Purpose of the Report
The purpose of the report is to update the Council on the progress made with regard to the Foxdenton Development Scheme and to seek approval for the Council to provide funding towards infrastructure works, in order that development can start on site.
Foxdenton Development, Broadway, Chadderton, Oldham.

1  Background

1.1 The Foxdenton Employment Area is allocated in the adopted Core Strategy as a large strategically important mixed use employment site. The aim is to create a premium business location with opportunities for high quality office, business and industrial development which will create significant job opportunities. Residential development in the form of high quality family housing will assist with the delivery of important infrastructure that will be required in order to bring the site forward for development. The site is well connected with easy and nearby access to both Junction 21 of the M60 and Junction 20 of the M62 linking the development to the regional and national motorway network.

1.2 The Foxdenton Employment Area is 49 hectares (121 acres) in total. It will make a substantial contribution to Oldham’s employment land need in a suitable and accessible location.

1.3 The Foxdenton scheme which is also known as Broadway Green, is being promoted by FO Developments LLP. FO Developments LLP is a limited liability joint venture partnership between Seddon Construction and Grasscroft Property (who have formed Foxdenton LLP) and Oldham Council.

1.4 FO Developments LLP (the Joint Venture Company) was formed with the sole aim of delivering a quality development on the Foxdenton site.

2  Current Position

2.1 A hybrid planning application was secured in 2014, which gave detailed consent for a new link road connecting the A663 Broadway and the B6189 Foxdenton Lane with associated ground re-modelling. It also gave outline planning permission for up to 700,000 square feet of employment space, up to 500 new homes and an area of open space in the form of a new linear park.

2.2 The proposed new link road connecting the A663 Broadway and the B6189 Foxdenton Lane will be adopted highway and benefit the surrounding employment and residential area as well as the new development. It is not being constructed for the exclusive benefit of the Foxdenton development.

2.6 Key economic benefits will be delivered by the development.

2.7 The proposed timeline for the development could be potentially as follows:-
   • May 2017    Commence Infrastructure Works
   • November 2017  Commence residential phase R1
   • November 2017  Potential start date for employment development
   • May 2018  Commence residential phase R2
   • Summer 2019  Potentially commence delivery phase 2 (i.e R3 = R6)

3.0  Progress to date.

3.1 Technical Approvals are now in place for all the key infrastructure elements of the development, including “Approval in Principle” from Highways England for the works required at the junction of the new link road and the A663 Broadway, which will involve the demolition of the old railway bridge on the A663.
4.0 Options/Alternatives

4.1 The options available to the Council can be summarized as follows:

**Option 1**

4.2 The Council to give authority to the Joint Venture Company to exercise the Option Agreement and the Council to provide funding towards infrastructure works.

**Advantages**

4.3 This would kick-start the development of the Foxdenton site and enable infrastructure works to start on site in May 2017.

**Option 2**

4.4 The Council not to give authority to the Joint Venture Company to exercise the Option Agreement and the Council not to provide funding towards infrastructure works.

**Disadvantages**

4.5 The Foxdenton development would not start on site in May 2017 and due to the substantial amount of ground work that needs to be undertaken in the spring/early summer when the weather is generally drier, this would delay the start on site until May 2018 at the earliest.

5.0 Preferred Option

5.1 The preferred option is Option One above – the Council to give authority to the Joint Venture Company to exercise the Option Agreement and the Council to provide funding towards infrastructure works to enable a start on site in May 2017.

6.0 Co-operative Agenda

6.1 The Council is working co-operatively with the Developer to bring forward development at Foxdenton. This will create a significant number of jobs, stimulate the local economy and improve the local environment.

7.0 IT Implications

7.1 None.

8.0 Property Implications

8.1 Property implications are dealt with in the body of the report.

9.0 Environmental and Health & Safety Implications

9.1 None.

10.0 Equality, community cohesion and crime implications

10.1 None.

11.0 Equality Impact Assessment Completed?

11.1 No.
12.0 **Key Decision**

12.1 Yes.

13.0 **Key Decision Reference**

13.1 ECEN – 21 – 16