

Date: 6 June 2011
Our ref: LDF/Examination/Planning for Growth
Your ref:

Susan Holland
c/o LDF Programme Officer
Room 420 (A)
Civic Centre
West Street
Oldham OL1 1UH

Economy, Place and Skills Directorate
Strategic Planning and Information,
Oldham Council, Room 310, Civic Centre,
West Street, Oldham OL1 1UH
Tel: 0161 770 4151
Fax:

Dear Inspector,

Re: Joint Core Strategy and Development Management Policies Development Plan Document – Independent Examination – Opening Session - Planning for Growth

This letter follows on from the Opening Session Item 2 `The Ministerial Statement on 23 March 2011: Planning for Growth`.

Mr Chorlton, of Chorlton Planning Ltd, took part in the discussion at the Session.

Mr Chorlton stated the opening chapters of the Joint DPD were positive and described the vision as “realistic”, however he went on to state that the policies were negative and not in line with the Government’s `Planning for Growth` statement.

When asked by the Inspector to provide evidence to support his comments, Mr Chorlton referred to the word “permitted” in the Joint DPD Policy 14 (`Supporting Oldham’s Economy`). Mr Chorlton stated this was “too negative”, and that the word “encouraged” should instead be used.

As requested by the Inspector, the council has reviewed the Joint DPD in light of Mr Chorlton’s comments.

The council does not agree with Mr Chorlton’s views.

The council is firmly of the opinion that the word “permitted” is more positive than “encouraged”. The Joint DPD policy as currently worded will provide developers with the certainty and confidence that they demand as to how the policy will be implemented by the council’s development management section.

The council is firmly of the opinion that the Joint DPD creates a positive planning framework for future investment, development and regeneration in the borough in line with the Government's Statement.

As set out in the Joint DPD and supported by the evidence base, the Joint DPD will improve the local economy, the housing market, the skills base and the local environment.

The council is firmly of the opinion that the Joint DPD does not need to be amended along the lines suggested by Mr Chorlton.

This Statement has been approved by the Assistant Executive Director for Economy and Planning and the Cabinet Member for Housing, Transport and Regeneration.

A copy of this letter has also been sent electronically to the Programme Officer.

Yours sincerely

Paul McGrath
Principal Planning Officer
Direct line: 0161 770 4151
Email: Paul.McGrath@oldham.gov.uk