valleys group was also established.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land is demonstrably special to the local community and of local significance due to its beauty, wildlife, historic significance, tranquillity and local recreational value.</li> <li>• The land is local in character and not extensive.</li> <li>• Based on the assessment it is felt that overall the land assessed meets the criteria in NPPF and should be designated as Local Green Space.</li> <li>• Land that has planning permission for housing will be de-designated and not taken forward as Local Green Space.</li> </ul>



# OPOL 12 - Proposed Revision



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OPOL  
Potential Removal



## 17 OPOL 13 Stonebreaks

**17.1** The OPOL falls within Saddleworth West and Lees.

**Table 15 Stonebreaks**

OPOL Name	Stonebreaks
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, education and community (church) uses as well as Green Belt and a disused quarry.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>Parts of the site are identified in the Open Space Study as Natural and Semi-Natural open space. The site also includes an area of outdoor sports facilities. The site lies adjacent to the Green Belt.</p> <p>The site is an exposed undulating hilltop. The land includes scrub woodland / open grassland and remnants of dry stone wall. The land rises steeply up from Stonebreaks Road up to level plateau with views overlooking the Green Belt. A cricket ground and associated pavilion is located at the top.</p> <p>An extension to the OPOL has also been considered (land by Springhead cricket club). This consists of natural open land which includes scrubland and trees. This land contributes to the attractiveness of the existing OPOL.</p> <p>Overall the site is visually attractive and it is considered that there is a case for its beauty.</p>
<b>Does the land have any nature designations?</b>	A Green Corridor and Links designation surrounds the site.

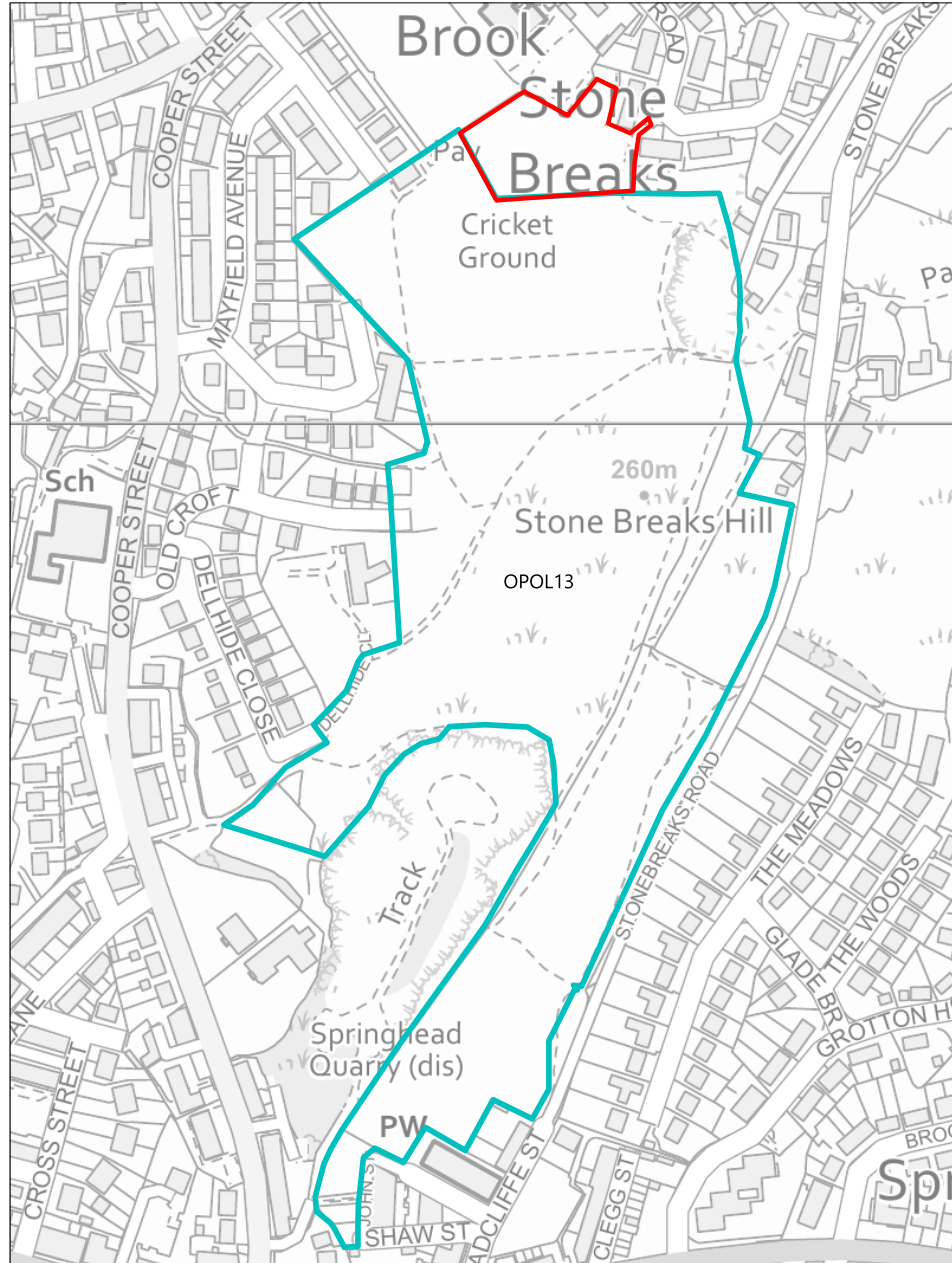
OPOL Name	Stonebreaks
<b>Is the site rich in wildlife (fauna and flora)?</b>	The existing OPOL has other protected species.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	<p>There is a slight overlap with Stone Breaks Conservation Area to the north east of the existing OPOL.</p> <p>The natural beauty of the area contributes to the character of the Stone Breaks hamlet and the rural setting of the listed buildings.</p> <p>The OPOL is within close proximity to the following listed buildings: The Nook (Grade II); No. 11 Stonebreaks Road (Grade II); Manor House (Grade II); 3 Shaws Fold, off Stone Breaks Road (Grade II); 7 &amp; 9 Stonebreaks Road (Grade II); Highfield House (Grade II); Stoneleigh (Grade II); and 207 &amp; 207a Oldham Road (Grade II).</p>
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is some potential for archaeological remains however the area has been extensively quarried in places.</p> <p>In terms of historic landscape features some of the disused quarries are still extent. A possible stone way marker also survives.</p> <p>The site has played an important role in the historic development of the settlement nearby. The Site appears to have been used for quarrying over a long period of time. Springhead Cricket Club was established in the late 19th century and has formed an important leisure facility for the local community.</p> <p>In relation to historic events in 1852, James Goulston (assuming the name Signor Giuseppe Lunardini) was killed at Stonebreaks following a failed balloon flight.</p> <p>The site contributes to the setting of designated heritage assets. Part of the site falls within the Stonebreaks Conservation Area which itself contains a number of designated heritage assets.</p> <p>There are a number of longstanding PRow across the site.</p> <p>Evidence demonstrates that the existing OPOL has very high historic significance.</p> <p>The extension considered has no historic significance.</p>

OPOL Name	Stonebreaks
<b>Recreational Value:</b>	<p>Parts of the site are identified in the Open Space Study as Natural and Semi-Natural open space and includes an area of outdoor sports facilities.</p> <p>The land provides an informal space for recreation although the land rises very steeply. It also provides formal recreation through the cricket ground and pavilion which are in use. The cricket club has hosted bonfire nights for the local community.</p> <p>Overall the land offers a combination of uses, for walking and the use of a cricket ground and pavilion which is unique to the local community. Therefore locally the land offers recreational value.</p> <p>The extension links to the wider OPOL, which is used by walkers. In forms a natural extension.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The existing OPOL is an exposed undulating hilltop and includes scrub woodland / grassland. The land overlooks the Green Belt as well as the surrounding predominantly residential area. It is considered that the hilltop / natural space element of the OPOL generally offers tranquillity and peacefulness.</p> <p>The cricket ground and associated pavilion when in use will add to the noise; however these are occasional occurrences.</p> <p>The extension also contributes to the peacefulness of the OPOL. It is considered overall that the land offers tranquillity for the community.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The existing OPOL measures 7.97 ha and falls within Saddleworth West and Lees. With the extension the site would measure 8.39 ha. The land is a small size serving Springhead and is therefore local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No. A recent planning application was withdrawn for a large part of the OPOL (PA/344851/20) for up to 200 dwellings.
<b>Land ownership</b>	The council owns a small part of the land to the north east of the existing OPOL and the land contained within the proposed extension. The remainder is privately owned.

OPOL Name	Stonebreaks
Does the land have public access?	Yes there are footpaths running throughout the site. Access is off Stonebreaks Road and Stoneleigh Road.
Other Local information:	
Community Interest:  Comments from previous local plan consultations	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of these areas maintained. They noted that OPOL 13 is another valuable recreational area and open green space in an otherwise densely developed area. They stated that it is also an important element in the setting of the Stonebreaks Conservation Area and provides an important link between the Linear Park and the open countryside above.</p> <p>A representation was also made during the Local Plan 2012 call for sites consultation suggesting that the OPOL along with the disused Springhead Quarry should be developed for housing.</p> <p>During the Site Allocations Options Report consultation in 2014 there were four representations received. Of these, three supported the OPOL boundary retention and one objected to retaining the boundary stating that they wished to see the quarry part of the site released for residential development.</p> <p>As part of the GMSF (now Places for Everyone) call for sites OPOL 13 has been submitted for housing.</p> <p>OPOL 13 has also been submitted for residential development as part of the GMSF draft plan consultation in October 2016 and the Local Plan Review consultation in 2017.</p> <p>Comments have also been made against PA/344851/20, which has been withdrawn.</p> <p>A Save Stonebreaks group was established on social media in response to this.</p> <p>There is also Springhead Cricket Club twitter page and there are 'check-ins' at Stonebreaks. The recreational role and events such as bonfire nights contributes to demonstrating that the OPOL is demonstrably special to the local community.</p>
Conclusion	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land is demonstrably special to the local community and is of local significance due to its beauty, tranquillity, wildlife, historic significance and local recreational value.</li> <li>• The land is local in character and is small in size.</li> </ul>

OPOL Name	Stonebreaks
	<ul style="list-style-type: none"> <li>Based on the assessment to date it is felt that overall the existing OPOL meets the LGS criteria in NPPF.</li> <li>It is also considered that the extension meets the LGS criteria in NPPF and forms a logical extension of the OPOL.</li> </ul>

# OPOL 13 with extension



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## 18 OPOL 14 Dacres Hall

**18.1** The OPOL is within Saddleworth South.

**Table 16 Dacres Hall**

OPOL Name	Dacres Hall
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is on the edge of Greenfield and is immediately located adjacent to residential land and Green Belt.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is the curtilage of Dacres Hall and Steepways (it includes the two dwellings) and wider grounds. The site is a woodland valley with mature trees occupying the site. A stream runs along the boundary and there is a public footpath running along the east boundary.</p> <p>Overall the site is visually attractive and it is considered that there is a case for its beauty.</p>
<b>Does the land have any nature designations?</b>	No.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The majority of the site contains priority habitats.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	No.
<b>Assessment of Historic Significance:</b>	The historic significance assessment concludes that Dacres Hall was built in 1819. Although eroded, the Site forms the grounds of the Dacre Estate, which has a small formal garden. The estate is mostly informal in design and densely wooded.

<b>OPOL Name</b>	<b>Dacres Hall</b>
	<p>The Hall was commissioned by the Reverend Bartholomew Dacre, the curate of St Georges Mossley and author of agricultural books.</p> <p>Evidence demonstrates that the site holds medium historic significance.</p>
<b>Recreational Value:</b>	<p>There are no formal recreation uses on the land. The land has a public footpath running along the east boundary therefore the site is likely to be used for informal purposes such as walking.</p> <p>Overall it is considered that although the land will be valued by the local community for walking, the land does not offer uses or facilities to justify concluding that the land holds a particular local importance due to its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquillity:</b>	<p>This is subjective. The land is a woodland valley with a stream and public footpath running through the site. The footpath runs from Manchester road through the OPOL and beyond to the Green Belt. There are attractive views of the Green Belt from the site. The site offers a peaceful area that provides a break between the urban area and the Green Belt.</p> <p>It is considered that the land offers a tranquil space for local residents, although its presence may not be fully appreciated.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	<p>The OPOL measures 2.10 ha and is within the ward of Saddleworth South.</p> <p>The land is a small size serving Dacres / Greenfield. The land is considered to be local in character and not extensive.</p>
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The land is not in council ownership.

OPOL Name	Dacres Hall
<b>Does the land have public access?</b>	Yes there is a footpath running along the east boundary from Manchester Road.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>Representations were made through the Local Plan 2008 and 2012 Call for Sites exercise from Saddleworth and Lees District Partnership and Saddleworth Parish Council requesting that OPOL 14 should be designated as Green Belt.</p> <p>Another representation was made through the Local Plan 2008 Call for Sites exercise suggesting that the Dacres Hall part of the site be developed for housing.</p> <p>During the Site Allocations Options Report consultation in 2014 there were 67 representations received. Of these 66 representations supported the retention of the OPOL boundary and one representation stated that they wished to see the OPOL boundary amended to exclude the north eastern section of the OPOL.</p> <p>As part of the GMSF (now Places for Everyone) call for sites OPOL 14 has been submitted twice for housing development.</p> <p>As part of the GMSF consultation in October 2016 there were two comments submitted requesting Dacres Hall to be protected from development.</p> <p>The OPOL was proposed as a Green Belt addition in the 2019 GMSF but has since been removed due to the land meeting the LGS criteria.</p> <p>This shows a mixed response but that there is evidence to show the OPOL is demonstrably special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land demonstrably special to the local community and is of local significance due to beauty, tranquillity, historic significance and wildlife.</li> <li>• The site is small and local in character.</li> <li>• Based on the assessment it is considered that overall the land meets the LGS criteria in NPPF.</li> </ul>

A map showing the location of Dacres Hall. The hall is a large, light-colored rectangular building with a dashed outline, situated in the center-left. To its right is a residential area with several houses and streets labeled 'DACRES ROAD' and 'DACRES DRIVE'. The town name 'Dacres' is written in large bold letters to the right of the hall. A green line outlines a specific area to the left and south of the hall, possibly indicating a boundary or a specific site. The map also shows a river or stream on the far left and a dashed line labeled 'Path' at the bottom.

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## 19 OPOL 15 Wall Hill

**19.1** The OPOL is in Saddleworth North.

**Table 17 Wall Hill**

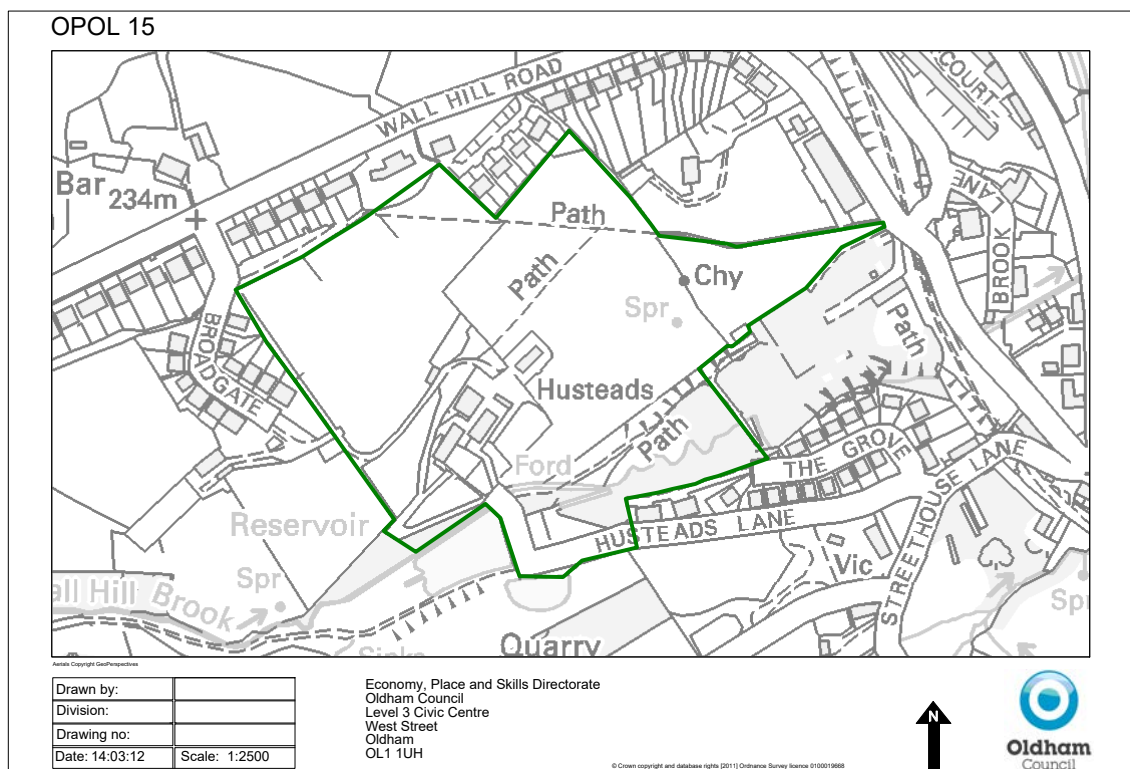
OPOL Name	Wall Hill
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential and Green Belt / agricultural land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified as an area of Natural and Semi-Natural open space in the Open Space Study.</p> <p>The site is open agricultural grassland, with some willow scrub woodland and unimproved grassland along the southern boundary followed by a small, densely vegetated steep valley stream course (Wall Hill Brook). The site includes Husteads Farm at the bottom of the valley. The site includes a dry stone wall.</p> <p>The land is mostly open grazing land and although its open nature adds to the attractiveness of the local area it is considered that there is not a case for particular beauty.</p>
<b>Does the land have any nature designations?</b>	There is a Green Corridors and Links designation around the OPOL.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The site contains a small area of priority habitats and also contains other protected species.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Tamewater Conservation Area is adjacent to the east and a very small section clips into the site. The site includes Husteads Farmhouse, cottage & barn (Grade II). The site is also overlooked by Mount Sorrel Farmhouse (Grade II).

OPOL Name	Wall Hill
<b>Assessment of Historic Significance:</b>	<p>The assessment identifies that the OPOL includes the Grade II listed Husteads Farmhouse; there is also potential for prehistoric archaeological remains on higher ground.</p> <p>In terms of historic landscape features there are some drystone walled historic field boundaries still surviving. Former mill leats still survive.</p> <p>The site in part plays an important role in the historic development of the settlement nearby as Husteads Mill was established in the early 19th century and would have provided employment for the local community.</p> <p>A large part of the site is rural and forms the setting of Husteads Farmhouse. The site contributes to the setting of Tamewater conservation area and the legibility of this as an industrialised village within a rural landscape.</p> <p>A number of long-established PRoW across the Site.</p> <p>Evidence demonstrates that the site holds high historic significance.</p>
<b>Recreational Value:</b>	<p>The OPOL is identified as an area of Natural and Semi-Natural open space in the Open Space Study.</p> <p>There are no formal recreation uses on the land. The land has public footpaths crossing from Broadgate to Brook Lane therefore the site is likely to be used for informal purposes such as walking.</p> <p>Overall, it is considered that although the land will be valued by the local community for walking, the site does not offer uses or facilities to justify concluding that the land holds a particular local significance due to recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The land consists of mostly open grazing land and a small area of woodland. There is a public footpath crossing the site. The site sits between residential development and the Green Belt. Views of the Green Belt and surrounding uses can be viewed from the site.</p> <p>The site is high and mostly exposed. It is not considered that the site offers remoteness from the surrounding residential areas and there are buildings within the site.</p>

OPOL Name	Wall Hill
	Overall although the land offers enjoyment and some peacefulness to the local community it is not considered that the land offers a particularly tranquil space.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 5.86 ha and falls within Saddleworth North. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	PA/053721/07 – Erection of 1 replacement dwelling house. LB/339039/16 – Internal and external alterations and repairs.
<b>Land ownership</b>	The OPOL is not in the council's ownership.
<b>Does the land have public access?</b>	Yes there are footpaths crossing from Broadgate to Brook Lane across the existing OPOL.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 15 be maintained.</p> <p>Another representation was received to the Local Plan 2012 Call for Sites consultation requesting that the site be protected from development.</p> <p>During the Site Allocations Options Report consultation in 2014 there were two representations received which both supported the OPOL boundary retention.</p> <p>The OPOL was proposed as a Green Belt addition in the 2019 GMSF (now Places for Everyone), however it was removed as it meets the LGS criteria.</p> <p>This demonstrates that the OPOL is demonstrably special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The land is in reasonably close proximity to the community it serves.</li> </ul>



OPOL Name	Wall Hill
	<ul style="list-style-type: none"> <li>It is considered that the OPOL special to the local community and is locally significant due to historic significance and wildlife.</li> <li>The site is local in character and not extensive.</li> <li>Based on the assessment to date it is felt that overall the site meets the criteria in NPPF.</li> </ul>



## 20 OPOL 16 Ryefields Drive

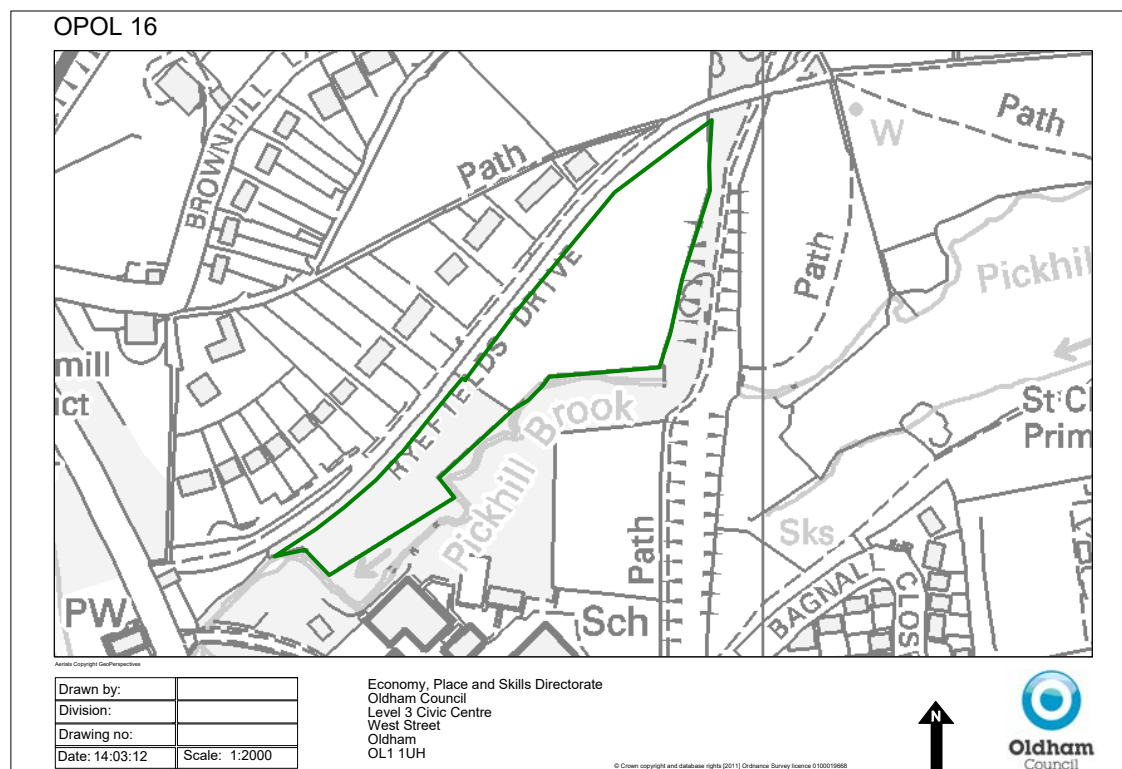
**20.1** The OPOL is in Saddleworth South.

**Table 18 Ryefields Drive**

OPOL Name	Ryefields Drive
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, education uses and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The land is a woodland valley, which slopes steeply from Ryefields Drive down to Pick Hill Brook. Land to the west is a dense woodland area with mature trees and trees surround the site. The land to the east is open grazing land surrounded by a dry stone wall.</p> <p>Overall it is considered that the site is attractive and a case can be made for its local beauty.</p>
<b>Does the land have any nature designations?</b>	The land is surrounded by a Green Corridors and Links designation.
<b>Is the site rich in wildlife (fauna and flora)?</b>	Approximately half the site contains priority habitats. The site also has other protected species.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Uppermill conservation area is in close proximity to the west.
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that the site lies close to Uppermill Conservation Area and forms a green buffer and part of the setting.</p> <p>Evidence demonstrates that the site has low historic significance.</p>

<b>OPOL Name</b>	<b>Ryefields Drive</b>
<b>Recreational Value:</b>	Recreational Route 1 (RR1) passes along the east boundary. However, the site is not used for any formal recreational purposes therefore it cannot be concluded that the site holds particular local significance due to its recreational value.
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The land consists of open grazing land and mature woodland with trees surrounding the site. The site is accessed off Uppermill High Street up Ryefields Drive. Residential land is situated to the north of the site and a school is located to the south although this is not very visible. The Green Belt lies to the east.</p> <p>Overall although the site is in a quiet setting and the nature of land offers a natural environment and a break between the urban area and the green belt the land is very small in size and it appears that users probably walk around the site rather than within it. Therefore it is not felt that the land offers remoteness.</p> <p>In conclusion it is not felt overall that the land is of local significance due to tranquillity.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The OPOL measures 1.13 ha and falls within the ward of Saddleworth South. The land is in small size serving Ryefields Drive / Uppermill. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The site is privately owned.
<b>Does the land have public access?</b>	The site is accessed off Ryefields Drive and there is a gate into the site.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained.

OPOL Name	Ryefields Drive
	<p>In particular, comments were received to the Local Plan 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 16 be maintained and protected from development.</p> <p>During the Site Allocations Options Report consultation in 2014 there were 12 representations received, which all supported the retention of the OPOL boundary.</p> <p>This shows that the OPOL is demonstrably special to the local community.</p>
Conclusion	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land is special to the local community and is of local significance due to its beauty and richness in wildlife.</li> <li>• The site is small and local in character.</li> <li>• Based on the assessment it is felt that overall the land meets the LGS criteria in NPPF.</li> </ul>



## 21 OPOL 17 Stoneswood

**21.1** The OPOL is within Saddleworth North.

**Table 19 Stoneswood**

OPOL Name	Stoneswood
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential and Green Belt land. There is a Grade II listed vacant mill opposite (part demolished).
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The land is a very steep open hillside with some mature trees and a dry stone wall. The site includes a Grade II listed house on the Delph Road frontage. A public footpath runs through the site. The site looks onto a residential care home, Bailey Mill (Grade II), which is part demolished following a fire and the Green Belt. The views from the northern part of the site are relatively open through tree cover means views are more closed further down the slope.</p> <p>The site provides an attractive setting for the local community, however whilst it is attractive it is not considered that the site when considering the NPPF LGS criteria is of local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	No.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The site contains other protected species records.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	The site is partially within Delph Conservation Area. This covers over half of the site to the south. The land to the north is not within a Conservation Area but contributes to the setting of the Delph and adjacent New Delph Conservation Areas.

OPOL Name	Stoneswood
	<p>The site includes Listed buildings 14 &amp; 16 Oldham Road (Grade II (Shady Grove)). The site is adjacent to 8 &amp; 10 Oldham Road (Grade II) and overlooks Bailey Mill (Grade II).</p> <p>Other listed buildings within 250 metres include Bell House (Grade II); 24, 26 and 28 Stoneswood Road (Grade II); Delph Lodge (Grade II); Slackfield Farm (Grade II); The Old Bell (Grade II); 2 and 4 Oldham Road (Grade II); and Gatehead Cottage (Grade II).</p>
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that Shady Grove is within the OPOL and in terms of historic landscape features a number of historic field boundaries still survive as well as a walled and tree lined PRow.</p> <p>The site falls within the New Delph Conservation Area and contributes to the rural setting for the village, as well as the setting of Shady Grove.</p> <p>The site is not publicly accessible, however there is a long-established PRow crossing the site.</p> <p>Evidence demonstrates that the site holds medium-high historic significance.</p>
<b>Recreational Value:</b>	<p>The site has a public footpath running through the site from Oldham Road up to Stoneswood Road. Therefore walkers pass through the site. However, it is not considered that the site is locally significant because of its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The land is a very steep open hillside with some mature trees and a dry stone wall and a public footpath. The site includes Shady Grove. A public footpath runs through the site. The site looks onto a residential care home, Bailey Mill (now part demolished) and the Green Belt. It provides an attractive setting for the local community.</p> <p>However the site is not remote from the urban area and traffic from Oldham Road. Therefore it is not considered that the land is of local significance due to tranquillity.</p>

OPOL Name	Stoneswood
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 1.59 ha and falls within the ward of Saddleworth North. The land is a small size serving Delph. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The land is not in council ownership.
<b>Does the land have public access?</b>	There is a public footpath running through the site.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained. In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 17 be maintained as it is important in the setting of the village and acts as a green gap.</p> <p>Representations were also submitted to the Local Plan 2008 and 2012 Call for Sites exercise and the 2009 and 2011 SHLAA Reviews requesting that site should be developed for housing.</p> <p>During the Site Allocations Options Report consultation in 2014 there were four representations received. Three representations supported the OPOL boundary retention and one representation objected to retaining the OPOL boundary stating they wished to see the OPOL designation removed to allow for residential development.</p> <p>The majority of the OPOL (Stoneswood Farm) has been submitted for housing as part of the GMSF (now Places for Everyone) call for sites exercise during winter 2015/16.</p>



OPOL Name	Stoneswood
	<p>As part of the GMSF draft plan consultation in October 2016 there was a representation putting forward Stoneswood Farm (which includes the OPOL) for housing development. There were also three representations received for the protection of the OPOL.</p> <p>There was one representation received specifically relating to OPOL 17 as part of the Local Plan review consultation in 2017. The representation wished to see OPOL land reviewed.</p> <p>The OPOL was put forward as a Green Belt addition in the GMSF 2019 but was subsequently removed as it met the LGS criteria.</p> <p>Therefore whilst mixed, there is evidence to show that the site is demonstrably special to the local community.</p>
Conclusion	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land is considered to be of local significance due to its historic significance and wildlife.</li> <li>• The site is local in character and not extensive.</li> <li>• Based on the assessment it is considered that overall the land meets the criteria in NPPF.</li> </ul>



## 22 OPOL 18 Rumbles Lane / Lumb Mill

**22.1** The OPOL is in Saddleworth North.

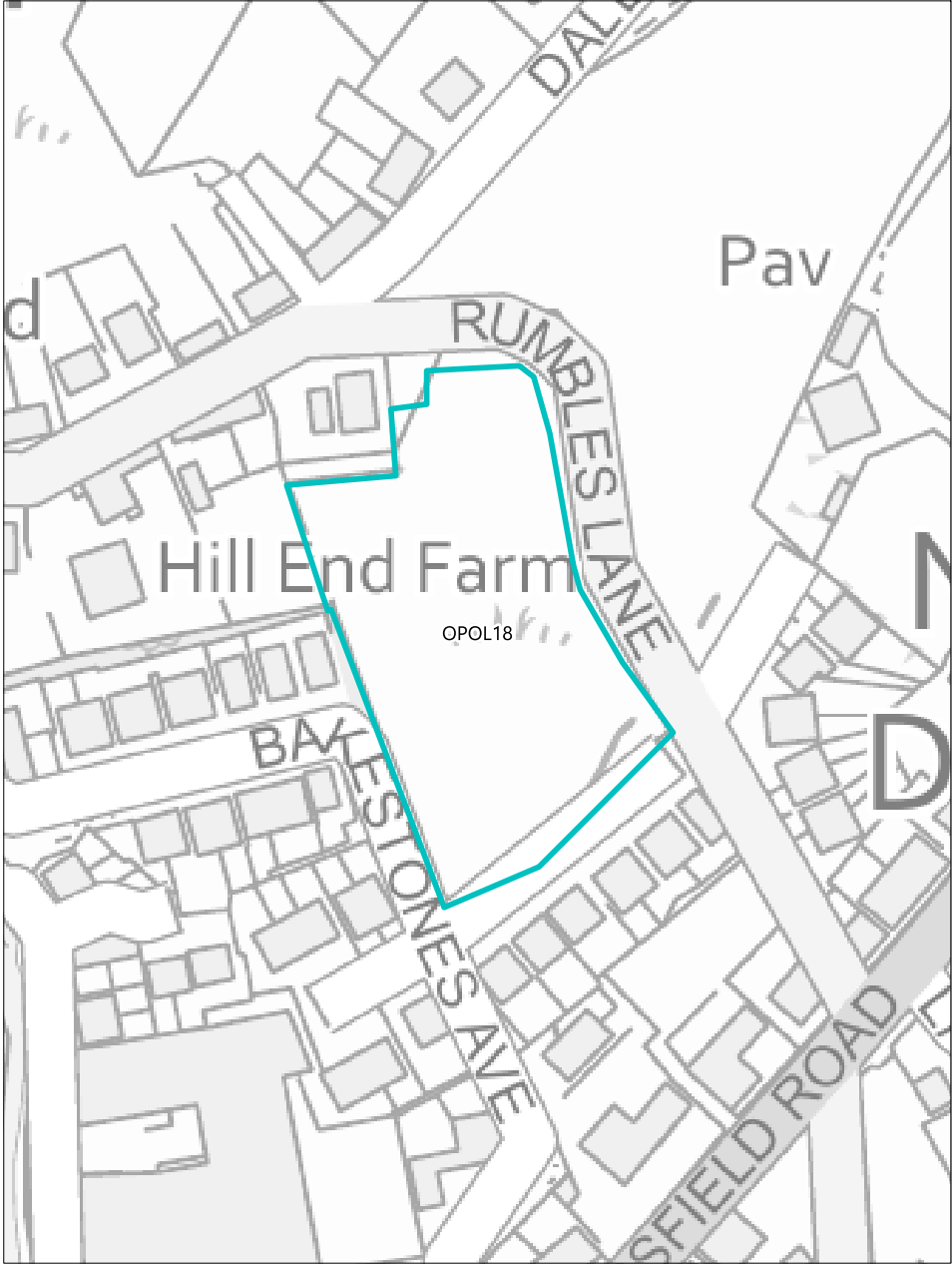
**Table 20 Rumbles Lane / Lumb Mill**

OPOL Name	Rumbles Lane / Lumb Mill
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, employment and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land:	<p>This is subjective. The land is an open field / disused pasture. A dry stone wall and hedging surrounds the site and there are mature trees around the boundary of the site. There is a stream that borders the south of the site. Views are fairly closed from the site.</p> <p>Overall although the land provides an attractive setting for local residents it is not considered that the site is of particular local significance because of its beauty.</p>
<b>Does the land have any nature designations?</b>	No.
<b>Is the site rich in wildlife (fauna and flora)?</b>	No.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	The site is in close proximity to Delph and New Delph Conservation Areas, 6, 8 & 10 Hill End Road (Grade II); Bell House (Grade II); Delph Lodge (Grade II); and The Old Bell (Grade II).
<b>Assessment of Historic Significance:</b>	The Historic significance assessment confirms that the site forms the setting for 6-10 Hill End Road and there is some visual connection between the Site and these buildings.

<b>OPOL Name</b>	<b>Rumbles Lane / Lumb Mill</b>
	Evidence demonstrates that the site holds low historic significance.
<b>Recreational Value:</b>	There are no public footpaths into the site and no formal recreational uses. It is therefore considered that the site is not locally significant due to its recreational value.
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The land is an overgrown field / disused pasture. It is located adjacent to Saddleworth Business Park. Rumbles Lane runs along the east of the site and there are residential properties surrounding the site.</p> <p>The site is not remote from these uses and therefore it is considered that although the site will bring local residents amenity from its presence it is not locally significant due to tranquillity.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 0.57 ha and falls within Saddleworth North. The land is a small size serving Delph. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The land is not in council ownership.
<b>Does the land have public access?</b>	There is an access road into the south of the site but no public footpaths.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained. In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 18 be maintained as it provides an important buffer.</p>

OPOL Name	Rumbles Lane / Lumb Mill
	<p>During the Local Plan 2008 Call for Sites exercise two representations were made suggesting that the site be developed for housing. During the 2012 Call for Sites exercise one representation was made suggesting that the site be developed for housing. Comments were received as part of the 2009 and 2011 SHLAA Reviews requesting that the site be made available for housing.</p> <p>During the Site Allocations Options Report consultation in 2014 there were two representations received both stating that they supported the OPOL boundary retention.</p> <p>As part of the GMSF (now Places for Everyone) call for sites 2015/16 OPOL 18 has been submitted for housing development.</p> <p>As part of the GMSF draft plan consultation in October 2016 and the Oldham Local Plan consultation in 2017 Rumbles Lane OPOL was submitted for housing development.</p> <p>Therefore whilst mixed there is some evidence that the OPOL is special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• Although the site adds to the attractiveness of the area it is not considered that the site is demonstrably special against the reasons set out in NPPF.</li> <li>• The site is small and local in character.</li> <li>• Based on the assessment it is considered that overall the site does not meet the LGS criteria in NPPF.</li> <li>• Therefore it is proposed to de-designate the OPOL. Until such a time as the revised Local Plan is in place the site will continue to be designated as OPOL and protected through Policy 22.</li> </ul>

OPOL 18 - Rumbles Lane - Proposed to be de-designated



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## 23 OPOL 19 Ainley Wood

**23.1** The OPOL is in Saddleworth North.

**Table 21 Ainley Wood**

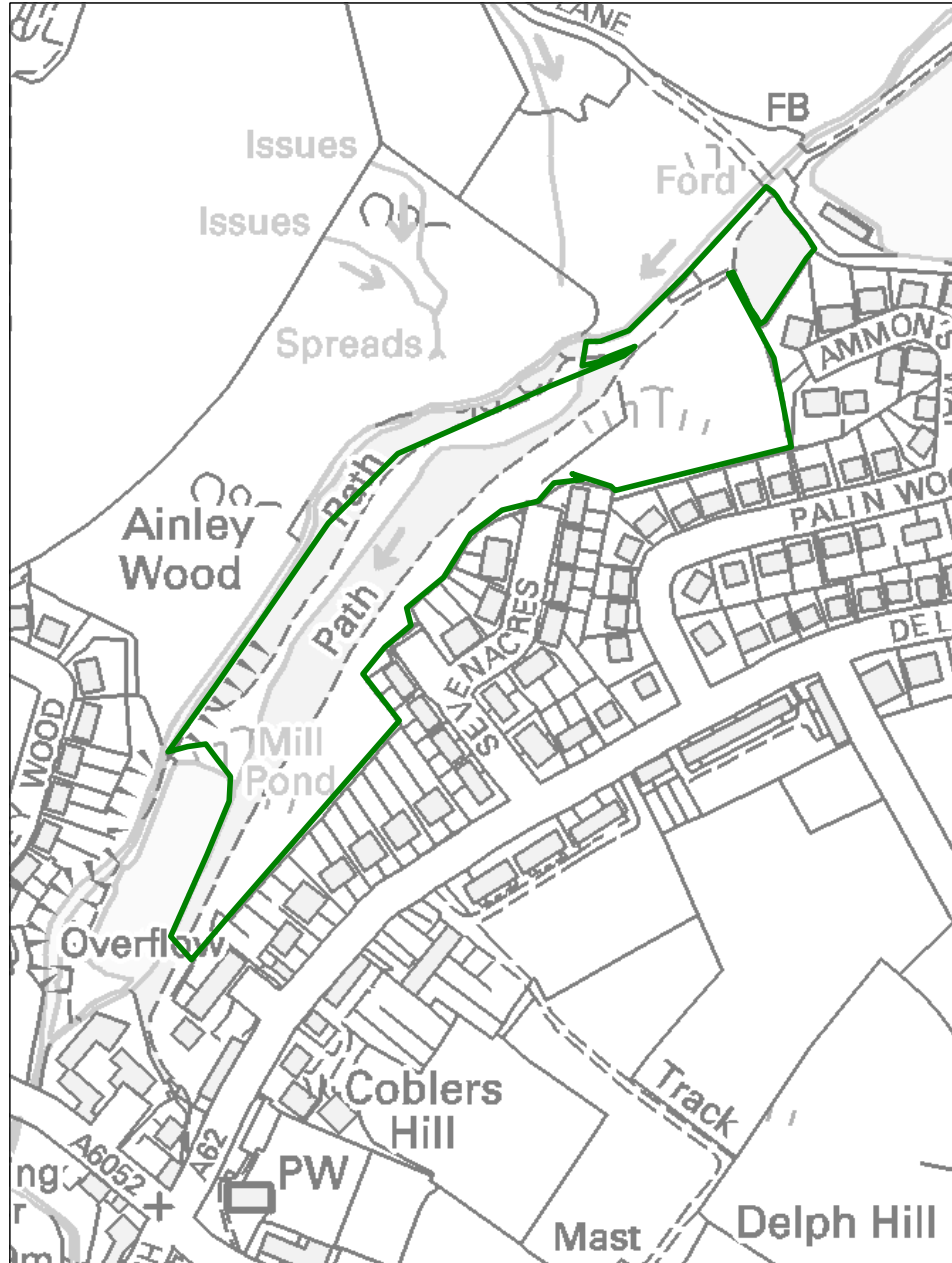
OPOL Name	Ainley Wood
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The land is identified in the Open Space Study as Natural and Semi-Natural open space.</p> <p>The land is an open valley. The south of the valley is heavily planted with trees and shrubs. There is a public footpath and Hull Brook passes through the site, as well as a pond. The site is relatively flat with steep banks. The Green Belt surrounds the site to the north and west.</p> <p>The views are relatively closed across the site, partly due to woodland cover but views so open up slightly at the eastern end of the allocation.</p> <p>Overall it is considered that the site is of local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	The majority of the site is within Hull Brook SBI and within this there are priority habitats.
<b>Is the site rich in wildlife (fauna and flora)?</b>	Almost the entire site contains priority species and there are other protected species. There are also other protected species records.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	There is a slight overlap with Delph Conservation Area to the south tip. Nearby listed assets include Shore Mill (Grade II*); 9 and 11 High Street (Grade II); Springwood House

OPOL Name	Ainley Wood
	(Grade II); Pallinwood House (Grade II); Delph Fish and Chip Shop (Grade II); 6-8 Dale Lane (Grade II); 38 King Street, 1 and 2 Bridge End (Grade II); Delph Bridge (Grade II); White Lion Public House (Grade II); 20 King Street (Post office) (Grade II); K6 Telephone Box (Grade II).
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is potential for archaeological remains, particularly relating to Hull Mill. The site is close to the projected course of the Roman Road to Castleshaw.</p> <p>In terms of historic landscape features the mill race for the Eagle Mill reservoir still survives. Small weirs still survive on Hull Brook.</p> <p>The site partly played an important role in the historic development of the settlement nearby. Hull Mill is one of a number of textile mills established in the area which contributed to the prosperity of Delph.</p> <p>There are long established PRow across the Site and a number of informal paths have been established.</p> <p>Evidence demonstrates that the site holds medium historic significance.</p> <p>There are opportunities to enhance this historic significance further through a heritage trail and interpretation boards focused on the former Hull Mill and the possible Roman Road towards the nearby Castleshaw fort. There is also an opportunity to explore Hull Mill archaeologically and consolidate any standing remains.</p>
<b>Recreational Value:</b>	<p>There is a formal public footpath running through the site from the angling club pond to Ammon's Way and the Green Belt beyond. The land is used informally for recreation, such as walking.</p> <p>Although this is clearly a space valued by the local community there are no formal recreational facilities therefore against NPPF it cannot be concluded that the site is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	The land is an open valley with woodland, marshland, a stream and a pond. This natural environment provides a feeling of remoteness and peacefulness from Delph village.



OPOL Name	Ainley Wood
	It is considered that the site is of particular local significance due to its tranquillity.
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 2.26 ha and falls within Saddleworth North. The land is a small size serving Delph. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The council owns the majority of the land concentrated to the west.
<b>Does the land have public access?</b>	There is a public footpath running through the site.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained.</p> <p>In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 19 be maintained as it provides an important buffer.</p> <p>Therefore there is evidence that the OPOL is special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The site is considered to be special to the local community and is of particular local significance due to its beauty, tranquillity, historic significance and wildlife.</li> <li>• The land is local in character and not extensive.</li> <li>• Based on the assessment to date it is considered that overall the land meets the LGS criteria in NPPF.</li> </ul>

OPOL 19



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## 24 OPOL 20 Land South of Oaklands Road

**24.1** The OPOL is in Saddleworth South.

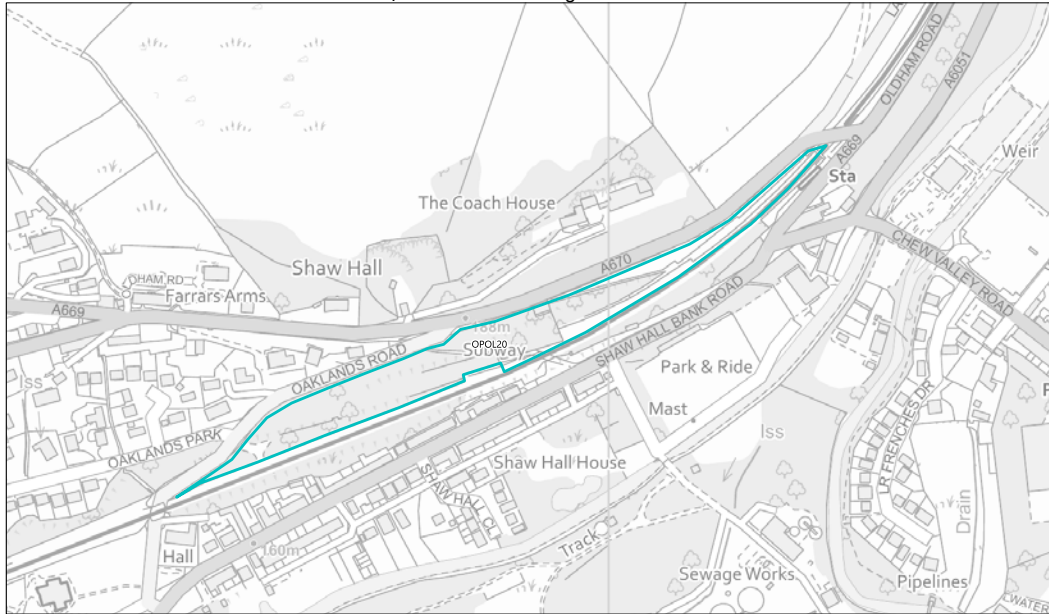
**Table 22 Land South of Oaklands Road**

OPOL Name	Land South of Oaklands Road
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The land is a narrow strip of scrub woodland between a railway line and Oaklands Road. There is a footpath running through the site. Part of the site opposite Oaklands Park is gated and used by Network Rail (the land provides access). The land slopes steeply towards the railway line.</p> <p>The land adds to the attractiveness of the area, however it is not considered that the land holds a particular local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	The site has a Green Corridors and Links designation around the site.
<b>Is the site rich in wildlife (fauna and flora)?</b>	A small section of the site contains priority habitats.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	The site is within close proximity to Wharmton Tower (Grade II), 2, 4 & 6 Wharf Cottages (Grade II) and Christ Church (Grade II), railway accommodation underbridge MVL3/ 26 Footway (Grade II); 17 Chew Valley Road (Grade II); Christ Church Vicarage (Grade II); Huddersfield Narrow Canal (Grade II); railway overbridge MVL3/28, Oldham Road (Grade II); railway underbridge MVL3/25, Oakland Road (Grade II) and Royal George Conservation Area.

OPOL Name	Land South of Oaklands Road
<b>Assessment of Historic Significance:</b>	A PRoW crosses the Site, but the vast majority is not accessible. The site does not contribute to the setting of the above heritage assets. Evidence demonstrates that the site has no historic significance.
<b>Recreational Value:</b>	<p>There is a public footpath running through the site from Oaklands Road.</p> <p>There are no formal recreation uses or facilities therefore against NPPF it cannot be concluded that the site is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The land is a narrow strip of wood / scrub land between the railway line and Oaklands Road. There is a footpath running through the site. Part of the site opposite Oaklands Park is gated and used by Network Rail.</p> <p>The land is not somewhere that may be used to escape the urban area. The site does not offer remoteness from the surrounding land uses and noise can be heard from passing trains. Therefore it is not considered that the site is of local significance due to tranquillity.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 1.80 ha and falls within Saddleworth South. The land is a small size serving Grasscroft. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The land does not fall within council ownership.
<b>Does the land have public access?</b>	There is a public footpath running through the site.
<b>Other Local information:</b>	
Community Interest: Comments from previous local plan consultations	Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008

OPOL Name	Land South of Oaklands Road
	<p>Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 20 should be maintained as it provides an important buffer.</p> <p>Individual representations were submitted to the Local Plan 2008 Call for Sites exercise and 2012 Call for Sites exercise requesting that the site be made available for housing.</p> <p>During the Site Allocations Options Report consultation in 2014, 52 representations were received in relation to the OPOL. Of these 51 representations supported the OPOL boundary retention and one representation requested that the OPOL designation was removed to allow for residential development.</p> <p>During the Local Plan Review consultation in 2017 the site was submitted for housing development.</p> <p>As part of the GMSF (now Places for Everyone) call for sites Winter 16/17 (part of the site was submitted for housing).</p> <p>Although a mixed response there is evidence that the site is special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• Although a section of the site provides some priority habitats it is not considered that the whole site should be designated as LGS due to this alone as the extent is small in comparison to the whole site. The site is a rail embankment.</li> <li>• The land is local in character and is not extensive.</li> <li>• Based on the assessment to date it is considered that overall the land does not meet the criteria in NPPF.</li> <li>• Therefore it is proposed to de-designate the OPOL. Until such a time as the revised Local Plan is in place the site will continue to be designated as OPOL and protected through Policy 22.</li> </ul>

OPOL 20- Land South of Oakland Rd - Proposed to be de-designated



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## 25 OPOL 21 Land at Summershades Lane

**25.1** The OPOL is in Saddleworth South.

**Table 23 Land at Summershades Lane**

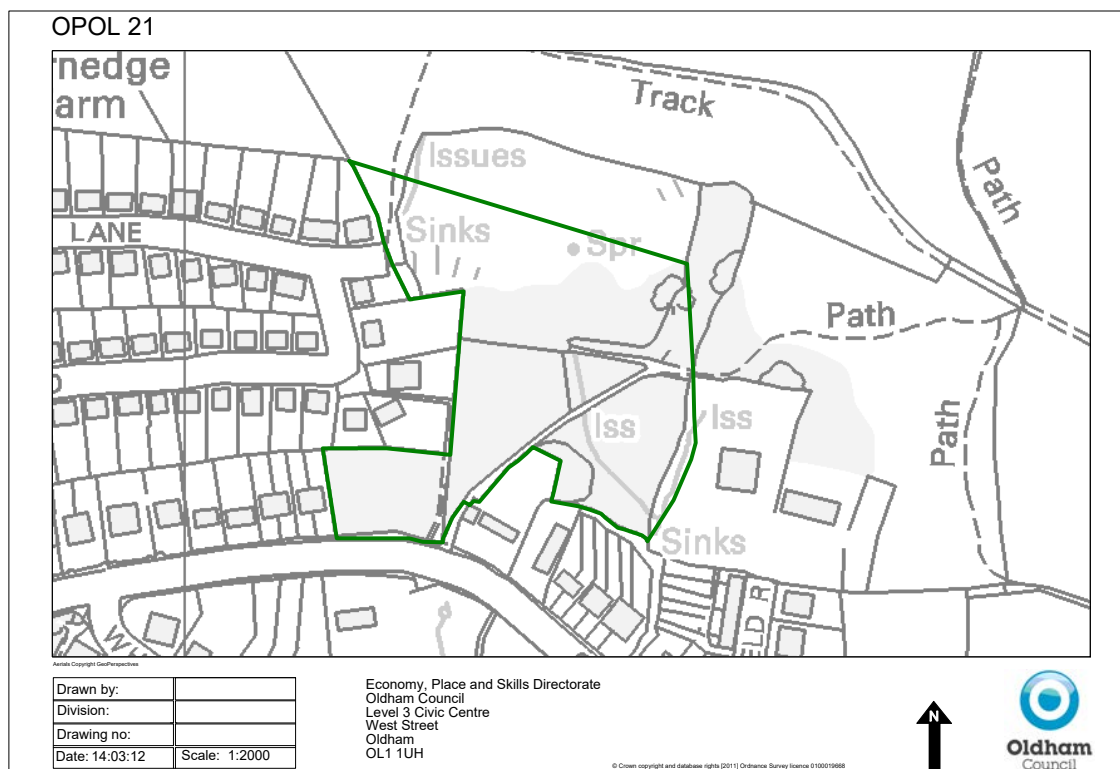
OPOL Name	Land at Summershades Lane
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural open space.</p> <p>The site lies on a south facing slope and consists of scrub woodland with small clearings and grassland. There is a steep footpath up to Burnedge Fold Road. The main footpath onto the site is from Oldham Road, once the path to Summershades property, which is now overgrown. The site slopes to a plateau in the northern section. It steps up again where there is a flatter area with younger trees and shrubs. The site consists of mature woodland and in parts it is overgrown. There is a small stream running through the site.</p> <p>The land overall is heavily wooded and interesting with stonework visible from former buildings and bowling green. Although the site will add to the character and attractiveness of the area it is not considered that there is a case for particular beauty.</p>
<b>Does the land have any nature designations?</b>	No.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The majority of the site is covered by priority habitats and the site contains other protected species records.



OPOL Name	Land at Summershades Lane
	The site does have substantial ecological value, supporting priority habitats, good species diversity and habitats connectivity to the uplands in the north and east.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	There are no designated assets within the site. The following designated assets are nearby Burnedge Bent Farmhouse (Grade II); 10, 12, 14 Clough Lane (Grade II); 52 and 54 Clough Lane (Grade II); 16, 16a and 16b Clough Lane (Grade II); Clough House (Grade II); Manor House (Grade II); 7, 9 and 11 Clough Lane (Grade II); 21, 23 and 25 Clough Lane (Grade II); Catshead NOOK (Grade II); and Grasscroft conservation area.
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is potential for archaeological remains relating to the former Summershades Farm.</p> <p>In terms of historic landscape features there are remnants of the pleasure ground features such as steps to the bowling green and the tree lined avenue.</p> <p>There is a longstanding PRow that crosses the Site and there are no current restrictions to access, although there appear to be few informal paths. It was once publicly accessible pleasure gardens although the gardens are now derelict.</p> <p>Evidence demonstrates that the site holds medium historic significance.</p> <p>The historic significance mostly derives from the sites former use as pleasure gardens from the late 19th to mid-20th century. Some of these features still survive, although the site has not been maintained. There is an opportunity to restore these features and make public access easier to this site.</p>
<b>Recreational Value:</b>	<p>Two public footpaths run through the site, one up to Burnedge Fold Road and one into the north eastern corner of the site. The public footpath to Burnedge Fold Road does seem to be used by local people moving from Oldham Road. In general, however the site appears to be little used, with poor accessibility.</p> <p>There are no formal recreation uses or facilities therefore against NPPF it cannot be concluded that the site is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	No.

OPOL Name	Land at Summershades Lane
<b>Tranquility:</b>	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural open space.</p> <p>The land is mostly a woodland area. It does not feel as though the site is well used to provide a tranquil space for residents to escape from the urban area for remoteness as it is overgrown with poor accessibility. The surrounding houses are also quite visible.</p> <p>Therefore it is not considered that the land is of local significance due to tranquillity.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The OPOL measures 2.12 ha and falls within the ward of Saddleworth South. The land is a small size serving Grasscroft. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No
<b>Land ownership</b>	The site does not fall within council ownership.
<b>Does the land have public access?</b>	There is a public footpath running through the site.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the Local Plan 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. Comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 21 be maintained as it provides an important buffer.</p> <p>Two individual representations were submitted to the 2008 Call for Sites exercise requesting that the site be protected as other protected open land or included in the Green Belt.</p> <p>A representation was made as part of the 2012 Call for Sites exercise requesting that the site be developed for residential use.</p>

OPOL Name	Land at Summershades Lane
	<p>During the Site Allocations Options Report consultation in 2014 120 representations were received in relation to retaining the OPOL boundary. Of these 119 representations were supporting the OPOL boundary and one representation wished to see the OPOL designation removed to allow residential development.</p> <p>As part of the GMSF (now Places for Everyone) winter 2015/16 call for sites OPOL 21 was submitted for housing.</p> <p>This shows that the OPOL is demonstrable special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The site is special to the local community and considered to be of particular local significance due to its historic significance and wildlife.</li> <li>• The land is local in character and not extensive.</li> <li>• Based on the assessment it is considered that overall part of the land meets the LGS criteria in NPPF.</li> </ul>



## 26 OPOL 22 Cowlshaw

**26.1** The OPOL falls within Crompton and Royton South.

**Table 24 Cowlshaw**

OPOL Name	Cowlshaw
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, education, agricultural and Green Belt land.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural space.</p> <p>The topography consists of gently sloping land, which slopes north-east to south-west. The land is predominantly rural in nature and appears to be mostly used for pasture though there is an area of scrub woodland to the north. The area also contains the source for the river Irk.</p> <p>There are ponds on the site, which add to the landscape and ecological character.</p> <p>Overall although the site is of an open nature which adds to the attractiveness of the surrounding area it is not considered that the site is significant because of its beauty.</p>
<b>Does the land have any nature designations?</b>	The site includes Ponds at Cowlshaw SBI.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The site includes areas of priority habitats which are broadly in the same area as the SBI ponds and the site includes other protected species records.

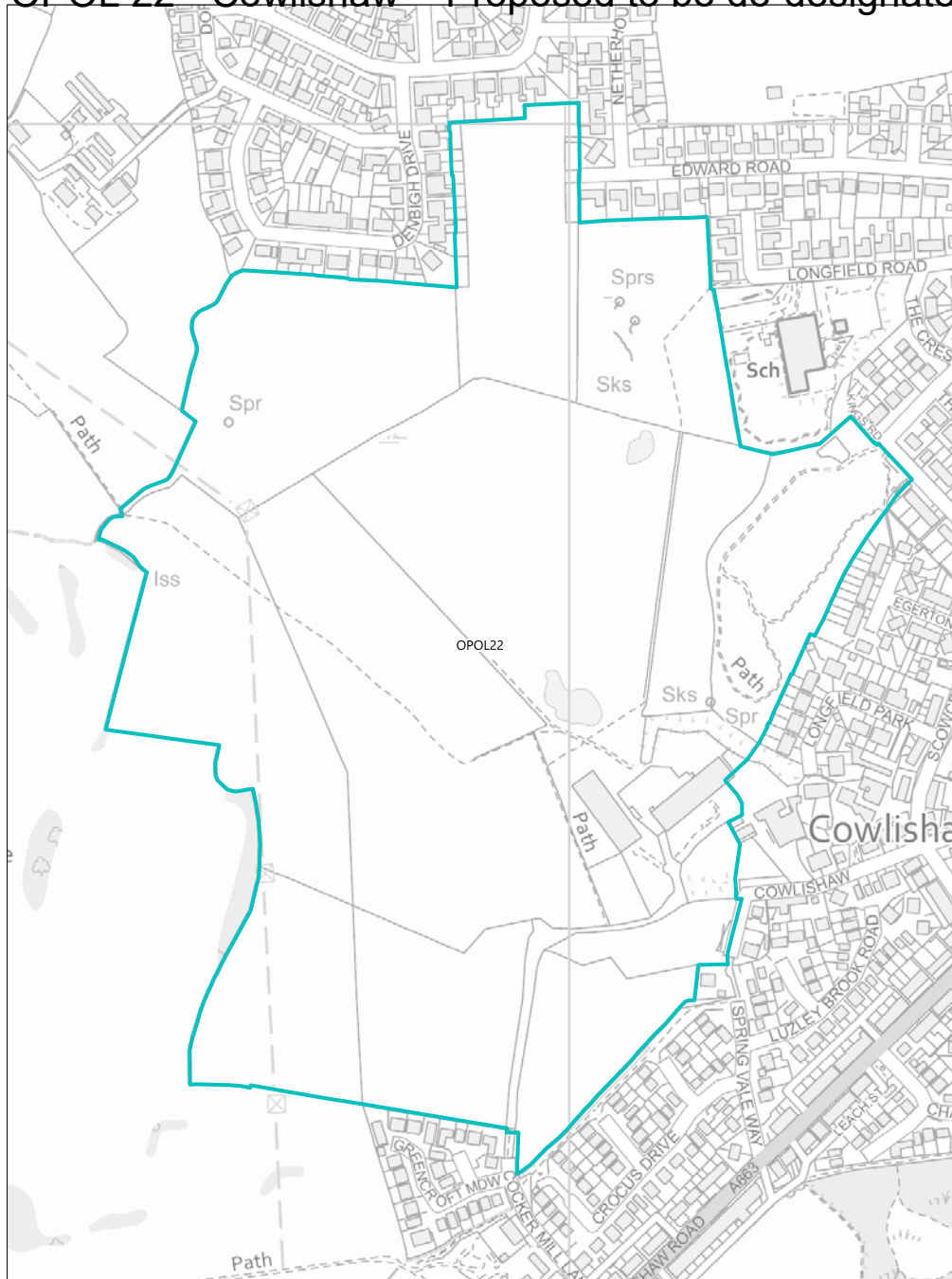
OPOL Name	Cowlshaw
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	Holy Trinity Church (Grade II) is in close proximity.
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is potential for archaeological remains, particularly related to the prehistoric period. There is also potential for settlement remains associated with Cowlshaw.</p> <p>There are a number of longstanding PRow across the Site however most of the site not accessible and remains in agricultural use. A number of these have been altered and rerouted.</p> <p>Evidence demonstrates that the site holds low historic significance.</p>
<b>Recreational Value:</b>	<p>Recreational Route 12 runs through the site and various desire lines are present. There is a small playground on the corner of the site by Moor Street / Kings Road.</p> <p>Overall it is considered that although the land offers local residents space for informal recreation such as walking it does not have any specific formal recreation facilities other than a small playground, which occupies a very small part of the site and is not unique to the area to conclude that the site as a whole is locally important due to recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural space. The land offers a large space which is very open that the local community can use and it provides a break from the urban area.</p> <p>However, assessing the site against NPPF the land is very open and the surrounding uses, and uses within the site, are very visible. Part of the land is fenced off.</p> <p>Therefore it is not considered that the land is of local significance due to tranquillity.</p>

OPOL Name	Cowlshaw
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 32.31 ha and falls within Crompton and Royton South. The land is of a moderate size and is considered to be self-contained. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	PA/344179/19 - Permission granted for Outline planning application with all matters reserved except for the principal means of access from Cocker Mill Lane for a residential development following demolition of existing buildings.
<b>Land ownership</b>	The council owns a small proportion of the land to the east.
<b>Does the land have public access?</b>	Recreational Route 12 runs through the site.
<b>Other Local information:</b>	
Community Interest:  Comments from previous local plan consultations	<p>Over 300 responses were submitted to the Local Plan 2008 Call for Sites exercise requesting that OPOL 22 be protected from development.</p> <p>One individual representation was received to the Local Plan 2012 Call for Sites exercise requesting that the site be protected from development and retained as OPOL.</p> <p>Chorlton Planning Ltd submitted comments to the 2012 Call for Sites exercise (on behalf of two respondents) requesting that the site or parts of the site be made available for residential development.</p> <p>Five representations were received on the Local Plan Site Allocations Options Report in 2014. Three representations were supporting the OPOL boundary retention and there were two objections to the OPOL boundary retention stating they wished to see parts of the site released for residential development.</p> <p>As part of the GMSF (now Places for Everyone) call for sites (winter 2015/126 and spring 2016) parts of the OPOL were out forward for development.</p> <p>The Draft GMSF in October 2019 proposed the OPOL for housing development. The allocation received 1,438 comments from organisations and members of the public during the consultation.</p>

OPOL Name	Cowlshaw
	<p>As part of the Local Plan review consultation in 2017 there was one representation supporting the review of OPOL land. One of the sites that this was on behalf of was Cowlshaw.</p> <p>It is clear that the site is special to the local community.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• The land has areas that are rich in wildlife.</li> <li>• The land is local in character and not extensive.</li> <li>• However, identifying land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</li> <li>• LGS should only be designated when a plan is prepared or reviewed, and is capable of enduring beyond the end of the plan period.</li> <li>• The site is proposed as a strategic allocation in Places for Everyone Joint Development Plan Document (PfE) and part of the OPOL has outline planning permission for residential development.</li> <li>• It is considered that to designate the land as LGS would not be consistent with the local planning of sustainable development.</li> <li>• The OPOL is proposed to be de-designated through PfE.</li> <li>• Until such a time as PfE is in place the site will continue to be designated as OPOL and protected through Policy 22.</li> <li>• However, any further development proposals must follow the biodiversity mitigation hierarchy.</li> </ul>



## OPOL 22 - Cowlishaw - Proposed to be de-designated



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## 27 OPOL 23 Rear of Elk Mill / Cotswold Drive

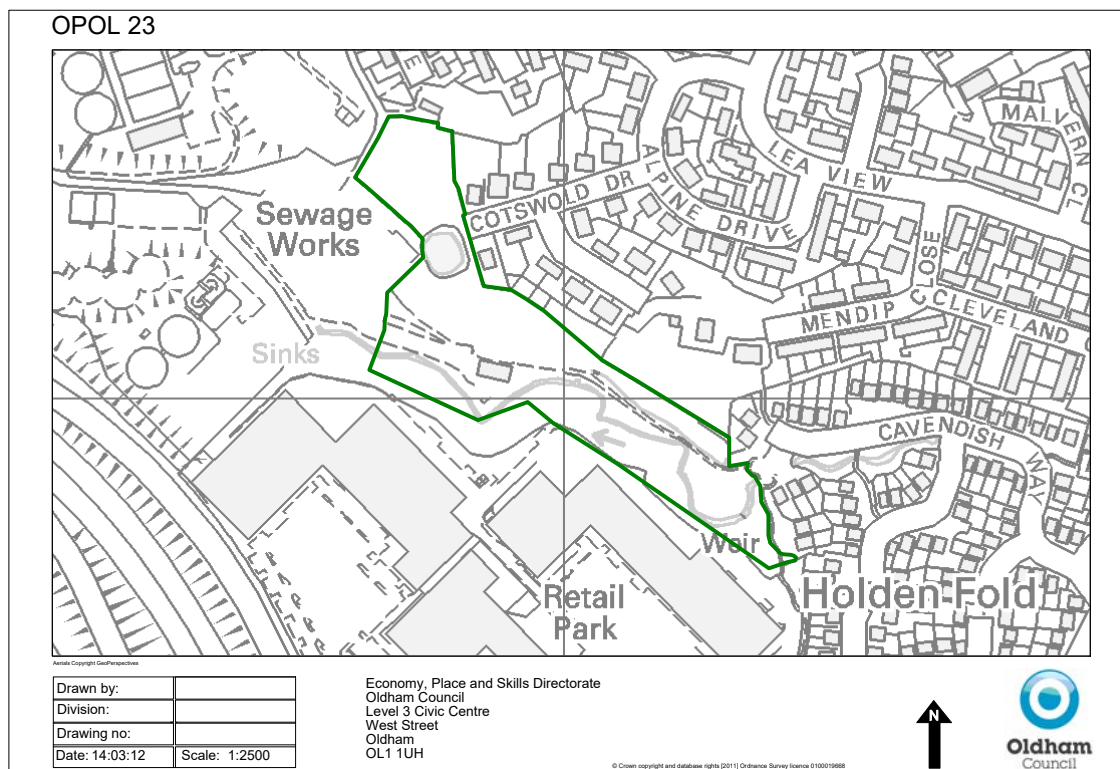
**27.1** The OPOL is in Royton North.

**Table 25 Cotswold Drive**

OPOL Name	Rear of Elk Mill / Cotswold Drive
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately located adjacent to residential, a retail park and a sewerage works.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>This is subjective. The site is identified within the Open Space Study as Natural and Semi-Natural open space.</p> <p>The land consists of a part landscaped valley, with steep grassy banks. There are trees and shrubs scattered throughout the site. The site has a footpath that runs through the site and a stream which enters at Cavendish Way. The site includes a pond adjacent to Cotswold Drive.</p> <p>The site is predominately greenfield although hard standing elements are visible.</p> <p>Overall it is felt the site is generally attractive and of local significance because of its beauty.</p>
<b>Does the land have any nature designations?</b>	The site has a Green Corridors and Links designation around it.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The sites includes other protected species records.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	No.

OPOL Name	Rear of Elk Mill / Cotswold Drive
<b>Assessment of Historic Significance:</b>	The historic significance assessment concludes that there is a long-established PRoW across the Site which once served Birchenlee Bleach Mill. Evidence demonstrates that the site has low historic significance.
<b>Recreational Value:</b>	<p>The site has public footpaths running through the site. The site also includes a pond used by anglers.</p> <p>Overall due to the anglers' pond it is considered that the site is of local significance due to its recreational value.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>This is subjective. The site is a valley which provides a break from the urban area and has public footpaths running through giving people the opportunity for quietness and recreation. There is a pond which adds to the tranquillity of the area.</p> <p>Overall it is considered that the site provides a tranquil space for the local community.</p>
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 2.10 ha and falls within Royton North. The land is of a small size and is self-contained. The land is considered to be local in character and not extensive.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	No.
<b>Land ownership</b>	The council owns a very small part of the site by Cavendish Way.
<b>Does the land have public access?</b>	Yes there are public footpaths running through the site.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>A representation was made to the Local Plan Site Allocations Options Report Consultation in 2014 supporting the designation of the site as OPOL.</p>

OPOL Name	Rear of Elk Mill / Cotswold Drive
	The site's recreational role also contributes to demonstrating that the site is special to the local community.
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The land is in reasonably close proximity to the community it serves.</li> <li>It is considered that the site is special to the local community and is of local significance due to beauty, richness in wildlife, tranquillity and recreational value.</li> <li>The land is local in character and not extensive.</li> <li>Based on the desktop assessment to date it is felt that overall the land meets the LGS criteria in NPPF.</li> </ul>



## 28 New Local Green Space: Sholver

**28.1** It was considered whether there may be new sites that could be considered for a Local Green Space designation. A site in Sholver that is partly identified on the adopted proposals map as being a Green Corridor and Links designation was assessed. Part of this site was also suggested by the local community.

**28.2** The site is in St James ward.

Table 26 Sholver

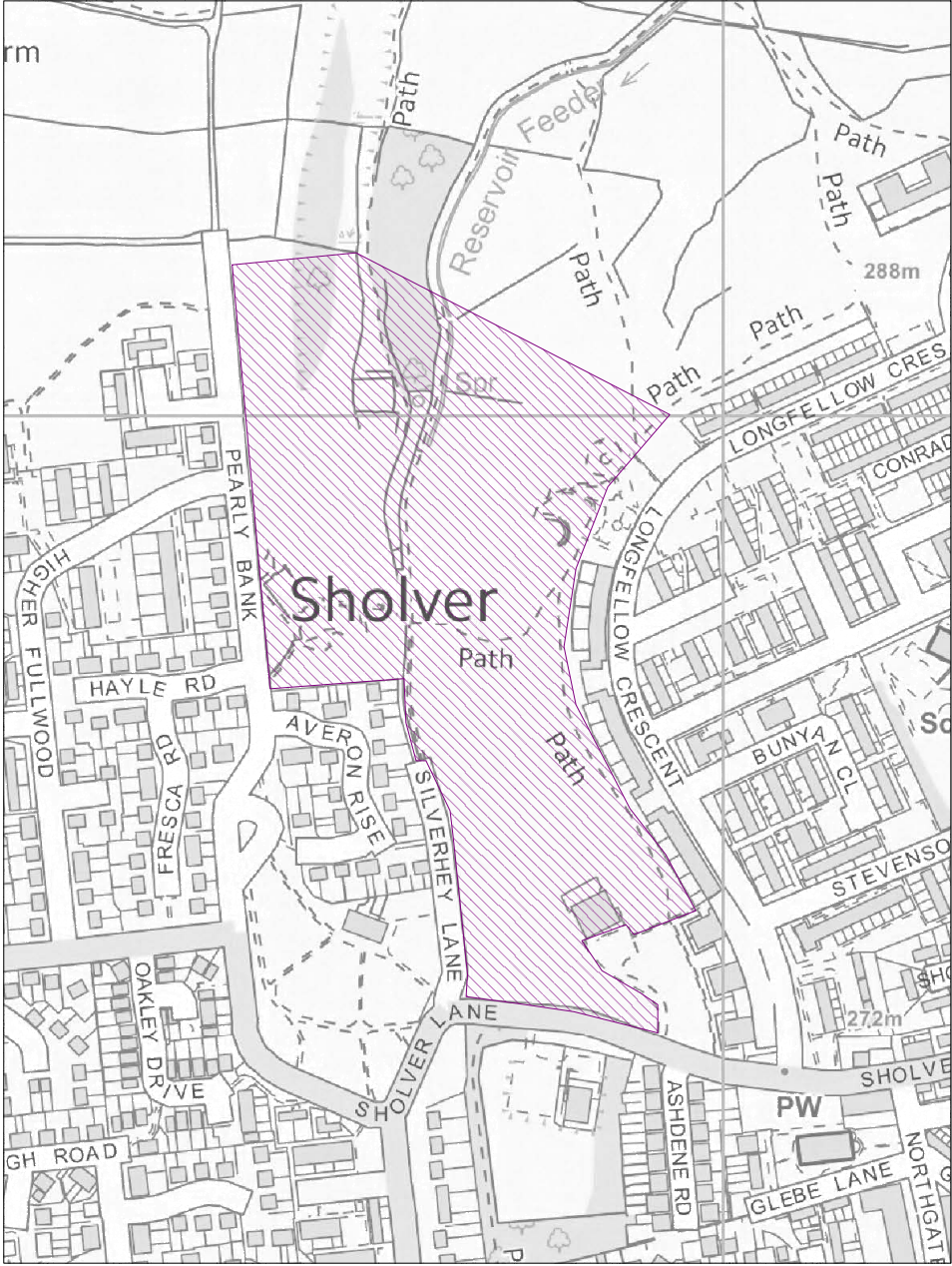
OPOL Name	Sholver
<b>NPPF: where the green space is in reasonably close proximity to the community it serves</b>	The land is in a suburban location and is immediately surrounded by residential development and Green Belt to the north.
<b>NPPF: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	
Is there a case for particular beauty of the land?	<p>Land within the Green Corridor is heavily planted with trees and plants and has a footpath running through the site and steps up to the top of the site by Longfellow Crescent. At the top of the site there is a viewing point with views across Oldham and Rochdale. The site also includes land by Pearly Bank, which is flatter and more managed. It includes a play area. This land contributes to the beauty of the wider site.</p> <p>In the land is considered to be of local significance due to its beauty.</p>
<b>Does the land have any nature designations?</b>	The land is partly designated as a Green Corridor and Link.
<b>Is the site rich in wildlife (fauna and flora)?</b>	The land includes other protected species records and priority habitats.
<b>Is the land within or adjacent to a Conservation Area or Listed Building?</b>	The Church of St Thomas is in close proximity (Grade II).

OPOL Name	Sholver
<b>Assessment of Historic Significance:</b>	<p>The historic significance assessment concludes that there is potential for archaeological remains of Meg Well as well as the colliery.</p> <p>In terms of historic landscape features the remnants of the late 19th century reservoir feeder still survives, which has been landscaped and a path created.</p> <p>Meg Well could potentially be one of the earliest farmsteads at Sholver and reflect early development of this once rural area.</p> <p>There are views of the Church of St Thomas from the Site and it forms the last vestiges of green space within this densely developed landscape.</p> <p>This space has remained open and forms an important recreation area for the Sholver Estate. The former Sholverhey Lane still forms a PRow.</p> <p>Evidence demonstrates that the site has high historic significance.</p>
<b>Recreational Value:</b>	<p>Land to the north of Sholver Lane is also registered as Millennium Green and Trust Land .</p> <p>Part of the site is natural / semi-natural open space and clearly offers recreational value in an informal setting. Land by Pearly Bank also offers a children's play area and sports pitches. This land is classed as Young People and Children in the open space typology. It was also noted by residents that land by Pearly Bank is the only flat, safe area for children to play on in the local area.</p> <p>The viewing point at the top of the site provides a place to look at views across Oldham and Rochdale.</p> <p>Overall it is considered that the site offers a combination of recreational uses within a densely developed area that is well used.</p>
<b>Are there any allotments?</b>	No.
<b>Tranquility:</b>	<p>The land provides residents with a peaceful area and in parts the urban area could not be seen. The viewing point at the north of the site is considered to provide tranquillity where residents can go to take in views in a peaceful setting.</p>

OPOL Name	Sholver
<b>NPPF: where the green area concerned is local in character; and is not an extensive tract of land.</b>	The site measures 7.58 ha and falls within St James ward. The land is of a relatively small size and is self-contained. It is local in character and is not an extensive tract of land.
<b>Other Planning Practice Guidance considerations:</b>	
<b>Does the land have planning permission for development?</b>	<p>PA/342030/18 - land by Pearly Bank has planning permission for housing. However the land is in the council's ownership and the council is supporting the LGS designation.</p> <p>PA/333558/13: small part of the site granted permission for change of use from public open space to community garden area.</p>
<b>Land ownership</b>	Land by Pearly Bank is in the council's ownership. Land to the east is registered as Millennium Green and Trust land (it is not a town or village green).
<b>Does the land have public access?</b>	There are footpaths running through the site.
<b>Other Local information:</b>	
<p>Community Interest:</p> <p>Comments from previous local plan consultations</p>	<p>Representation received as part of Site Allocations Options report 2014 for the proposed LGS to be retained as open space and millennium green.</p> <p>Land by Pearly Bank has been requested by local residents to be considered as Local Green Space.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The land is in reasonably close proximity to the community it serves.</li> <li>• It is considered that the site is demonstrably special to the local community and is of local significance due to beauty, richness in wildlife, historic significance, recreation and tranquillity.</li> <li>• The land is local in character and not extensive.</li> <li>• Based on the assessment to date it is felt that overall the land meets the LGS criteria in NPPF.</li> </ul>



Potential Sholver Local Green Space



Drawn by:	
Division:	
Drawing No:	
Date: 13:10:17	Scale: 1:3479

Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UT



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