

Date: 16 June 2011
Our ref: LDF/Examination
Your ref:

Susan Holland
c/o LDF Programme Officer
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Economy, Place and Skills Directorate
Strategic Planning and Information,
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Tel: 0161 770 4151
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Dear Inspector,

Re: Joint Core Strategy and Development Management Policies Development Plan Document – Independent Examination – Further Written Representations made by Eric Trigg

This letter follows on from the further written representation received by Mr. Eric Trigg.

The council would like to take the opportunity to comment on Mr. Trigg's further written representations.

- Officers from the Strategic Planning and Information team, Mr. McGrath, Ms. Moran and Ms. Goodhall (a senior planner who retired in June 2009) attended the Chadderton Partnership meeting on 3 March 2009. This was part of the council's Preferred Options consultations with an exhibition for the meeting. As part of the exhibition the council had copies of relevant documents and a large map of the key diagram from the Preferred Option's document, which included key sites such as Foxdenton, Hollinwood, Chadderton Technology Park and areas within the Town Centre. Foxdenton boundaries were shown in the Preferred Options document (CD 042, page 127).
- Ruth Billingham, a regeneration officer within the council, was at the meeting to present information about specific on-going projects within Chadderton Town / District Centre, not to discuss the Preferred Options proposals.
- ORESA is an organisation formed jointly by Oldham Council, Rochdale Council, Northwest Development Agency (NDWA), the Oldham Rochdale Housing Market Renewal Pathfinder (HMR) and the Homes and Communities Agency (HCA). Foxdenton has not "arisen from ORESA"; it has emerged through the preparation of the LDF and its robust and credible evidence base. When the ORESA prospectus was published in 2009 it supported Foxdenton, along with Hollinwood and Broadway Business Park, as an employment area as part of the M60 Employment Zone. This further supports the council's evidence base. (ORESAs Prospectus, CD327, page 27)
- There are no development proposals for Foxdenton. The council, as part of the Joint DPD, want to establish the principle of high-quality employment-led mixed uses at Foxdenton to support our development and planning strategy to improve the local economy and the Greater Manchester economy. As set out in the Joint DPD, a masterplan / SPD will be prepared for Foxdenton with the landowners and the community.

- The Strategic Planning and Information team provide details of consultations to the Oldham Partnership. There is a link to the council's LDF internet pages from the Oldham Partnership's website.
- Councillors have been made aware of the LDF and its proposals at relevant and various stages throughout its preparation. For example,
 - Councillors have been informed of consultations that have been undertaken as part of the LDF and representations have been received from councillors at various stages throughout the process.
 - There is a cross-party advisory LDF Members Panel. It has met regularly over the period of preparing the Joint DPD, and at various meetings there have been discussions regarding Foxdenton. (Appendix 2, page 178 of the Consultation Statement (CD018) outlines the LDF Members' Panel dates.)
 - The Joint DPD was approved unanimously for publication and submission at Full Council on the 15 September 2010. All 60 Councillors were in attendance at that meeting.
- With regards to the residential element:
 - No decisions on density have been made. National policy on density has been amended by Central Government.
 - The Strategic Housing Land Availability Assessment (SHLAA, CD 308, Appendix I, Page 67, SHLAA reference 880) identifies an indicative capacity of 198 dwellings based upon an indicative density of 30 dwellings per hectare. These may be subject to change and the capacity and density will be considered as part of the SPD / masterplan that will be prepared for Foxdenton and the Site Allocations DPD.
 - Chorlton Planning Ltd, on behalf of Splash Properties, made a representation (PS299) that the site at Horseshoe Lane, Chadderton should be developed for residential development as part of Foxdenton. This does not form an "extension to the site" as that land in question is already within the boundary of the Foxdenton employment area.
 - Countryside Properties requested 40% of the Foxdenton employment area be developed for residential (PS33). These comments were summarised in the Proposed Submission Public Schedule (CD020) and made available on the council's website. The council is of the opinion that the policy position of residential development on up to 25% of the site is appropriate.
- The council will consult on the SPD / masterplan in line with arrangements set out in the council's Statement of Community Involvement.
- In relation to the comments on the warehousing:
 - The council reinforced the point at the Hearing that Joint DPD Policy 14, 'Supporting Oldham's Economy' states, "Development proposals for B1 (business) and B2 (general industry) will be permitted and should form the **focus** for uses within the area. B8 (storage or distribution) will be permitted."
 - Rochdale Council's Core Strategy is not Oldham Council's Joint DPD.

- The Strategic Housing Land Availability Assessment (SHLAA) has been prepared in line with CLG Guidance and subject to public consultation. As Mr. Trigg indicates in his letter, the potential residential element of Foxdenton is to facilitate infrastructure requirements not to make Foxdenton marketable.

This Statement has been approved by the Executive Director for Economy, Place and Skills and the Cabinet Member and Deputy Cabinet Member for Housing, Transport and Regeneration.

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

Yours sincerely

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