

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 17 December 2025

Time 6.00 pm

Venue Council Chamber, JR Clynes Building, Oldham, Greaves Street, Oldham, OL1 1AL

- Notes
1. Declarations of Interest- If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.
 2. Contact officer for this agenda is Constitutional Services email constitutional.services@oldham.gov.uk
 3. Public Questions - Any Member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the contact officer by 12 noon on Friday, 12 December 2025.
 4. Filming - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Membership of the PLANNING COMMITTEE

Councillors Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair), Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Lancaster, Murphy, Nasheen and Woodvine

Item No

- 1 Apologies For Absence
- 2 Urgent Business
Urgent business, if any, introduced by the Chair
- 3 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 4 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 5 Minutes of Previous Meeting (Pages 3 - 6)
The Minutes of the meeting of the Planning Committee held on 5th November 2025 are attached for Members' approval.
- 6 FUL/353940/25 - Land To The South Of Lilac View Close And West Of Knowl Road, Shaw, Oldham (Pages 7 - 26)
Residential development of 21 No. dwellings with associated landscaping and access arrangements
- 7 FUL/354869/25 - Land To The South Of Rosary Road, Oldham, OL8 2RW (Pages 27 - 62)
Erection of a residential development with associated access, parking, amenity spaces and landscaping.
- 8 Appeals Update Report (Pages 63 - 66)

Present: Councillor Hince (in the Chair)
Councillors Adams, Zaheer Ali, Charters (Substitute for Cllr Sajed Hussain), Cosgrove, Davis (Vice-Chair), Harkness, Hobin, A Hussain, Iqbal, Islam, Nasheen, Wahid (Substitute for Cllr Akhtar) and Woodvine

Also in Attendance:

Peter Richards – Assistant Director Planning, Transport and Housing Delivery

Martyn Leigh – Development Management Team Leader

Alan Evans – Group Solicitor (Environment)

Abiola Labisi – Senior Planning Officer (Development Management)

Sophie Leech – Senior Planning Officer (Development Management)

Matthew Taylor – Senior Planning Officer (Development Management)

Peter Thompson – Constitutional Services

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Akhtar, Hurley, Sajed Hussain and Murphy.

2 URGENT BUSINESS

The Chair advised the meeting that he was minded to vary the order of the agenda by allowing the consideration of planning application VAR/354748/25, in respect of: The Vestacare Stadium, Whitebank Road, Oldham, at item 6 (instead of item 8 as listed on the agenda for the meeting).

3 DECLARATIONS OF INTEREST

There were no declarations of interest received.

4 PUBLIC QUESTION TIME

There were no public questions for this meeting of the Planning Committee to consider.

5 MINUTES

Resolved:

That the Minutes of the meeting of the Planning Committee held 10th September 2025 be approved, as a correct record.

**6 VAR/354748/25 - THE VESTACARE STADIUM,
WHITEBANK ROAD, OLDHAM**

APPLICATION NUMBER: VAR/354748/25

APPLICANT: Mr Charlie O'Brien

PROPOSAL: Variation of conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme)

relating to application PA/339093/16 for hours of operation until 11pm 2 nights per year, in the summer months.



Oldham
Council

LOCATION: The Vestacare Stadium, Whitebank Road, Oldham

It was MOVED by Councillor Wahid and SECONDED by Councillor Hobin that the application be REFUSED (against Officer recommendations).

On being put to the vote 9 VOTES were cast IN FAVOUR OF REFUSAL and 3 VOTES were cast AGAINST with 2 ABSTENTIONS.

DECISION: That the application be REFUSED.

NOTES:

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.

2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

7

FUL/354606/25 - ROYTON MEDICAL PRACTICE, CHAPEL STREET, ROYTON

APPLICATION NUMBER: FUL/354606/25

APPLICANT: Dr Z. Chauhan

PROPOSAL: Erection of a two-storey side extension.

LOCATION: Royton Medical Practice, Chapel Street, Royton, OL2 5QL

It was MOVED by Councillor Harkness and SECONDED by Councillor Nasheen that the application be APPROVED.

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

NOTES:

1. The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the Applicant is a Councillor for the Alexandra Ward.

8

FUL/354805/25 - GRAPE MILL, NEW COIN STREET, OLDHAM

APPLICATION NUMBER: FUL/354805/25

APPLICANT: Rosefield Ltd

PROPOSAL: Erection of 14 no. starter units (Use Class B2 - General Industrial).

LOCATION: Grape Mill, New Coin Street, Royton, Oldham, OL2 6JZ.



It was MOVED by Councillor Hince and SECONDED by Councillor Nasheen that the application be APPROVED.

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

9

APPEALS UPDATE REPORT

Resolved:

That the Appeals Update report be noted.

10

LATE LIST

Resolved:

That the information detailed in the Late List be noted.

The meeting started at 6.00pm and ended at 7.45pm

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APPLICATION REPORT – FUL/353940/25 Planning Committee 17th December 2025

Registration Date: 9th January 2025
Ward: Shaw

Application Reference: FUL/353940/25
Type of Application: Full Application

Proposal: Residential development of 21 No. dwellings with associated landscaping and access arrangements.

Location: Land to the South of Lilac View Close and to the West of Knowl Road, Shaw.

Case Officer: Abiola Labisi
Applicant: BLJD Land
Agent: Mrs Caroline Tamworth

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the application relates to a Major development.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved, subject to the prior completion of a Section 106 agreement relating to the provision of affordable housing and open space management, and conditions referenced at the end of this report, and that the Assistant Director for Planning, Transport and Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application site is split into two parcels by Knowl Road, Shaw. The larger of the two parcels which is irregular in shape, lies to the south of Lilac View Close while the smaller parcel which is triangular in shape, lies to the west of Knowl Road. The site is within an area that is undulating in topography and adjoins the Green Belt. To the immediate north of the site are properties in residential use and these properties are predominantly two storey in height.
- 3.2 There are some mature trees along the Knowl Road boundaries as well as along the southern site boundary. Close to the northern section of the larger parcel runs a stream as well as a public footpath.
- 3.3 The site is allocated as a Phase II Housing Allocation site within the Oldham Local Plan and is also identified within the Council's Strategic Housing Land Availability Assessment as of 1st April 2024

4. THE PROPOSAL

- 4.1 The application proposes the erection of a total of 21 dwellings, 17 of which would be sited on the larger parcel while the remaining four would be on the smaller parcel. The proposal includes extensive landscaping works and the provision of a public open space within the northern section of the larger site. Of the 17 units on the larger parcel, 12 would be semi-detached while 5 would be detached. All four units on the smaller parcel would be semi-detached properties.
- 4.2 The scheme would comprise of seven different house types and, in terms of sizes, four of the units would be two-bed units whilst ten would be three bedroom units. The remaining seven units would provide four bedrooms. In relation to housing categories, a total of 17 units would be open market housing while four would be for social and affordable housing.
- 4.3 The larger parcel would be accessed off Lilac View Close while the smaller parcel would be accessed off Knowl Road.

5. PLANNING HISTORY

- 5.1 Under planning ref. PA/039399/00, permission was refused for a residential development comprising of the erection of 18 dwellings on the larger parcel of the current application site. The decision was issued on the 27th of December 2000 and the reason for refusal was:

“The development is located within a greenfield site which abuts the Greater Manchester Green Belt and the applicant has failed to demonstrate that it accords with the aims and objectives of PPG3. As a result, the proposed development is contrary to Government guidance contained in Planning Policy Guidance Note No. 3.”

- 5.2 Under planning application reference FUL/350791/23, permission was refused for a residential development comprising of the erection of 21 dwellings on the same site as the current application. The decision was issued on the 31 July 2024, and the reasons for refusal were:

- 1. Without adequate provision for public open space on or off site, and with no acceptable arrangement for financial contribution in lieu, the proposed development would in this regard, detract from the quality of life and well-being of future residents of the development and would therefore be contrary to relevant provisions of Policy 23 (Open Spaces and Sports) of the Oldham Local Plan, Policy JP-P7 (Sport and Recreation) of the Places for Everyone Joint Plan and Chapter 8 of the National Planning Policy Framework.*
- 2. The applicant has failed to demonstrate that safe and adequate access can be provided to the site. In particular, the applicant has not provided sufficient detail or clarified concerns raised about the width, gradients, and general configuration of the proposed access road. Consequently, the Local Planning Authority remains concerned that this would result in an increase in the risk of accidents, and be detrimental to the highway safety aims and objectives of Local Development Plan Policies 5 and 9, Policy JP-C8 of the Places for Everyone Joint Development Plan, and paragraph 115 of the National Planning Policy Framework.*

6. RELEVANT PLANNING POLICIES

6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as Phase II Housing Allocation. As such, the following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 3 – An Address of Choice;
- Policy 5 - Promoting Accessibility and Sustainable Transport;
- Policy 9 - Local Environment;
- Policy 10 – Affordable Housing;
- Policy 11 – Housing;
- Policy 18 – Energy;
- Policy 21 - Protecting Natural Environmental Assets;
- Policy 22 - Protecting Open Land; and,
- Policy 23 - Open Spaces and Sports

6.2 In addition to the above, the following policies of the recently adopted Places for Everyone Joint Plan are considered relevant to the determination of the application:

- Policy JP-C1 – An Integrated Network;
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity;
- Policy JP-G9 – The Green Belt;
- Policy JP-H1 - Scale, Distribution and Phasing of New Housing Development;
- Policy JP-H2 - Affordability of New Housing;
- Policy JP-H3 - Type, Size and Design of New Housing;
- Policy JP-P1 – Sustainable Places;
- Policy JP-S1 – Sustainable Development;
- Policy JP-S2 – Carbon and Energy; and,
- Policy JP-P7 – Sports and Recreation.

7. CONSULTATIONS

| CONSULTEE | FORMAL RESPONSE |
|----------------------|---|
| Environmental Health | Formal response received. Raised no objection subject to conditions relating to landfill gas and land contamination as well as CEMP. |
| United Utilities | Formal response received. Raised no objection subject to the submission of a proposal for sustainable drainage system to serve the development as well as CEMP to ensure the protection of groundwater during construction. |
| Highways | Formal comments received. Raised no objection subject to submission of details relating to the construction and drainage of the access and parking spaces. |

| | |
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| Greater Manchester Ecology Unit | Formal response received. Raised no objection subject to conditions relating to biodiversity net gain, biodiversity enhancement and protection of wildlife. |
| Coal Authority | Formal response received. Stated that the site does not fall within the Development High Risk Area and therefore raised no objection. |
| Tree Officer | Formal response received. Raised no objection subject to development implemented in accordance with submitted Tree Protection Plan and Landscaping Proposals. |
| Planning Policy | Formal response received. No objection subject to conditions relating to affordable housing and open space contributions. |
| Environment Agency | Formal response received. Raised no objection but recommended a watching brief condition re potential contamination. |
| Ramblers | Formal response received. No objection subject to reinstatement of the footpath to a safe condition and provision of retaining wall adjacent the stream. |
| Greater Manchester Police Crime Prevention | Formal response received. No objection from crime prevention point of view provided scheme is implemented in accordance with the details contained in the Crime Impact Statement. |

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development by neighbour notification letters, display of a site notice, and publication of a press notice.

8.2 In response, 52 representations have been received raising the following (summarised) issues:

- Highway safety issues due to inadequate road network (addressed under paras 12.1 -12.5);
- Impact on public right of way (addressed under paras. 12.6 – 12.7);
- Flooding and foul drainage issues (addressed under paras. 13.2 – 13.3);
- Adverse impact on wildlife and biodiversity (addressed under para 14.2 – 14.7);
- Noise disturbance from construction activities (addressed under para 10.3);
- Impact on privacy due to proximity to existing properties (addressed in para 10.2);
- Impact on ground water and nearby water course (addressed under para. 13.4).
- Additional traffic and impact on adjacent horse riding school (addressed under paras. 12.4 – 12.5)

- Pressure on local amenities and infrastructure (addressed under paras. 9.2, 9.3, 12.1 – 12.5 and 13.2 – 13.3).

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is allocated as a Phase II Housing Allocation site within the Proposals Map associated with the Joint Development Plan Document and is located adjacent to a mature residential area.
- 9.2 In addition, the site is also identified within the Council's Strategic Housing Land Availability Assessment (SHLAA) as of 1st April, 2024. The SHLAA is a technical document identifying land that might have potential for housing and forms a key component of the evidence base underpinning housing policies and land allocations and will help the Local Plan to meet the borough's housing needs.
- 9.3 The SHLAA assesses the development potential of land that could be capable of delivering homes through an assessment of suitability, availability and achievability. The site's suitability, availability and achievability for delivering homes has been assessed and considered acceptable by the Council.
- 9.4 Section 5 of the National Planning Policy Framework highlights the Government's aim to boost housing supply across the country and in this regard, paragraph 61 of the NPPF provides that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 9.5 Further on the need to boost housing supply, and specifically with regard to the role of small sites in achieving this aim, paragraph 73 of the NPPF provides that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. Accordingly, the NPPF provides that:
- 'To promote the development of a good mix of sites local planning authorities should seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing; amongst others.'*
- 9.6 In addition, Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) of the Places for Everyone Joint Plan provides that a minimum of 175,185 net additional dwellings is expected to be delivered over the period 2022-2039, or an annual average of around 10,305.
- 9.7 The site is allocated for residential development within the Oldham Local Plan, the proposal relates to residential development which would boost housing supply and contribute towards both national and local housing supply targets. The relatively small size of the site also means the development can be built out relatively quickly. Having regard to these considerations, the principle of residential development on the site as proposed is acceptable.

10. RESIDENTIAL AMENITY

- 10.1 Having regard to the requirements of Policy 9 of the Oldham Local Plan the impact of the development on surrounding residents needs to be considered alongside ensuring that the proposals provide suitable accommodation and amenity for future occupiers.
- 10.2 The relationship of the proposed development with existing dwellings to the north is considered acceptable in that the scale of the development as well as the separation distance from the dwellings to the north would minimise any potential overbearing or overshadowing effect. The design of the proposed dwellings also ensures that there would also be no direct overlooking of any neighbouring private amenity area.
- 10.3 Furthermore, on the mitigation of any potential impact on the amenity of the occupiers of neighbouring properties, it is proposed that a construction management plan is submitted for approval prior to the commencement of the development. The plan shall address how issues such as construction noise, dust etc would be mitigated to minimise impact on amenity.
- 10.4 In respect of the amenity of the future occupiers of the development, the layout would ensure that there would be no significant overbearing or overshadowing effect on future occupiers. Similarly, the design would ensure that private amenity areas are not overlooked to any significant extent.
- 10.5 In terms of acceptable internal floor areas, the nationally described space standards require that a 2-bed two-storey dwelling should have an internal floor area of between 70 to 79 square metres, depending on the number of occupants while a 3-bed two-storey dwelling should have an internal floor area of between 84 to 102 square metres. For a 4-bed two-storey dwelling, the requirement is 97 to 124 square metres. It is noted that the proposed units would comply with the requirements of the nationally described space standards.
- 10.6 Similarly, Policy JP-H3 of the Places for Everyone Joint Plan requires that new residential development shall comply with the requirements of the nationally described space standards insofar as gross internal floor area as well as bedroom sizes is concerned. As stated above, the proposal would comply with the requirements of the nationally described space standards. The policy also requires that new development should be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. This requirement has not been addressed within the submission but can be adequately addressed by relevant planning conditions and through building control legislations.
- 10.7 Having regard to the foregoing therefore, it is considered that the proposal would not result in any unacceptable amenity issues.

11. DESIGN AND INTEGRATION WITH LOCAL CHARACTER

- 11.1 The area is noted to be characterised by a mix of dwelling types mostly of two storey in height. The proposed design is contemporary, and the scale of the dwellings would be in keeping with that of existing dwellings in the area.
- 11.2 In terms of appearance, the dwellings on the larger parcel would be finished in red brick, to match the dwellings on Lilac View Close while the proposed dwellings on the smaller parcel would be finished in buff brick, to reflect the stone finish of the properties on Knowl Road.

- 11.3 Furthermore, the proposal represents a logical extension of built form as the site adjoins an existing built-up area to the north. It is therefore considered that the proposal would be in accordance with relevant provisions of Policy JP-P1 (Sustainable Places) of the Places for Everyone Joint Plan which require that development integrates well with and respect local character.

12. HIGHWAY ISSUES AND PUBLIC RIGHT OF WAY

- 12.1 Paragraph 115 of the National Planning Policy Framework (NPPF) provides that planning decisions should ensure that safe and suitable access to a site can be achieved for all users while paragraph 116 provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 12.2 Vehicular access to the larger parcel is taken from Lilac View Close while that for the smaller parcel would be off Knowl Road. Visibility at the proposed accesses is considered acceptable from highway safety point of view. In addition, the proposal includes provision of adequate on-site parking and turning facilities to minimise the potential for severe on-street parking.
- 12.3 In terms of potential impact on local highway network capacity, it is considered that the scale of the proposed development is not such that would lead to a severe detrimental impact on capacity.
- 12.4 The applicant has submitted a Transport Statement which concludes that the proposal would not lead to severe or unacceptable highway issues. The transport assessment took into consideration the scale of the proposed development and any potential highway impact on existing neighbouring uses. Significantly, the assessment included identifying critical locations on the network with a poor accident record, using personal injury accident data obtained from CrashMap for the most recently available 5-year period and the analysis demonstrates that no accident has occurred along Knowl Road, Lilac View Close, Mount View Road and Clough Road and Mark Lane over the period. It was therefore concluded that the existing network can support existing uses and a development of the proposed scale.
- 12.5 The Transport Statement as well as other documents relating to the application have been discussed with and reviewed by the Council's Highway Engineer and they have raised no objections in relation to highway safety subject to the imposition of conditions relating to construction and drainage details for the access and parking spaces.
- 12.6 A public right of way crosses the site. Paragraph 105 of the NPPF provides that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users. The proposal includes a diversion of the public right of way such that it would now run along the eastern and northern site boundaries. The proposal would not lead to the closure of this public footpath and the extent of diversion is not considered to be such that would detract significantly from the recreational benefits of the right of way. The Council's PRoW Officer has confirmed that the proposed diversion of the right of way is acceptable in principle.
- 12.7 The Ramblers Group has raised no objection to the proposed diversion of the right of way subject to the footpath being reinstated to a safe condition and the provision of a

retaining wall where the right of way runs adjacent the stream to the north of the site. There is also no objection to the diversion from the Council's PRoW Officer provided the concerns raised by the Ramblers Group are adequately addressed.

13. DRAINAGE ISSUES

- 13.1 In relation to planning and flood risk, paragraph 170 of the NPPF provides that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 13.2 The site is located within Flood Risk Zone 1, which is the zone that is least liable to flooding. However, it is noted that the site experiences surface water flooding issues. A Flood Risk Assessment prepared by Build Vision Design Engineers was submitted with the application. The report provides that surface water would be drained via sustainable means while foul water would discharge into nearest public sewer.
- 13.3 The application has been reviewed by United Utilities and they have not raised any objection to the proposed surface water and foul water drainage plans but have recommended a condition requiring the submission of details of a sustainable surface water drainage scheme for approval prior to the commencement of the development. It is therefore considered that the site could be made safe with the implementation of an effective surface water drainage scheme and this can be addressed by appropriate planning conditions.
- 13.4 Furthermore, it is noted that the site lies within a Groundwater Source Protection Zone and in order to ensure that the proposal does not lead to unacceptable impact on groundwater, United Utilities have recommended a condition requiring the submission of a construction management plan detailing how the development would be implemented without causing harm to groundwater and nearby water course.
- 13.5 Having regard to the foregoing, it is considered that drainage issues relating to the proposal can be addressed by appropriate planning conditions.

14. TREES, ECOLOGY AND BIODIVERSITY NET GAIN

- 14.1 Policy JP-G7 of the Places for Everyone Joint Plan provides that where development would result in the loss of existing trees, there would be a requirement for replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision. The policy also aims to protect trees and woodland during the construction phase of development.
- 14.2 There are some existing trees and hedges on the site proposed for removal to facilitate the proposed development. However, a robust landscaping proposal has been submitted which includes the planting of replacement trees that would mitigate the impact of the lost trees. The applicant has also submitted a Tree Protection Plan which addresses how the retained trees would be protected during the construction phase of the development.
- 14.3 The proposal has been reviewed by the Council's Tree Officer and they have advised that subject to the development being implemented in accordance with the proposed

landscaping plan, the proposal would be in accordance with the provisions of Policies JP-G6 (Urban Green Space) and JP-G7 (Trees and Woodland) of the Places for Everyone Joint Plan.

- 14.4 An ecology assessment/report prepared by Arbtech was submitted with the application. The report notes that the site is not subject to any statutory ecological designation and that there are no known statutory sites nearby. Furthermore, no national network sites (SAC, SPA, Ramsar) are located within 2.5km radius of the site. The report concludes that subject to some precautionary measures, the proposal would not lead to unacceptable impact on ecology.
- 14.5 The proposal and submitted ecology reports have been reviewed by Greater Manchester Ecology Unit (GMEU) and they have raised no objection to the proposal subject to conditions requiring that tree removal should not be undertaken during bird nesting season as well as a method statement indicating how the works would be undertaken without causing harm to wildlife. A bird and bat box strategy was also recommended in order to enhance wildlife/biodiversity on site.
- 14.6 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment and in line with this, 10% biodiversity net gain is mandatory under Schedule 7A of the Town and Country Planning Act, 1990 (as inserted by Schedule 14 of the Environment Act, 2021). Similarly, Policy JP-G8 (A net enhancement of biodiversity and geodiversity) of the Places for Everyone Joint Plan provides that through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 14.7 The development will result in the loss of grassland and former allotments to development as well as resulting in the loss of trees. Open space along the stream and tree planting is proposed as mitigation.
- 14.8 A biodiversity assessment and metric have been submitted with the application. The assessment and metric have been reviewed by Greater Manchester Ecology Unit and they have advised that they are satisfied with the assessment and the biodiversity net gain proposal. To secure this, GMEU have recommended that the 30 year habitat management and monitoring plan (HMMP) condition be attached to any grant of permission. This condition will need to be discharged post decision and the HMMP shall take into consideration all issues raised by GMEU in their assessment of the proposal.
- 14.9 Having regard to the foregoing, it is considered that the proposal would not lead to unacceptable impacts on trees, ecology and biodiversity.

15. AFFORDABLE HOUSING AND PUBLIC OPEN SPACE

- 15.1 Paragraph 66 of the NPPF provides that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures. Similarly, Policy JP-H2 (Affordability of New Housing) also provides that substantial improvements will be sought in the ability of people to access housing at a price they can afford. The policy also aims to support provision of affordable housing as part of new developments.

- 15.2 In accordance with the NPPF and local policies requirements for affordable housing as part of a major residential development, the proposal includes the provision of four affordable units. Two of the affordable units proposed would be sited on the smaller parcel with the remaining two being sited on the larger parcel. They would all have two bedrooms each. The affordable housing provision would represent approx. 19% of the total number of units to be provided on site.
- 15.3 The current target set out in policy 10 of the Oldham Local Plan is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the Council's satisfaction that this is not viable. Furthermore, affordable housing is required to be provided on-site unless there are exceptional circumstances that would justify otherwise.
- 15.4 With regard to tenure mix, the emerging Local Housing Needs Assessment (update 2024) recommends a tenure split of 65% social/affordable rent and 35% intermediate tenure.
- 15.5 With regard to the number of affordable units to be provided, a financial viability assessment of the scheme has been undertaken and the report has been reviewed by an independent assessor. The independent assessor has confirmed that the scheme would not be financially viable if the number of affordable units sought exceeds the number proposed by the applicant. Relevant local policies allow for some waiver in the provision of affordable housing where it can be demonstrated that such provision would render a scheme unviable. As such, the number proposed in this instance is considered acceptable and the proposal would therefore boost affordable housing provision in the area thus enhancing home ownership in accordance with the objectives of Policy JP-H2 of the Places for Everyone Joint Plan.
- 15.6 Whilst no details of tenure split have been provided, the applicant has indicated that the affordable housing to be provided would be in accordance with the First Home requirements and would be offered to a local housing provider. The applicant has also advised that the affordable units' estimated price would be £259,000 per unit, being open market value, not discounted.
- 15.7 The affordable housing proposal has been reviewed by the Council's Strategic Planning Officers and they have advised that the proposal is acceptable in principle. The delivery of the affordable housing proposal can be achieved through a Section 106 planning agreement with the applicant.
- 15.8 With regard to public open space provision, Chapter 8 of the NPPF addresses the promotion of healthy and safe communities and to achieve this, paragraph 98 of the NPPF requires planning positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, **open space** (emphasis added), cultural buildings, public houses and places of worship) and other local services.
- 15.9 In the same vein, Policy JP-P7 of the Places for Everyone Joint Plan (Sport and Recreation) requires new development to provide new and/or improved existing facilities commensurate with the demand they would generate while Policy 23 of the Oldham Local Plan requires all major residential development to contribute towards the provision of new or enhanced open space.
- 15.10 The Council's Open Space Study 2022 indicates that the ward in which the site is located is sufficient in accessibility to all the required types of open space recreational facilities except provision for children and young people.

- 15.11 On the basis of the identified deficiency in open space provision in the area, and the scale of the development, it is estimated that a contribution of £32,937 would be required in accordance with the provisions of Policy 23 of the Oldham Local Plan, to address the deficiency and potential demand that would be generated by the development.
- 15.12 Policy 23 of the Local Plan requires contributions towards public open space where a development of this scale and nature is proposed. The policy however provides that this requirement can be waived where it can be robustly demonstrated that the scheme would not be viable if financial contributions towards public open space are to be paid. The applicant has demonstrated via a financial viability assessment that any financial contribution towards public open space would render the scheme financially unviable and this claim has been verified on behalf of the Local Planning Authority by an independent assessor.
- 15.13 In addition to the above, whilst it is noted that public open space plays a significant role in the wellbeing of residents in an area, it is considered in this instance that, on balance, having regard to the scale of the development and the robust landscaping scheme proposed, and also taking into consideration the provision of an area designated as public open space along the northern site boundary, the lack of contribution towards public open space would not detract from the wellbeing of existing and future residents to an extent that would justify a refusal of planning permission.

16. ENERGY EFFICIENCY

- 16.1 Policy JP-S2 (Carbon and Energy) of the Places for Everyone Joint Plan aims to deliver a carbon neutral Greater Manchester by 2038 and as a result, it is intended that a dramatic reduction in greenhouse gas emission is achieved within the region. In relation to new development, it is therefore expected that all new development should be net zero carbon, unless it can be demonstrated that it is not practicable or financially viable.
- 16.2 Whilst an energy statement which demonstrates how the proposal complies with the requirements of Policy JP-S2 has not been submitted with the application, it is considered that the issue can be addressed by way of relevant planning conditions.

17. PREVIOUS REASONS FOR REFUSAL

- 17.1 A similar proposal was refused on the site under planning ref. FUL/350791/23 on the 31st of July 2024 for two reasons. The first reason was in relation to public open space and the second was in relation to highway safety.
- 17.2 In addressing the first refusal reason, the applicant has now submitted a financial viability assessment which concludes that the scheme would not be viable if financial contributions were to be made towards public open space. The assessment has been verified by an independent assessor and with Policy 23 allowing for a waiver where it can be demonstrated that a scheme would not be viable if financial contributions were to be made, it is considered that the first refusal reason for the previous scheme has been adequately addressed and the current scheme would be in compliance with relevant provisions of Policy 23 of the Oldham Local Plan and Policy JP-P7 of the Places for Everyone Joint Plan.
- 17.3 In relation to the second refusal reason which concerns highway safety and insufficient details relating to the construction of the access road, it is noted that in this instance,

the applicant's highway consultants and the Council's Highway Engineer have worked together to come up with an acceptable proposal from highway safety and network capacity point of view and the Highway Engineer has on this occasion recommended the application for approval, stating that:

"The highway layout is acceptable in terms of access and parking provision. An existing definitive right of way will require diversion, and an acceptable alternative route has been suggested in liaison with the Councils public rights of way officer.

The proposed development will not generate an additional significant amount of traffic or demand for on street parking to the detriment of highway safety and I therefore do not object to the granting of planning permission for highway safety reasons."

- 17.4 Having regard to the foregoing, it is considered that the current scheme has satisfactorily addressed the reasons for the refusal of the previous scheme.

18. CONCLUSION

- 18.1 The site is allocated for housing development within the Oldham Local Plan and the proposal would be in accordance with relevant local and national housing policies. In addition, the proposal would not lead to any significant adverse impact on the character of the area, neither would it impact on the amenity of existing and future residents negatively. The impact on biodiversity is also considered acceptable. As such, it is recommended that the application be approved, subject to a Section 106 Agreement relating to affordable housing and biodiversity net gain as well as other conditions set out below.

19. RECOMMENDATION

- 19.1 The application is therefore recommended for approval subject to the following conditions:
1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those stated on the plans and application form. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).
 4. Prior to the commencement of the construction of any buildings hereby approved, details of a finished floor level for that building shall be submitted to and approved in writing by the Local Planning Authority. The proposed level(s) shall be defined relative to a datum or datum points, the location of which has previously been agreed in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details. REASON - To ensure

that the details of the development are satisfactory having regard to Policy 9 of the Oldham Local Plan and Policy JP-P1 (Sustainable Places).

5. Notwithstanding the plans hereby approved the development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. Reason: Having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document (adopted 21 March 2024).
6. Prior to the commencement of any above ground building works, details for demonstrating that the building shall be consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. REASON - In order to secure a sustainable form of development having regard to Policy JP-S2 of the Places for Everyone Joint Development Plan Document.
7. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety, because the site is located within 250m of a former landfill site and in accordance with Policy 9 of the Oldham Local Plan.
8. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety and the environment and in accordance with Policy 9 of the Oldham Local Plan.
9. A watching brief relating to unidentified contamination shall be set up during the construction phase of the development hereby approved. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved. REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in accordance with paragraph 187 of the National Planning Policy Framework.
10. Prior to the commencement of the development hereby approved, the applicant/developer shall submit a Construction Environment Management Plan (CEMP) which (a) details how any demolition and construction on site will be managed to control dust, noise and vibration so as not to cause health and

nuisance issues to the existing occupiers of residential and commercial sites close to the development. The plan shall reference the Institute of Air Quality Management's latest guidance on the assessment of dust from construction and demolition, (b) includes Pollution Risk Assessments and Method Statements. The Statement shall provide for:

- i) Protection of surface and groundwater resources;
- ii) Best practise on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction;
- iii) the parking of vehicles of site operatives and visitors;
- iv) loading and unloading of plant and materials;
- v) storage of plant and materials used in constructing the development;
- vi) wheel washing facilities; and,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The CEMP must be agreed in writing by the Local Planning Authority before development commences and unless otherwise agreed in writing by the Local Planning Authority any mitigation in the agreed CEMP shall be adhered to during any demolition or construction works.

REASON - to prevent development that may result in unacceptable impacts on human health, surface and groundwater resources, in accordance with Policy 9 of the Oldham Local Plan.

11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365.
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
 - v. Incorporate mitigation measures to manage the risk to groundwater; and
 - vi. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with relevant provisions of Section 14 of the National Planning Policy Framework.

12. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and,
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with relevant provisions of Section 14 of the National Planning Policy Framework.

13. None of the dwellings hereby approved shall be occupied until the access to the site and car parking spaces for that dwelling have been provided in accordance with the approved plans (Drawing 2726-PL-700-006 Rev 20) and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles. REASON: To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

14. Prior to any above ground works being undertaken on site, an external lighting design strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall (i) show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the potential for bats to forage or commute along the brook corridor is negligible, and, (ii) Specify frequency and duration of use. All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy. REASON: In order to protect wildlife, in accordance with provisions of Section 15 of the National Planning Policy Framework.

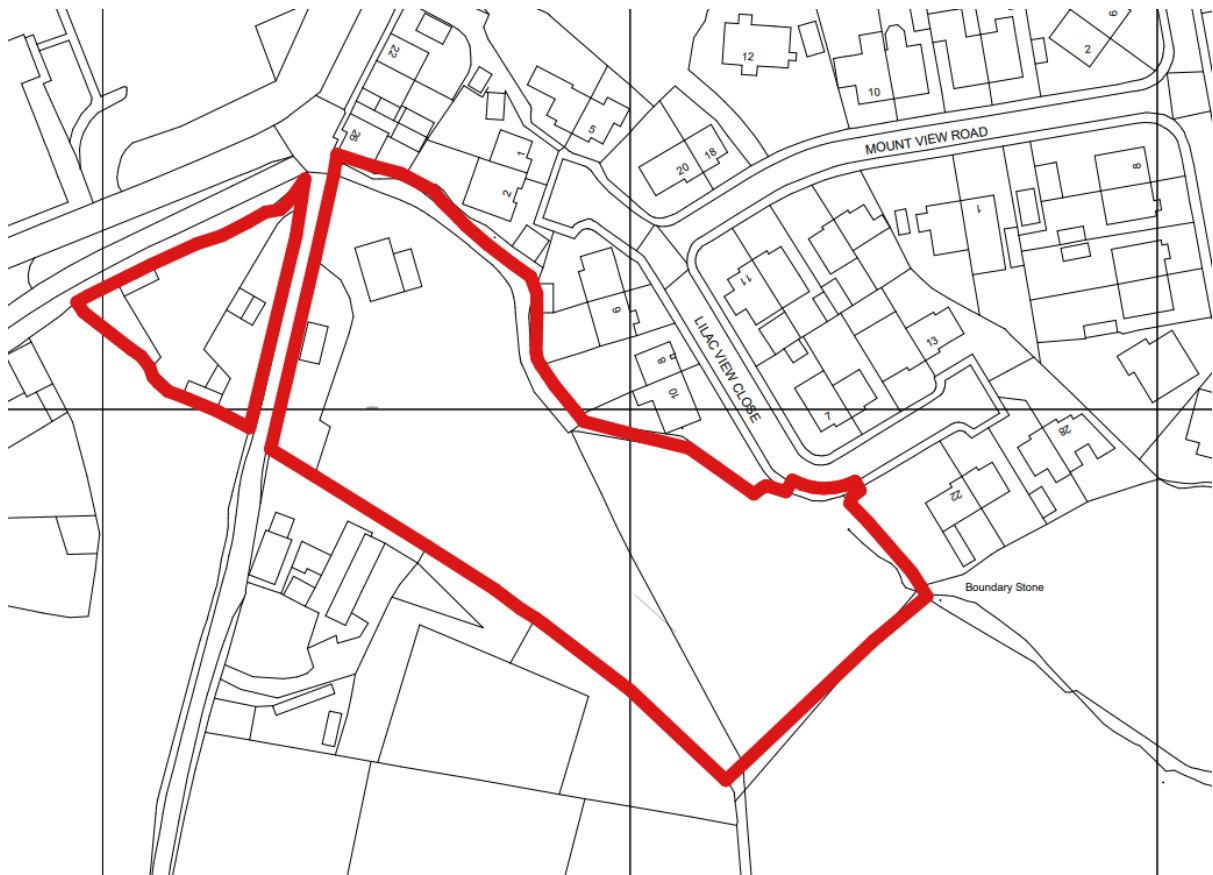
15. No tree or shrub clearance or demolition of any building on site shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority. REASON - In the interest of biodiversity, in accordance with relevant provisions of Section 15 of the National Planning Policy Framework.

16. Prior to any earthworks or vegetation clearance being undertaken on site, a precautionary working measures method statement for protection of mammals (including hedgehog and badger) and amphibians shall be provided to and agreed in writing by the Local Planning Authority. REASON – To protect wildlife, in the

interest of biodiversity, in accordance with relevant provisions of Section 15 of the National Planning Policy Framework.

17. Prior to any earthworks being undertaken on site, a method statement detailing eradication and/or control measures for himalayan balsam, rhododendron and Japanese knotweed should be supplied to and agreed to in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority. REASON: To prevent the spread of invasive species, in accordance with provisions of Wildlife & Countryside Act 1981 (as amended).
18. Prior to any above ground works being undertaken on site, a biodiversity enhancement proposal shall be submitted to and approved in writing by the Local Planning Authority. The proposal which shall include a bird and bat box strategy, shall detail how biodiversity would be enhanced on the site. The development shall be implemented in accordance with the approved biodiversity enhancement proposal. REASON - In the interest of biodiversity, in accordance with relevant provisions of Section 15 of the National Planning Policy Framework.
19. The development hereby approved shall be implemented in full accordance with the details set out in the Arboricultural Impact Assessment and Arboricultural Method Statements prepared by JCA Ltd, Arboricultural and Ecological Consultants (JCA Ref. 22966-Rev3/LW and 22966b-Rev2/LW respectively) and received on 01/12/2025 as well as the proposed landscaping plan. All hard and soft landscape works shall then be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9 and 21 of the Oldham Local Plan, and Policy JP-G7 of the Places for Everyone Joint Plan.
20. No above ground construction of any building hereby approved shall commence until a scheme and timetable for the achievement of on-site Biodiversity Net Gain, to include a written 30-year Habitat Management and Monitoring Plan (HMMP), has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved plan. REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policy JP-G8 of the Places for Everyone Plan (2024).

SITE LOCATION PLAN (NOT TO SCALE):



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PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy)
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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APPLICATION REPORT – FUL/354869/25
Planning Committee – 17th December 2025

Registration Date: 28th July 2025
Ward: Medlock Vale

Application Reference: FUL/354869/25

Type of Application: Full

Proposal: Erection of a residential development with associated access, parking, amenity spaces and landscaping.

Location: Land to the south of Rosary Road, Oldham, OL8 2RW

Case Officer: Stephen Gill
Applicant: Isla Brady – Vistry Group
Agent: N/A

1. INTRODUCTION

- 1.1 The application is referred to Planning Committee for determination as it a major development.
- 1.2 The site extends to approximately 2.5 hectares and is located approximately 2km south-east of Oldham town centre, on the outer urban fringe of Fitton Hill. The site boundary comprises an area of largely undeveloped semi-improved green space.
- 1.3 The site is bounded to the north and west by established residential development, which primarily consists of one and two-storey detached and semi-detached family housing. To the east lies land formerly associated with the school grounds (currently being developed for residential), while to the south the site adjoins further areas of open green space and wooded vegetation belts along parts of its eastern and southern boundaries.
- 1.4 Access is currently gained via Mills Farm Close to the west, which leads to an internal access road and a fenced compound containing United Utilities assets. A secondary gated access is present from Rosary Road to the north.
- 1.5 A Public Right of Way (Oldham Footpath 45) runs within the western and partly southern sections of the site, and the site lies within and adjacent to Bankfield Clough SBI and an area of Deciduous Woodland Priority Habitat.

2. THE PROPOSAL & BACKGROUND

- 2.1 The proposed development seeks full planning permission for the erection of up to 72 affordable houses together with associated works, including new access arrangements, highways infrastructure, landscaping, and areas of public open space. Each dwelling benefits from a secure private garden and in-curtilage parking.
- 2.2 In terms of housing mix, the scheme proposes a mix of 2 and 3 bed properties as follows:

| House Type | Bedrooms | No. of Units | % of Total |
|--------------|----------|--------------|-------------|
| Atkins | 2 | 37 | 51.4% |
| Hazel | 3 | 16 | 22.2% |
| Asher | 3 | 12 | 16.7% |
| Spruce | 3 | 7 | 9.7% |
| Total | | 72 | 100% |

3. PLANNING HISTORY

- PA/341663/18 - Temporary access road, turning head, fenced compound with kiosk and 2 no. pressure relief columns in association with an underground shaft. Granted – 27.07.2018
- PA/342237/18 - To increase perimeter area of 2 metre high boundary fencing surrounding control kiosk (approved as part of PA/341663/18) to encompass underground shaft access points. Granted - 24.10.2018
- FUL/347540/21 - The erection of up to 365 dwellings across Parcel A and Parcel B; together with other associated works including the laying out of road and footways, car parking, other infrastructure, public open space, footpaths and landscaping. Granted 07.04.2022

4. RELEVANT PLANNING POLICIES

- 4.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 4.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document (Local Plan), adopted November 2011, in accordance with the National

Planning Policy Framework (NPPF).

4.3 The following policies are relevant to the determination of this application:

Joint Development Plan Document (Oldham Core Strategy)

- Policy 1: Climate Change and Sustainable Development
- Policy 9: Local Environment
- Policy 10: Affordable Housing
- Policy 18: Energy
- Policy 19: Water and Flooding
- Policy 20: Design
- Policy 21: Protecting Natural Environmental Assets

Places for Everyone

- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S3: Heat and Energy Networks
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2: Affordability of New Housing
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-G7: Trees and Woodland
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-P5: Education, Skills & Knowledge
- Policy JP-P6: Health
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development
- Policy JP-D2: Developer Contributions
- Policy JP Allocation 16: South of Rosary Road

National Planning Policy Framework (NPPF)

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 12 – Achieving Well Designed Places

5. CONSULTATIONS

| | |
|----------------------|--|
| Environmental Health | No objections subject to conditions |
| Highway Engineer | Concerns over width of UU asset access and aspects of the parking provision, which are discussed in more detail in the report. |

| | |
|---|---|
| Greater Manchester Ecology Unit | No objection subject to conditions |
| Lead Local Flood Authority | No objection subject to conditions |
| Education | No objection subject to a contribution toward primary and secondary school |
| Growth Lancashire | Less than substantial harm will be caused to a designated heritage asset (Listed Building) to the south of the site. This is discussed in detail within the Committee Report. |
| Transport for Greater Manchester | No objection |
| Greater Manchester Archeological Advisory Service | No objection |
| United Utilities | No objection subject to conditions |
| Active Travel | No comments. |
| Mining Remediation Authority | No objection. |
| Greater Manchester Fire Service | No comment received |
| Greater Manchester Police Design for Security | No comments received |
| Arboricultural Officer | Concerns raised on the relationship between the layout and protected trees on the northern boundary. This is discussed further in the report. |

6. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 6.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised by neighbour notification letters.

6.2 In response 6 representations have been received, and the following is a summary of the matters raised:

Traffic, Highways & Access (discussed in Section 13 of the report)

- Concerns about increased congestion, particularly on Fitton Hill and Ashton Road during peak times.
- Limited entry and exit routes with no planned improvements.
- Perception that development will create “rat runs” through residential cul-de-sacs such as Mills Farm Close.
- Inadequate access, insufficient parking, and poor public transport links.
- Highway network already under strain from recent nearby developments.

Overdevelopment & Pressure on Infrastructure (discussed in Sections 8 & 10 of the report)

- The scale and density of the proposal are viewed as inappropriate for the area.
- Seen as part of a pattern of cumulative overdevelopment, adding pressure on:
 - Schools
 - GP surgeries and healthcare
 - Community facilities and parking

Ecology, Green Space & Environmental Impact (discussed in Sections 14 & 18 of the report)

- Objections to the loss of one of the last open green fields in the area.
- Land provides natural drainage, ecological buffer, and contributes to local air quality.
- Wildlife frequently reported on site, including deer, foxes, badgers, hedgehogs, bats, and a variety of bird species.
- Objections to loss of dog walking routes, informal recreation space, and landscape character.

Residential Amenity, Privacy & Character (discussed in Sections 7 & 12 of the report)

- Residents object to being overlooked by new houses and loss of privacy.
- Development considered out of keeping with the low-density character of the existing neighbourhood.
- Loss of views, tranquillity, and green outlooks highly valued by residents.
- Noise, dust and disruption during construction identified as a concern.
- Anticipated negative effects on mental wellbeing and sense of place.
- The development conflicts with the local plan and planning principles for protecting open land.

- The irreversible loss of open space.

Flooding & drainage (addressed in Section 16 of the report)

- Concerns about increased surface water runoff and risk of localised flooding, and no clear measures identified to mitigate these risks.

Other Concerns (addressed in Section 18 of the report)

- Residents perceive the development to offer no tangible benefits to the existing community.
- Anticipated loss of property value and neighbourhood amenity.
- View that the scheme prioritises new housing numbers over quality of place

ASSESSMENT OF THE PROPOSAL

7. PRINCIPLE OF DEVELOPMENT

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 2 of the NPPF.
- 7.2 Chapter 5 of the NPPF emphasises the Government's objective to significantly boost housing supply by ensuring a sufficient amount and variety of land is available where needed.
- 7.3 PfE was adopted on 21 March 2024. JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 7.4 Paragraph 78 of the NPPF sets out that Local Planning Authorities (LPA) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 7.5 Given PfE is less than five years old, JP-H1 continues to set out Oldham's housing requirement until 2029, and there is currently a five-year supply of deliverable housing sites in Oldham to meet the PfE housing requirement.
- 7.6 The site is allocated for housing within PfE under allocation reference JPA 16 (South of Rosary Road). An image of the site's allocation taken from PfE is below.



- 7.7 Given the sites allocation within PfE the principle of residential development on the site is not in question. There are some specific requirements within Policy JPA16 that need to be considered when bringing forward development on the site. These requirements will be discussed in detail within the report. Based on the above, the principle of residential development on the site is acceptable

8. INFRASTRUCTURE & VIABILITY

- 8.1 Policy JP-D2 requires developers to provide, or contribute towards, mitigation measures necessary to make development acceptable. These will be secured through appropriate mechanisms such as planning conditions, Section 106 agreements, Section 278 agreements or CIL (or any successor system). Where an applicant contends that a scheme is not viable, clear and transparent evidence must be submitted at the application stage. Where viability is relevant, the Council will determine the weight to be given to the assessment in the overall planning balance.
- 8.2 PfE Policy JPA16 states that applicants will be expected to make financial contributions towards off-site primary and/or secondary school provision in accordance with Policy JP-P5. The policy justification also emphasises that new development must not place undue pressure on existing social infrastructure and must address increased demand for open space, sport and recreation facilities, school places and health services. Any development is required to provide for new or improved facilities in line with Policies JP-P5, JP-P6 and relevant Local Plan policies.
- 8.3 Following consultation with the Council's Education and Spatial Planning teams, the following education and open space requirements have been identified.

Education Contributions

- 8.4 Education contributions must be calculated in line with the Education Interim Position Paper (September 2021). Using the per-pupil cost rates set out in the document, the contribution for a 72-home scheme is as follows:

Primary School:

- 72 homes \times 0.24 = 17.2 places $17.2 \times \text{£}9,416 = \text{£}161,955.20$ contribution

Secondary School:

- 72 homes \times 0.17 = 12.2 places $12.2 \times \text{£}23,775 = \text{£}290,055.00$ contribution

Total education contribution = £450,010.20

Off-Site Open Space Provision

- 8.5 Policy 23 of the Oldham Local Plan requires major residential schemes to contribute to new or enhanced open space unless this is demonstrated to be unviable or impracticable. This must be considered alongside any surpluses or deficiencies identified in the Council's Open Space Study (2022).
- 8.6 The Study identifies the site as accessible to all types of open space except parks and gardens. However, there are deficiencies within the ward in both the quantity of amenity greenspace and provision for children and young people, and several existing spaces fall below quality standards.
- 8.7 Areas failing to meet any of the quantity, quality or accessibility standards are classified as deficient. In such cases, contributions are required. On-site open space is proposed within the development (addressed in the layout section below). This section assesses off-site requirements.
- 8.8 Given the scale of the development and the deficiencies identified, Spatial Planning advise that an off-site contribution is required. Based on the Study and the bedspaces generated by the scheme, the contribution would be:
- Enhancement of existing provision: **£85,542.64 contribution**
 - Creation of new provision: **£388,968.39 contribution**

Total open space contribution = £447,511.03

Viability

- 8.9 The applicant has submitted a Financial Viability Assessment (FVA), prepared by Roger Hannah (October 2025), which seeks to demonstrate that the development cannot viably support the full range of planning contributions.
- 8.10 The FVA explains that the scheme is intended to be delivered as 100% affordable housing with support from Homes England grant funding. It states that, once benchmark land value, lower sales values for affordable homes, higher build costs and site-specific abnormal costs are taken into account, the scheme is financially constrained.
- 8.11 The applicant's appraisal shows that a fully policy-compliant scheme with all Section

106 contributions would generate a negative residual land value of –£1,744,786, significantly below the benchmark land value (BLV) of £812,000. Even with no Section 106 contributions, the residual land value would be £566,627, still £245,373 below the BLV. The FVA therefore concludes that the scheme cannot support planning contributions.

- 8.12 To ensure the findings were robust, the Council appointed Northern Land Agency (NLA) to carry out an independent review of the applicant's FVA.
- 8.13 NLA reviewed all key assumptions, including sales values, build and abnormal costs, fees, finance and developer profit and considered many of them reasonable. However, they adjusted several inputs, including higher market sales values, removal of some abnormal costs, reduced professional fees and a revised finance rate. They also adopted a BLV of £818,400, consistent with the Places for Everyone viability evidence and broadly in line with the applicant's BLV.
- 8.14 For completeness, NLA assessed both a 100% affordable scheme and a 100% market housing scheme.
- 8.15 NLA found that a market housing scheme on this site would remain wholly unviable, even if fully policy compliant, with a deficit of £1,716,479 and a total deficit against BLV of £2,534,879.
- 8.16 In contrast, for a 100% affordable scheme, NLA's revised appraisal shows a small surplus of approximately £45,600 above the BLV. The applicant has agreed to pay this amount as a Section 106 contribution. The contribution will be used to improve existing open space at St Martin's Park, located to the northeast of the site, where it will support the delivery of new play provision and enhance its function as a neighbourhood park.

9. AFFORDABLE HOUSING & HOUSING MIX

- 9.1 PfE Policy JP-H2 (in summary) seeks to significantly improve access to housing that people can afford by increasing overall housing supply (in line with JP-H1) to help moderate price and rent pressures, and by maximising the delivery of affordable homes for sale and rent.
- 9.2 Oldham Local Plan Policy 10 states in summary that a residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing. The Housing Delivery Interim Position Paper (HDIPP) 2025 amended the threshold for affordable housing provision to 10 to be in line with paragraph 65 of NPPF and the evidence set out in the Local Housing Needs Assessment 2024 (LHNA).
- 9.3 In relation to housing mix, PfE Policy JP-H3 states that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and relevant local evidence. Local Plan Policy 11 states that all residential

developments must deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of the borough's urban and rural communities. The mix of houses that we will secure will be based on local evidence. The HDIPP recommends the following mix based on current evidence:

Table 1 Summary of Overall Dwelling Type/ Size and Mix by Tenure⁸

| Dwelling type/size | Market | Affordable/ social rented | Affordable home ownership | Total |
|------------------------|------------|------------------------------|---------------------------------|-------------|
| Overall % split | 80% | 12% | 8% | 100% |
| Dwelling type | | | | |
| House | 70-75% | 35-40% | 65-70% | 60-65% |
| Flat | 2-5% | 30-35% | 15-20% | 10-15% |
| Bungalow/level-access | 25-30% | 30-35% | 15-20% | 25-30% |
| Size (bedrooms) | | | | |
| 1-2 | 30-35% | 70-75% | 35-40% | 40-45% |
| 3 | 40-45% | 20-25% | 40-45% | 35-40% |
| 4+ | 25-30% | 5-10% | 20-25% | 20-25% |

Affordable Housing

9.4 As set out above, the proposal is for a 100% affordable housing scheme. Vistry is an established and credible deliverer of affordable housing, and while they will construct the development, the tenure mix and long-term management will be undertaken by a partner Registered Provider (RP). Based on the applicant's submission, the proposed tenure split is as follows:

- 46 Social Rent homes (64%)
- 26 Rent to Buy homes (36%)

9.5 The applicant confirms that the affordable housing will be part-funded through the Homes England Affordable Homes Programme 2021–2026 (Strategic Partnership 2), or through the forthcoming successor programme from April 2026. The partnering Registered Provider will assume ownership of the homes and undertake their long-term management, including the maintenance of communal areas.

9.6 While indicative information has been submitted, further detail will be required on the arrangements for the transfer of the affordable homes to the Registered Provider, the mechanisms to ensure the homes remain affordable for both first and subsequent occupiers, and the occupancy criteria and enforcement measures that will apply.

Housing Mix

9.7 The proposed housing mix is as follows:

- 2 bed properties = 51.4% of the scheme
- 3 bed properties = 48.6% of the scheme

- 9.8 This represents a balanced mix of 2 and 3-bedroom properties. The detailed allocation of affordable tenures between the 2 and 3-bed units has not yet been provided, but as stated above, this can be controlled by condition.
- 9.9 The Council's Strategic Housing Team has confirmed a significant and growing need for affordable housing across the borough, across all tenure and house types. Discussions with the applicant and their RP partner indicate that they have a detailed understanding of local need. This, combined with the applicant's track record in delivering affordable homes, provides confidence that the proposed mix will align with local housing requirements.

Conclusion on housing mix and affordable housing

- 9.10 The development would deliver 100% affordable housing, making a significant contribution to meeting the borough's identified need across a range of tenure types. The proposed tenure mixes and management arrangements will be secured through condition to ensure the homes remain genuinely affordable for both first and future occupiers. The scheme provides a balanced mix of 2 and 3 bedroom properties, and both the applicant and their Registered Provider partner have demonstrated a strong understanding of local housing needs. The Council's Strategic Housing Team is supportive of the approach. Overall, the affordable housing offer is considered a major public benefit and accords with the objectives of Local Plan Policy 10, PfE Policy JP-H4 and the relevant provisions of the NPPF.

10. DESIGN, HERITAGE & LANDSCAPE

- 10.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to give *special regard* to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest.
- 10.2 Local Plan Policy 24 seeks to protect, conserve and enhance heritage assets and their settings as key components of local character and identity.
- 10.3 PfE Policy JP-P2 requires proposals affecting heritage assets or their settings to be assessed in line with national policy. PfE Policy JPA16 specifically requires development within the allocation to take appropriate account of relevant heritage assets, including the setting of Bank Top Farmhouse to the south.
- 10.4 NPPF paragraph 210 requires decision-makers to consider the desirability of sustaining and enhancing the significance of heritage assets, the positive role heritage plays in sustainable communities and economic vitality, and the contribution that new development should make to local character and distinctiveness.
- 10.5 Under paragraph 215 of the NPPF, where development results in "less than substantial harm", this harm must be weighed against the public benefits of the proposal.
- 10.6 In design terms, NPPF paragraph 135, Local Plan Policy 9 and PfE Policy JP-P1

require visually attractive development, achieved through good architecture, layout and landscaping, which is sympathetic to local character.

- 10.7 PfE Policy JPA16 also requires development to respond to the Incised Urban Fringe Valleys landscape character type; strengthen the Green Belt boundary; and make provision for compensatory improvements to the quality and accessibility of Green Belt land, in accordance with Policies JP-G1 and JP-G2.

Assessment of Design & Heritage

- 10.8 While JPA16 identifies a notional capacity of 60 dwellings, this is indicative rather than a maximum. Higher densities may be acceptable where supported by evidence demonstrating that constraints are addressed, and high-quality design is achieved.

Appearance & Scale

- 10.9 The development comprises four principal two-storey house types (Asher, Atkins, Hazel, Spruce), designed in a contemporary vernacular style consistent with a modern suburban character. Their scale, massing and gabled roof profiles provide a coherent streetscape without dominating the surroundings.
- 10.10 The Asher and Hazel (three-bedroom semi-detached) are arranged across primary and secondary streets and private drives. The Atkins (two-bedroom terrace) has the smallest footprint and is the most frequently used type, distributed across the site to provide visual variety. The Spruce (three-bedroom detached) is used more sparingly and positioned on prominent corners, benefitting from articulated frontages and gable treatments that reinforce legibility.
- 10.11 In terms of materials, the development incorporates a palette of three facing brick types in order to provide variety and visual interest across the site. These comprise Wienerberger Oakwood Multi, Wienerberger Crofters Medley, and Wienerberger Yellow Multi Gilt, which are distributed throughout the layout to create contrast and avoid monotony in the street scene. The arrangement of these materials ensures that no single frontage is overly uniform, and that the development achieves a balanced appearance. A single roof material is proposed across all dwellings, namely the Wienerberger Sandtoft Dual Calderdale Dark Grey roof tile. The consistent use of this tile provides a unifying element across the site and supports a cohesive overall character.
- 10.12 In relation to boundary treatments, there are a combination of walls, close-boarded fencing and stock-proof fencing across the site, with each boundary type used according to its context. Rear garden boundaries that abut public streets or prominent areas of open space are proposed to be formed using 1.8 metre-high brick walls, providing a robust and visually appropriate treatment in publicly visible locations. Elsewhere within the development, particularly between private rear gardens, 1.8 metre-high close-board fences are proposed, together with matching close-boarded gates where access is required.

- 10.13 Along the edges of the public open space and the landscape buffer adjoining Bankfield Clough SBI and the woodland, boundaries are to be defined by 1.1-metre-high timber stock-proof fencing with hedge planting. This softer, rural-style treatment is considered appropriate in these edge-of-site locations and helps integrate the development into the surrounding landscape.
- 10.14 The house types, scale and appearance in terms of materials and boundary treatments are considered appropriate to the site and surrounding area and comply with Local Plan Policy 9, PfE JP-P1 and NPPF Chapter 12.

Layout

- 10.15 The layout is structured to ensure active frontages, natural surveillance and integration with the adjacent Parcel A development to the east. The shared applicant across both parcels enables a seamless transition in street hierarchy and design approach.
- 10.16 Properties front streets and open spaces, avoiding blank gables and preventing rear boundaries from facing the public realm, contributing to a coherent and attractive street environment.
- 10.17 Main vehicular access is provided via the extension of the approved road from Parcel A, connecting to Rosary Road. Secondary access to the west via Mills Farm Close is reserved for emergency and utility vehicles and for pedestrian and cycle movement, controlled by demountable bollards.
- 10.18 The layout protects United Utilities (UU) infrastructure through a dedicated maintenance corridor and by avoiding built development within easements, including that associated with the public sewer crossing the site. While the Highway Engineer considers the corridor to be wider than necessary, its width is required to allow access for a UU tanker for maintenance purposes. These comments are noted; however, sufficient space must be maintained to ensure UU can adequately service its asset.
- 10.19 Public Right of Way (Oldham Footpath 45) will be diverted and upgraded to a surfaced, meandering route through enhanced public open space, with a landscaped buffer to maintain amenity, prevent enclosure and improve the user experience. The Public Rights of Way Officer has reviewed the proposals and raises no objection in principle.
- 10.20 Parking provision is acceptable, with all dwellings benefitting from on-plot parking—typically two spaces, with a small number of plots providing one or three spaces. All spaces meet the required dimensions. Parking is provided through a mix of tandem spaces and frontage parking. To mitigate the visual impact of frontage parking, spaces will be surfaced in buff concrete flags to distinguish them from the adopted highway and add visual interest. The Highway Engineer has raised concerns regarding the positioning of parking spaces 21, 22 and 23 and suggested that these be brought forward to align with the kerb edge. The applicant does not consider this necessary. On balance, and considering the layout as a whole, the positioning of these spaces is acceptable

- 10.21 Approximately 0.95ha of amenity green space is proposed, excluding the attenuation basin. Usable open space areas are distributed toward the east, south and west, with properties oriented to face these areas, ensuring natural surveillance. As previously established, off-site open space contributions remain necessary.
- 10.22 Proposed finished levels broadly follow the existing topography, which falls from north to south and west to east. Respecting existing levels avoids abrupt changes that could lead to amenity impacts or poor integration. Along the northern boundary, the levels between the development and existing dwellings remain comparable. Levels along Mills Farm Close and the eastern parcel are also compatible. A steeper fall exists southwards toward Bankfield Clough; however, this occurs outside the red line and creates no adverse design or amenity implications. Overall, levels are acceptable. The layout therefore accords with Local Plan Policy 9 and NPPF Chapter 12.

Landscape & Green Belt

- 10.23 JPA16 requires development to respond to the Incised Urban Fringe Valleys landscape character and establish a strengthened, permanent Green Belt boundary to the south.
- 10.24 The Landscape Strategy Plan sets out a robust landscape framework that achieves these aims. Native woodland edge and scrub planting along the southern boundary (oak, alder, birch, hazel, hawthorn, holly, willow, with bramble/bracken understorey) provides a naturalistic transition to the open valley landscape. This establishes a visually soft, recognisable and permanent Green Belt boundary and reinforces existing vegetation associated with Bankfield Clough SBI. The strategy reflects the Incised Urban Fringe Valleys character through a topography-responsive layout, species-rich grassland and wet meadow areas, adding visual and ecological diversity. It also reinforces the Green Belt boundary by creating a continuous native landscape edge, improving long-term defensibility.



- 10.25 The Council's Arboricultural Officer supports the proposed planting and raises no objections. The scheme complies with PfE Policy JPA16.

Heritage Impacts

- 10.26 Bank Top Farmhouse (Grade II) is located approximately 110m south of the site. The two areas are separated by pasture, with modern farm buildings and a converted barn in the farmhouse's immediate setting.
- 10.27 Growth Lancashire (GL) consider that the site forms part of the wider rural setting of the listed farmhouse. Although this landscape has already been partly eroded by modern development to the north, northeast and southwest, the open field between the farmhouse and the allocation maintains some rural character. GL conclude that introducing further built form would reduce the openness of the setting, resulting in a degree of harm.
- 10.28 GL note that the magnitude of harm would be *limited* due to retained pasture between the development and the farmhouse, and the screening effect of modern farm buildings. Additional planting was requested along the southern boundary; the applicant has incorporated this into an updated landscape plan. While this strengthens screening, GL advise that it does not entirely remove harm, which remains at the "low level" end of "less than substantial harm". As established in *Forge Field Society v Sevenoaks District Council* [2014] EWHC 1895 (Admin), such harm must be given significant weight in the planning balance.
- 10.29 Public benefits include:
- A strong contribution to housing delivery in the borough on a site allocated for housing. This site will deliver new opportunities for people to own their own home
 - The delivery of much needed affordable housing in the borough
 - Economic and social benefits such as the creation of construction jobs, and increased household expenditure once the properties are occupied.
- 10.30 GL acknowledge that the harm is limited. When weighed against the substantial public benefits, particularly the delivery of affordable housing and contribution to housing supply, officers consider that these benefits clearly outweigh the low level of harm.
- 10.31 Effects on heritage assets have therefore been assessed in accordance with PfE Policies JPA16 and JP-P2. While the scheme does not preserve the setting of the listed building as required under Section 66(1) and Local Plan Policy 24, the low level of less than substantial harm is outweighed by the public benefits in accordance with NPPF paragraph 215.

Summary on Design Landscape & Heritage

- 10.32 The proposed development delivers an appropriate scale, appearance and layout that integrates well with the adjoining Parcel A scheme and reflects the character of the surrounding area. The house types, materials and street structure create a coherent and attractive residential environment, with active frontages, natural surveillance and clear pedestrian links. Levels have been sensitively handled to ensure suitable

relationships with existing properties, and the layout provides accessible open space, an upgraded diverted Public Right of Way and protection of United Utilities infrastructure.

- 10.33 The landscape strategy responds positively to the Incised Urban Fringe Valleys character, delivering extensive native planting and a robust, permanent and defensible Green Belt boundary along the southern edge of the site. The Council's Arboricultural Officer supports the proposed landscape approach.
- 10.34 In heritage terms, the development would result in a low level of "less than substantial harm" to the setting of the Grade II listed Bank Top Farmhouse. This is due to the introduction of built form into part of its wider rural setting. However, the harm is limited by existing screening, intervening pasture and enhanced planting now proposed along the southern boundary. When weighed against the significant public benefits including housing delivery, affordable housing and economic uplift the harm is considered to be outweighed in accordance with NPPF paragraph 215.
- 10.35 Overall, the proposal is considered to achieve a high standard of design, an appropriate landscape response and an acceptable heritage outcome, and accords with the requirements of Local Plan Policy 9, Policy 24, PfE Policies JP-P1, JP-P2, JPA16 and relevant sections of the NPPF.

11. ARCHAEOLOGY

- 11.1 PfE Policy JP-P2 requires development to protect key elements of the historic environment, including areas of archaeological, architectural, artistic and historic value. Oldham Local Plan Policy 24 states that development affecting significant archaeological remains or locally significant heritage assets will only be permitted where it can be demonstrated that the public benefits outweigh any harm.
- 11.2 The application is supported by a Historic Environment Desk-Based Assessment (HEDBA), prepared by GHC Archaeology and Heritage Ltd (June 2025) and reviewed by the Greater Manchester Archaeology Advisory Service (GMAAS).
- 11.3 GMAAS concurs with the HEDBA's conclusions that the site has a low archaeological potential. This reflects the absence of known or suspected heritage assets within the boundary, the lack of discernible archaeological earthworks identified during the site walkover, and the generally low distribution of archaeological sites within the wider 1km study area. GMAAS raises no objections and does not consider archaeological conditions necessary.
- 11.4 Accordingly, the proposal is considered compliant with PfE Policy JP-P2, Oldham Local Plan Policy 24 and the provisions of NPPF Chapter 16 relating to archaeology.

12. AMENITY

- 12.1 Local Plan Policy 9 requires development to safeguard the amenity of existing and future occupants, including in respect of privacy, safety, noise, security, visual appearance and access to daylight. Paragraph 135 of the NPPF also requires development to secure a high standard of amenity for existing and future users.
- 12.2 PfE Policy JP-H3 requires all new dwellings to meet the Nationally Described Space Standards and be built to the 'accessible and adaptable' standard set out in Part M4(2) of the Building Regulations unless specific site constraints make this impracticable.

Separation Distances and Layout

- 12.3 Adequate separation distances are an important indicator of acceptable residential amenity. As a general guideline, a distance of around 21 metres between facing habitable room windows, and 10–12 metres between habitable room windows and non-habitable or blank gable elevations, is typically considered to provide good levels of privacy and outlook. These distances are not policy requirements, but they offer a useful benchmark when assessing the relationships between dwellings.
- 12.4 Relationships between first-floor habitable room windows and blank or non-habitable elevations are acceptable, against the guidelines set out above.
- 12.5 There are no unacceptable relationships identified in terms of back-to-back relationships. The interface between the eastern plots and the dwellings proposed on the neighbouring parcel under construction also achieves adequate levels of separation, as does the interface with existing properties on Mills Farm Close. Properties facing Foxton Close are predominantly gable-to-gable. While Plots 21–23 are rear-facing, they would not directly overlook existing dwellings, and no amenity concerns arise.
- 12.6 Front-to-front distances are considered appropriate. In smaller mews courts and shared-surface streets, distances are slightly reduced, but this is acceptable due to the presence of intervening public realm and the active frontage created.
- 12.7 All proposed house types comply with the Nationally Described Space Standards and will be constructed to Part M4(2) accessible and adaptable standards, in accordance with PfE Policy JP-H3.

Construction Management

- 12.8 A Construction Environmental Management Plan (CEMP) has been submitted. It outlines measures to minimise impacts during construction, including controls on working hours, dust, noise and air quality. Environmental Health officers have reviewed the CEMP and require further clarity in relation to working hours and piling detail. This information can be secured by way of condition.

Air Quality

- 12.9 An Air Quality Assessment (AQA) was submitted to assess the effects of the development during construction and operation. The construction phase assessment identified the potential for dust emissions; however, the CEMP includes adequate dust control measures, which Environmental Health consider satisfactory.
- 12.10 For the operational phase, dispersion modelling, verified against local monitoring data, indicates that the development would lead to negligible changes in air quality at all assessed receptors. The AQA concludes that air quality does not constrain the proposed development, and Environmental Health agree with this conclusion.

Noise

- 12.11 A Noise Assessment was undertaken to evaluate the potential effects of road traffic, substation noise and nearby agricultural activity. This included a 24-hour road traffic noise survey and attended measurements of other noise sources, supported by a detailed 3D noise model assessing predicted levels across the site.
- 12.12 The assessment applied daytime and night-time criteria from BS 8233:2014+A1:2019, alongside Noise Rating Curves and low-frequency analysis for substation noise. The results indicate that standard glazing specifications are sufficient for all dwellings and that none would exceed Approved Document O criteria with windows open.
- 12.13 The assessment therefore concludes that no adverse noise impacts are predicted and that the site is suitable for residential development *without the need for specialist acoustic mitigation*.

Conclusion on Amenity

- 12.14 The proposed development provides appropriate separation distances, complies with the Nationally Described Space Standards and Part M4(2) accessibility requirements, and safeguards the amenity of both existing and future residents in accordance with Local Plan Policy 9, PfE Policy JP-H3 and paragraph 135 of the NPPF. The submitted CEMP demonstrates that construction impacts can be effectively managed, while the Air Quality and Noise Assessments confirm that the development would not give rise to unacceptable operational impacts. Environmental Health officers raise no objections. Overall, the scheme is considered acceptable with respect to residential amenity, air quality and noise.

13. HIGHWAYS

- 13.1 PfE Policy JP-C8 requires new development to be designed and located in a way that promotes walking, cycling, and public transport use, reducing reliance on private cars and supporting the creation of sustainable, accessible, and attractive communities. Developments must provide safe, direct, and inclusive access for all users, prioritising pedestrians, cyclists, and public transport in line with the user hierarchy. Proposals

should also ensure strong connectivity to local facilities and transport links. Adequate and well-integrated parking should be provided, including for disabled users, alongside secure and convenient cycle parking.

- 13.2 NPPF paragraph 116 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 13.3 Policy JPA16 states that provision for appropriate access points to and from the site will be made in liaison with the local highway authority. The Policy also states that the main point of access to the site will be through the neighbouring former Centre for Professional Development site and onto Rosary Road. The policy also states that provision for new and improved sustainable transport and highways infrastructure will be made having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C8. Appendix D sets out the following transport interventions:

Necessary

- Active travel improvements including PRow connections to Bardsey Bridleway
- Minor traffic management improvements to address local highway concerns

Supporting

- Rochdale-Oldham-Ashton Quality Bus Transit corridor

Highway Impact

- 13.4 A Transport Assessment (TA) has been submitted with the application, which has been reviewed by the Highway Engineer and Transport for Greater Manchester (TfGM).
- 13.5 The TA includes an appraisal of traffic impacts, with particular focus on Springwood Hall Road. The TA observes that, even with vehicles parked on-street, sufficient carriageway width remains for vehicles to pass safely, and forward visibility is adequate. The assessment finds that parked vehicles act as informal traffic calming, and given the low traffic flows on this road, no capacity or safety issues arise.
- 13.6 In terms of trip generation, the TA indicates that the scheme would generate approximately 32 two-way vehicle trips during the weekday morning peak hour (8:00–9:00), comprising 8 arrivals and 24 departures, and around 30 two-way trips during the evening peak hour (17:00–18:00), comprising 19 arrivals and 11 departures. Across a typical 12-hour day (07:00–19:00), total vehicular movements associated with the development are forecast to be in the order of 270–280 two-way trips. The TA concludes that these levels of traffic are modest and can be safely accommodated on the surrounding road network.
- 13.7 Capacity assessments in the TA also confirm that both the Rosary Road / Springwood Hall Road / development access junction and the western Rosary Road junction would operate well within capacity with negligible delay and no queuing.

- 13.8 Based on the above, the TA concludes that no minor traffic management improvements are deemed necessary, and no developer contribution is required in this regard. The Highway Engineer and TfGM have not raised any concerns in relation to the conclusions.

Access Arrangements

- 13.9 In terms of access into the site, this would be via an extension of the new road through the adjoining development currently under construction from the east of the site, which then links into Rosary Road. The TA concludes that this is appropriate in design, safety and operational terms. An access arrangement is proposed from the west via Mills Farm Close, and would be retained for United Utilities' operational access, and would also function as an emergency access and pedestrian/cycle route, this would be demarcated by bollards to ensure that the access is not used as a through route. No objections have been raised by either TfGM or the Highway Engineer in relation to the proposed access arrangements

Sustainable Travel & Improvements

- 13.10 The layout incorporates new footways linking into the adjacent under-construction development to the east and to Mills Farm Close to the west, which would ensure continuity with the wider pedestrian network. As set out above, PRoW Footpath 45, situated on the western boundary, would be diverted and enhanced to form a more attractive, surfaced, meandering route through the proposed public open space. Internal access roads would support cycle movements, with cyclists also able to utilise links to Rosary Road and Mills Farm Close. On this basis, the TA concludes that the scheme delivers the active travel improvements envisaged by PfE Policy JPA 16 and Appendix D, including improved connections towards the Bardsey Bridleway to the south of the site through the enhancements proposed to PRoW footpath 45. Therefore, the TA concludes that no further off-site pedestrian or cycle works are considered necessary.
- 13.11 In relation to the above, TfGM emphasise the importance of establishing sustainable travel patterns from the outset of the development. In this context, TfGM recommended improvements to the local pedestrian environment, including the resurfacing and renewal of existing footways where necessary; the installation of tactile paving and dropped kerbs on both sides of all access points and nearby junctions; and the provision of continuous footways with a minimum width of 2 metres within and surrounding the development, where practicable. They also advise that walking and cycling directional signage should be provided within the site to promote connectivity with local destinations and existing active travel routes.
- 13.12 In a response submitted in relation to the above, the applicant notes that footway resurfacing, and renewal works are already being carried out along Rosary Road as part of the adjoining development, which is currently being constructed to the east (app number FUL/347540/21). On this basis, the applicants Highway Engineer concludes that no additional resurfacing or renewal works are considered necessary as part of

this application.

- 13.13 The applicant's Highway Engineer also concludes that tactile paving and dropped kerbs are to be provided on both sides of the access from Rosary Road as part of the development to the east, and it is therefore considered that no further provision is required in relation to this proposal. Furthermore, continuous 2-metre-wide footways are included within the layout and are also being provided within the adjoining scheme to the east. While not all existing footways in the surrounding area achieve a full 2-metre width, those on Rosary Road and neighbouring streets are separated from the carriageway by grass verges and provide a safe and suitable environment for pedestrians. TfGM have reviewed these latest submissions from the applicant and have not raised any concerns and do not have any further comments.
- 13.14 The TA concludes that the site is well located for sustainable travel. Walking is considered a realistic alternative to the private car for many daily trips, including access to education, local amenities and employment areas. The site also benefits from convenient access to the local bus network. Cycling is similarly viable for most trip purposes, with Oldham town centre within approximately 3km. The Highway Engineer and TfGM both concur with these comments.

Conclusions on Highways

- 13.15 The TA demonstrates that the development would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the surrounding network, in accordance with NPPF paragraph 116. Traffic generated by the scheme can be safely accommodated, and all assessed junctions would operate within capacity. The proposed primary access via the adjoining development, together with the emergency access from Mills Farm Close, is acceptable and raises no objections from the Highway Engineer or TfGM.
- 13.16 The scheme provides walking and cycling connections through new footways linking to Rosary Road and Mills Farm Close, alongside the upgrading and diversion of PRow Footpath 45. These works deliver the active travel enhancements identified in PfE Policy JPA16 and Appendix D, and adequate internal pedestrian and cycle infrastructure is also incorporated.
- 13.17 Overall, the development offers suitable and sustainable access and complies with Policies JP-C8 and JPA16 of the Places for Everyone Plan and the relevant provisions of NPPF Chapter 9. It is therefore considered acceptable in highways and transport terms.

14. ECOLOGY & BIODIVERSITY NET GAIN

- 14.1 Local Plan Policy 21 requires new development to protect, conserve and enhance the natural environment, including biodiversity, geodiversity, landscapes and Green Infrastructure. The policy seeks to ensure growth is balanced with environmental protection and the provision of new or enhanced Green Infrastructure.

- 14.2 PfE Policy JPA16 requires development of the allocation to incorporate Green Infrastructure and Biodiversity Net Gain (BNG), including the provision of a suitable landscaping buffer between the proposed housing and the adjoining Bankfield Clough Site of Biological Importance (SBI) and its associated Deciduous Woodland habitat. The purpose is to mitigate environmental impacts, minimise visual intrusion and enhance connectivity with neighbouring communities and the wider countryside.
- 14.3 A Preliminary Ecological Appraisal (PEA) and Ground Level Tree Assessment (GLTA) have been submitted to establish the ecological baseline. The site comprises unmanaged neutral grassland bordered by residential development to the north and west and by priority deciduous woodland associated with Bankfield Clough SBI to the east and south. A tributary of the River Medlock runs through the woodland at the eastern boundary.
- 14.4 The site lies within the wider influence of several statutory designations, including:
- Glodwick Lows LNR,
 - Rocher Vale LNR,
 - Lowside Brickworks SSSI and
 - the Rochdale Canal SAC.
- 14.5 The PEA concludes that, given the scale of the proposal, separation distances and intervening built form, no significant adverse effects on these designations are anticipated.
- 14.6 The PEA identifies potential for a range of protected and notable species. Four ponds lie within 500m of the site; therefore, a Great Crested Newt (GCN) Survey was undertaken. Environmental DNA testing confirmed the absence of GCN.
- 14.7 The grassland, scrub and woodland edge habitats offer opportunities for common amphibians, while the adjoining woodland provides potential for badger sett creation, although no setts were recorded. Most trees were assessed as having negligible bat roost potential, and overall bat foraging value was low, with more optimal habitat within the SBI to the south. Suitable nesting habitat is present for common bird species. Himalayan balsam, an invasive non-native species, was also recorded within the woodland.
- 14.8 The PEA recommends a range of safeguards to be secured through a detailed Construction and Environmental Management Plan (CEMP). These include protection measures for nesting birds, bats, amphibians, reptiles and badger, as well as pollution and sediment controls to safeguard Bankfield Clough and the River Medlock, and measures to avoid disturbance to adjacent habitats. Additional recommendations include pre-commencement badger checks within three months of works, bat roost inspections of any trees requiring works within eight weeks of commencement, and a specialist invasive species survey and method statement for Himalayan Balsam. These matters can be appropriately secured by condition.

- 14.9 The PEA also identifies a series of ecological enhancement measures to be incorporated into the development. These include the installation of bat and bird boxes on buildings or retained trees, the provision of log piles, bug hotels and other invertebrate features, the creation of hibernacula and refuges for amphibians and reptiles using site-won materials, and the incorporation of hedgehog highways within garden boundaries to maintain permeability. Collectively, these enhancements would contribute positively to biodiversity. These enhancements can be conditioned.
- 14.10 GMEU confirm that the PEA is acceptable and that no further survey work is required prior to determination. Direct impacts on Bankfield Clough SBI are expected to be minimal due to the proposed landscape buffer between the housing and the woodland edge. However, GMEU highlight the potential for indirect impacts arising from informal access, recreational pressure and general disturbance within the buffer zone and proposed open space.
- 14.11 To address these risks, GMEU recommend that direct access from the development into the SBI is discouraged, and that a detailed Landscape Plan is secured by condition to demonstrate how unrestricted access to the woodland will be deterred. They also advise that robust temporary protective fencing be installed along the woodland boundary during construction, consistent with the submitted Tree Protection Plan.
- 14.12 GMEU raise no objection to the development subject to the conditions outlined above. With these safeguards and enhancements in place, the proposal is considered acceptable in ecological terms and compliant with Local Plan Policy 21 and PfE Policy JPA16.

Biodiversity Net Gain

- 14.13 Biodiversity Net Gain (BNG) is a statutory requirement for new development and seeks to ensure that the natural environment is left in a measurably better state than before. Under Schedule 7A of the Town and Country Planning Act 1990, as inserted by Schedule 14 of the Environment Act 2021, qualifying developments must deliver a minimum 10% net gain in biodiversity value.
- 14.14 The proposed development does not fall within any of the exemption categories and must therefore achieve the mandatory 10% BNG. This can be delivered through one or more of the following routes:
1. On-site delivery – creating or enhancing habitats within the site boundary;
 2. A combination of on-site and off-site delivery – including the purchase of biodiversity units from an approved provider;
 3. Statutory biodiversity credits – purchased from government, but only where on-site and off-site options cannot deliver the required uplift.
- 14.15 A Biodiversity Net Gain (BNG) Report has been submitted with the application. It identifies that the development would result in a net loss of 4.78 area habitat units (-37.70%), alongside a net gain of 2.50 hedgerow units and 0.65 watercourse units (+26.93%). The report confirms that trading rules have not been met for area habitats,

specifically medium distinctiveness “other neutral grassland” and high distinctiveness lowland mixed deciduous woodland. It concludes that on-site opportunities have been maximised but are insufficient to meet the statutory 10% BNG requirement; therefore, an additional 6.15 area habitat units must be secured off-site.

- 14.16 GMEU have reviewed the submitted BNG information and consider the assessment acceptable. As the development results in an overall net loss of biodiversity and the site cannot accommodate the required habitat creation, the necessary uplift will need to be delivered off-site, either through the purchase of habitat units from an approved habitat bank, or, as a last resort, through statutory biodiversity credits. Given that the habitat types required are relatively common locally, GMEU are satisfied that off-site delivery can be achieved.
- 14.17 The statutory Biodiversity Gain Condition will apply to any permission granted and will require the submission and approval of a Biodiversity Gain Plan prior to commencement. This Plan must set out full details of how and where the required off-site biodiversity units will be delivered and secured.

15. TREES

- 15.1 PfE Policy JP-G7 (in summary) supports the Greater Manchester Tree and Woodland Strategy by promoting increased tree cover, protection of existing woodland, and improved public access to nature. The Policy also states that development must replace lost trees on a 2-for-1 basis, preferably on-site, and protect existing trees during construction.
- 15.2 An Arboricultural Impact Assessment (AIA) has been submitted with the application. The AIA confirms that seven individual trees, two groups and one woodland area were surveyed, comprising two Category A trees and a Category A woodland, one Category B tree, three Category C trees, two Category C groups and one Category U tree. In addition, whilst there are no Tree Preservation Orders (TPOs) currently in effect within the site, there is a TPO (TPO/516/08) in effect directly adjacent to the northern site boundary, affording statutory protection to surveyed trees T4 and T5.
- 15.3 The AIA considers that the Category A features, together with Trees T1, T4, T5 and woodland W7, are identified as making the strongest contribution to visual amenity. The AIA identifies that a limited number of removals are required to facilitate the development. These comprise a peripheral section of the Category A woodland (W7) to accommodate the attenuation basin to the south of the site and the removal T6, which is a low-quality Category C tree. Tree T8, which is a Category U tree would be reduced to a 3-metre standing stump to retain deadwood habitat. The AIA concludes that these losses will have a negligible effect on wider landscape character and can be fully mitigated through a landscaping scheme and new tree planting. Some minor access-facilitation pruning will be required to off-site trees T1, T3, T4 (protected tree) and T5 (protected tree), however, the AIA concludes that this will be limited in extent.
- 15.4 The AIA sets out detailed measures to ensure that all other retained trees, groups and

woodland are adequately protected during construction. Tree protection fencing will be installed prior to the commencement of works and maintained throughout the build, with some phased repositioning required as work progresses. Temporary ground protection will be used in areas of RPA encroachment, and boundary treatments located within RPAs will be installed using hand-dug techniques to avoid damage to significant roots.

- 15.5 Several plots (Plots 4, 5, 21, 22 and 23) require specialist engineered or piled foundation solutions, implemented under arboricultural supervision. Areas of new hard surfacing within the RPAs of Trees T1, T3, T4 (protected tree) and T5 (protected tree) will be constructed using no-dig cellular confinement systems, and no significant changes in ground levels are proposed within those RPAs.
- 15.6 The Arboricultural Officer has raised concerns that no site-specific evidence has been provided to demonstrate that the proposed no-dig construction methods are feasible. Although cellular confinement details have been submitted, these are considered generic, and more bespoke, site-specific information is required. The applicant's arboricultural consultant is aware of this and is currently preparing the necessary details. Given that the scheme relies on Homes England funding, and that the applicant requires planning permission to progress that process, it is considered reasonable in this instance to secure the detailed no-dig construction methodology by condition. Subject to this and other recommended conditions, the proposal is considered to comply with PfE Policy JP-G7.

16. FLOOD RISK AND DRAINAGE

- 16.1 PfE Policy JP-S4 expects developments to manage surface water runoff using sustainable drainage systems (SuDS) as close to the source as possible, aiming to achieve greenfield runoff rates unless demonstrated to be impracticable.

Flood Risk

- 16.2 A Flood Risk Assessment (FRA) has been submitted with the application. The FRA confirms that the site is located entirely within Flood Zone 1 in terms of fluvial flooding, which is an area that has low flood risk. There is therefore no identified risk of river flooding to the proposed development.
- 16.3 Environment Agency (EA) surface water mapping shows isolated low-spot areas at the southern boundary where shallow ponding could occur during intense rainfall events. The FRA attributes this to minor depressions in the topography rather than drainage issues. These localised risks are fully addressed through the surface water drainage strategy, which is discussed further below.
- 16.4 The FRA identifies no evidence of groundwater flooding. Similarly, there are no records of sewer flooding affecting the site. The site is also not located near any reservoirs, canals or other artificial impounded water bodies, and is not downstream of any flood control structures that could pose a residual risk.

- 16.5 Overall, the FRA concludes that the development is at low risk of flooding from all potential sources, including fluvial, surface water, groundwater, and sewer related infrastructure.
- 16.6 The LLFA have reviewed the content and conclusions set out in the FRA and do not object or have any concern.

Drainage

- 16.7 A Drainage Strategy has been submitted with the application. It proposes that surface water from the development will discharge to the small watercourse along the southern site boundary, following attenuation and flow control. Approximately 450m³ of attenuation storage is provided within the drainage system, with a restricted discharge rate of 21 litres per second.
- 16.8 The Strategy assesses drainage options in line with the SuDS hierarchy. Infiltration-based solutions were discounted due to clay-dominated soils, site geology and percolation testing, all of which confirm that infiltration is not feasible. Consequently, the Drainage Strategy states that SuDS components reliant on infiltration, such as swales, infiltration basins and filter drains, were considered unsuitable. In accordance with the next preferred option in the hierarchy, surface water will therefore be discharged to the adjacent watercourse.
- 16.9 The Lead Local Flood Authority (LLFA) has reviewed the submission and raises no objection in principle to the drainage strategy. However, they consider that further work is required regarding the integration of SuDS within the scheme. No allowance has been made for non-potable water reuse or rainwater harvesting, and the sustainable drainage approach therefore requires refinement. Clarification is also needed as to whether urban creep has been factored into the design.
- 16.10 Although swales, filter drains and other above-ground features were discounted due to infiltration constraints, the LLFA advise that these components can function as conveyance features rather than infiltration devices. They consider that such features should be revisited, particularly as there is sufficient open space along site boundaries where they could be accommodated effectively.
- 16.11 Further clarification is also required regarding the proposed outfall to the watercourse, as the exact discharge point and downstream connectivity remain unclear and must be confirmed before the drainage strategy can be accepted. Whilst there are no objections to the overall approach, the LLFA is satisfied that the outstanding matters can be addressed through appropriately worded conditions. Therefore, subject to conditions, the development will comply with the requirements of PfE Policy JP-S4.

17. ENERGY

- 17.1 An Energy Statement has been submitted with the application. The Energy Statement

states that the development has been designed with a strong emphasis on sustainable construction. The fabric-first approach results in construction specifications that exceed the minimum standards required under current Building Regulations, which seek to minimise energy demand.

- 17.2 Efficient heating and hot water systems, controlled ventilation, low-energy lighting, water-efficient fixtures, and the use of renewable technologies such as photovoltaic panels have been selected.
- 17.3 The Statement concludes that the development meets, and in many cases surpasses, the requirements of Policy 18 of the Oldham Joint Core Strategy, which seeks carbon reductions over and above earlier versions of Part L. As the scheme has been designed to comply with the 2021 Building Regulations, representing up to a 30% improvement over previous standards, the submitted SAP evidence demonstrates performance comfortably exceeding the relevant energy, emissions, and fabric efficiency targets.

18. OTHER MATTERS

- 18.1 In response to representations suggesting that the development would offer no tangible benefits, it is important to note that the scheme delivers 100% affordable housing. This provides local residents with the opportunity to access discounted home ownership or rented accommodation, which represents a significant public benefit. The development may also generate economic benefits, including the creation of jobs during the construction phase.
- 18.2 Concerns have been raised that the scheme prioritises housing numbers over quality of place. As set out earlier in this report, the site is allocated for residential development with an indicative capacity of 60 dwellings. This is not a maximum figure. The applicant has demonstrated that the proposed layout and housing numbers can be achieved while still meeting the relevant policy requirements relating to design, heritage and residential amenity. Officers are therefore satisfied that the scheme achieves an appropriate balance between capacity and placemaking.
- 18.3 Concerns regarding the potential impact on property values are noted; however, this is not a material planning consideration and cannot be taken into account in the decision-making process.

19. CONCLUSION

- 19.1 The development represents an acceptable residential scheme on a site allocated for housing in the PfE. It would make a significant contribution to the borough's housing supply and deliver a substantial proportion of affordable housing, which constitutes a major public benefit addressing an identified local need. The layout, scale, appearance and landscape strategy are considered acceptable for the reasons set out above and would provide a coherent and attractive extension to the adjoining development to the east.

- 19.2 The scheme would result in a low level of less than substantial harm to the setting of the Grade II listed Bank Top Farmhouse. This harm carries significant weight; however, it is limited in extent, and when balanced against the significant public benefits, including the delivery of affordable housing, economic uplift and the regeneration of an allocated site, it is considered to be outweighed in this instance.
- 19.3 Technical matters relating to highways, drainage, ecology, biodiversity net gain, noise, air quality and residential amenity have been fully assessed. No fundamental objections have been raised, and any outstanding issues can be satisfactorily addressed by planning conditions or through a Section 106 Agreement, including off-site open space contributions, biodiversity units and affordable housing obligations.
- 19.4 Overall, the development accords with the principles of the Oldham Core Strategy and PfE when read as a whole, and the identified benefits clearly outweigh the limited heritage harm. The proposal is therefore considered acceptable and is recommended for approval, subject to conditions and completion of the required Section 106 Agreement.

20. RECOMMENDATION

- 20.1 The application is therefore recommended for approval subject to a Section 106 Agreement, and the following conditions set out below:
1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
 3. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.
 4. No above ground works shall take place until a scheme that how the affordable housing provision will be implemented on the site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall

meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it) and shall include details of:

- a) the type, and tenure of the affordable housing
- b) the arrangements for the transfer of the affordable housing to a registered affordable housing provider
- c) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- d) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced.

The affordable housing shall thereafter be provided in full accordance with the details, contained within the duly approved scheme. This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

REASON - To ensure that the affordable housing is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of Places for Everyone Policy JP-H3, and the National Planning Policy Framework

5. Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for controlling the following: piling (if this is proposed), hours of working, construction routes, and methods for monitoring traffic, noise, dust and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works. Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.
6. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the

ground, erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas. Reason - To protect existing trees and hedges having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan Document (adopted 21 March 2024).

7. Prior to any construction taking place on the northern boundary of the development, details of cellular confinement solutions proposed in relation to the protection of trees as referenced in the submitted Arboricultural Impact Assessment as T1, T3, T4 & T5 shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in full during the construction phase of the development. REASON: To ensure that trees are afforded adequate protection during the construction phase of the development in accordance with Places for Everyone Policy JP-G7.
8. Prior to the commencement of any part of the development hereby approved, details of the method of surface water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. As part of any scheme the following information shall also be submitted:
 - A Pre-Development Watercourse Survey that includes:
 - a. A full topographical and condition survey, including photographs, of the existing on-site and adjacent watercourse to establish baseline capacity, condition, and connectivity.
 - b. Identification of any obstructions, structural defects, or maintenance issues that may affect surface water conveyance.

The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained thereafter. Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to PfE Policy JP-S4

9. Prior to first occupation a further watercourse survey shall be submitted to and approved in writing by the Local Planning Authority, following the completion of all drainage works agreed under Condition 8. The survey should demonstrate that the watercourse remains in a condition suitable to accommodate approved surface water discharges without increasing flood risk on or off site. REASON: To ensure that the site is satisfactorily drained having regard to PfE Policy JP-S4
10. No construction shall commence until details of the means of ensuring the public sewer that is laid within the site boundary is protected from damage as a result of the development, have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the

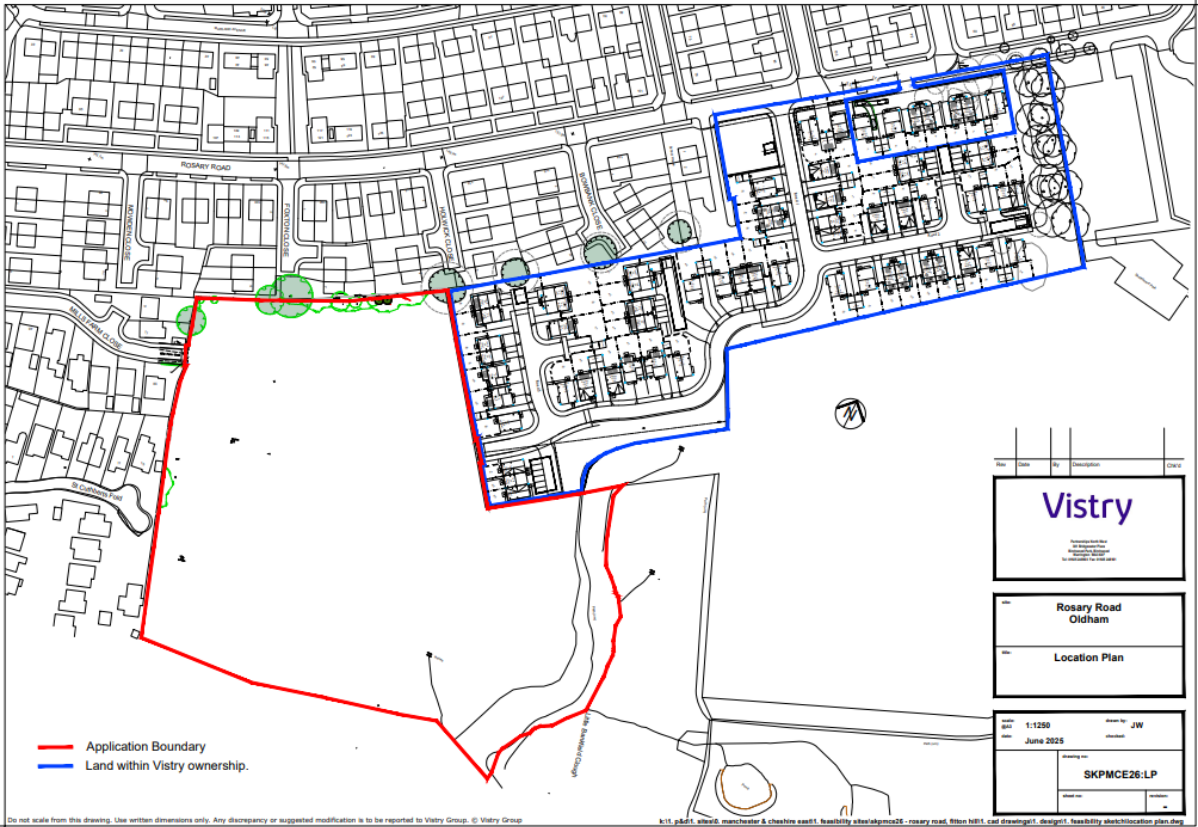
development. Any mitigation measures shall be implemented in full in accordance with the approved details. Reason: In the interest of public health and safety and to ensure protection of essential services.

11. All hard and soft landscape works shall be carried out in accordance with the approved plan L_PL_001 Rev PL_5 prior to the occupation of any part of the development or in accordance with the programme approved in writing by the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policy JP-P1 of the Places for Everyone Joint Development Plan Document (adopted 21 March 2024).
12. No dwellings hereby approved shall be first occupied until a scheme for the future management and maintenance of the areas of public open space within the site has been submitted to and approved in writing by the Local Planning Authority. The open space shall be provided in accordance with the approved scheme and shall be retained thereafter. REASON - To ensure satisfactory retention of the amenity spaces having regard to Policy 21 of the Oldham Local Plan.
13. The development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. Reason: Having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document (adopted 21 March 2024).
14. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. Reason - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan.
15. Prior to any site clearance taking place, a reasonable avoidance measures statement for bats, badgers and amphibians during site clearance and construction will be provided to and agreed in writing by the LPA. Reason: In order to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and JP-G8 of Places for Everyone.
16. Prior to any earthworks taking place, a method statement detailing eradication and/or control for Himalayan balsam should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full. To ensure that invasive species are managed accordingly in line with the

requirements of Policy JP-G8 of the Places for Everyone Joint Development Plan Document (adopted 21 March 2024).

17. Prior to the first occupation of the development hereby approved a travel plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Following acceptance of the plan, the occupier shall submit their travel plan to the Local Planning Authority for approval and the approved plans shall thereafter be implemented within 3 months of first occupation of the dwellings. Reason - To ensure the development accords with sustainable transport policies having regard to Places for Everyone Policy JP-C8
18. No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan ref: SKPMCE26-PL-01 Revision D and the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles. REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policy 9 of the Oldham Local Plan.
19. Prior to the commencement of above-ground works, an Energy and Low Carbon Proforma for major residential developments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. REASON: To ensure the development complies with the carbon and energy requirements of Places for Everyone Policy JP-S2.
20. The development shall be carried out in accordance with the provisions set out in the Crime Impact Statement (V.10 June 2025) unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that the development incorporates appropriate crime-prevention measures and achieves a safe and secure environment for future occupiers, in accordance with Policy 9 of the Oldham Core Strategy

SITE LOCATION PLAN (NOT TO SCALE)



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PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy)
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

17 December 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 5 November 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 27 October and Friday 28 November 2025 which is to be noted by the Committee.

| Application No. | Site Address | Appeal Decision | Appeal Lodged Date | Description |
|-----------------|--|-----------------------|--------------------|--|
| FUL/350640/23 | Land to the Southern Side of Cragg Road, Chadderton | Ongoing | 26/02/2025 | Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping |
| FUL/346290/21 | Land to the rear of 16 Propps Hall Drive, Failsworth | Dismissed, 05/11/2025 | 01/07/2025 | Erection of 2 dwellings |
| FUL/354201/25 | 63H Heron Street Oldham | Dismissed, 07/07/2025 | 07/07/2025 | Change of use from garage/storage (Use Class B8) to self-contained flat (Use Class C3) with a single storey front extension. |
| HOU/354175/25 | 1 Alexander Avenue, Failsworth | Dismissed, 26/11/2025 | 15/08/2025 | First floor front extension and new roof to side garage |
| VAR/353936/25 | Asda, Greenfield Lane Shaw, OL2 8QP | Ongoing | 15/09/2025 | Removal of conditions 1 (service hours), 9 (vehicle types) and 10 (service vehicles) relating to application PA/336191/14 in order to allow 24 |

| | | | | |
|---------------|--|--------------------------|------------|---|
| | | | | hours per day deliveries. |
| FUL/353859/24 | 317 Abbey Hills Road Oldham OL4 5LX | Ongoing | 23/09/2025 | Change of use to ground floor from a cafe to a hot food take away |
| ADV/354398/25 | IMO Car Wash Shaw Road Oldham OL1 3JA | Ongoing | 06/10/2025 | Erection of a freestanding D-Poster LED advertisement. |
| ADV/354609/25 | Land On Middleton Road Mills Hill Bridge M24 2EH | Allowed, 04/11/2025 | 08/10/2025 | Replacement of 2 x static advertisement boards with a single digital advertisement board to a digital poster (D-poster) format. |
| HOU/354823/25 | 13 Jowett Street Oldham OL1 4JQ | Dismissed, 04/11/2025 | 29/09/2025 | Retention of an outbuilding |
| FUL/353485/24 | The Barn, Diggle, Diggle | NEW | 28/11/2025 | Erection of 1 no. two storey dwellinghouse and garage. |
| FUL/354054/25 | Clough Manor, Rochdale Road, Denshaw | NEW | 06/11/2025 | Change of use to a touring caravan site including new access to highway. |
| CEA/351888/23 | Land At Station Road / Harrop Green Lane Diggle | Dismissed, 07/11/2025 | 11/04/2024 | <p>New access from Harrop Green Lane including hard-standing for two vehicles and turning area</p> <p>Gabion stone wall for retention of the rear wall</p> <p>Services connected at the junction of Sam Road and Station Road.</p> <p>Building construction 10 metres from Sam Road boundary building length 19</p> |

| | | | | |
|--|--|--|--|---|
| | | | | <p>metres 2 bedroom stone bungalow to a depth of build of 6 metres, stepped internal from Station road / Harrop Green Lane boundary</p> <p>1 metre high wire fence situated to the rear of Fatherford Close and Cydesdale Rise properties when required</p> |
|--|--|--|--|---|

RECOMMENDATION - That the report be noted.

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk

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