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PLANNING COMMITTEE
Overview & Scrutiny Committee
Agenda

Date	Wednesday 11 November 2026
Time	6.00 pm
Venue	JR Clynes Building, Cultural Quarter, 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, 6 November 2026.

4. Filming - This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed.

Disruptive and anti social behaviour will always be filmed. Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming. Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded.

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Please also note the Public attendance Protocol on the Council's Website https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

Membership of the PLANNING COMMITTEE
Councillors Akhtar, Z Ali, Brooks, Charters (Chair), Harkness, Hurley, Iqbal, Jackson, Nasheen (Vice-Chair), Tarbuck 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

The Minutes of the meeting of the Planning Committee held on 21st October 2026 are to follow.

6 OUT/352888/24 - Waterside Mill, Chew Valley Road, Greenfield, Oldham, OL3 7NH (Pages 3 - 28)

Full planning application for demolition of poor-quality buildings, conversion of older buildings to 59 no. apartments, construction of 27 no. dwellings, with associated access road, parking, and landscaping

7 OUT/355454/25 - Wall Hill Mill, Wall Hill Road, Dobcross, Oldham, OL3 5BW (Pages 29 - 58)

Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered, all other matters reserved.

8 Appeals Update Report (Pages 59 - 60)

9 Gateway Outcomes Report (Pages 61 - 66)

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APPLICATION REPORT – OUT/352888/24
Planning Committee 11th November 2026

Registration Date	3rd February 2025
Ward	Saddleworth South
Application Reference	OUT/352888/24
Type of Application	Outline
Proposal	Full planning application for demolition of poor-quality buildings, conversion of older buildings to 59 no. apartments, construction of 27 no. dwellings, with associated access road, parking, and landscaping
Location	Waterside Mill, Chew Valley Road, Greenfield OL3 7NH
Case Officer	Graham Dickman
Applicant	Tanner Bros (Greenfield) Ltd
Agent	Alan Chorlton

1. INTRODUCTION

1.1 This application is presented to Planning Committee as it relates to a Major application above the applicable threshold in the Council's Constitution.

1.2 The application was deferred from the agenda for the last Planning Committee meeting in order to allow an opportunity for Saddleworth Parish Council to submit any comments on the application.

2. RECOMMENDATION

2.1 It is recommended that the application is approved subject to the conditions set out in this report.

3. SITE DESCRIPTION

3.1 The application site is the Waterside Mill complex located to the east of Greenfield.

3.2 Vehicular access is obtained via a private cul-de-sac access road which crosses a bridge over Chew Brook before emerging onto Holmfirth Road. Public Footpath 230 SADD runs along this access road before continuing to the south. A further Public Footpath, 266 SADD runs eastwards along the site's northern boundary.

3.3 The site itself comprises a complex of buildings gradually developed by Tanner Brothers as a cotton mill from the early 19th century. The earliest core building is an elongated (east-west) three-storey, stone-faced building, towards the front of which a three-storey block heads south and leads to a two-storey office block.

3.4 A further elongated north-south, two-storey block adjoins the eastern end of the core

building.

3.5 These buildings surround a later single-storey weaving shed. Further buildings added in the 20th century are located to the north of the core building.

3.6 In addition to the industrial buildings, the site includes three groups of residential cottages alongside Waterside along with a more modern pair of houses to the south.

3.7 A large mill lodge is located partly within the site boundary before continuing eastwards.

3.8 Beyond the site boundary a number of detached residential properties are located to the west and north-east of the site.

4. THE PROPOSAL

4.1 The proposal involves the demolition of the mill buildings which largely form part of the later development on the site and conversion of the retained buildings to create 59 apartments. A new fourth-floor will be added to the existing three-storey structure.

4.2 In addition, 27 new dwellings would be erected. This will comprise a row of 17 three-storey houses to be located on the north side of the site replacing the demolished 20th century mill buildings. Communal car parking will be provided for these dwellings.

4.3 A total of 10 dwellings, in a mix of two and three-storey, will be located to the south and east of the site. These properties would have two in-curtilage parking spaces each.

4.4 The applicant has indicated that it has always been the intention, and remains so, that the proposals are targeted at older people who wish to move to smaller dwellings in a quiet and attractive location. The applicant considers that there is a substantial demand for such accommodation in Saddleworth and that the application site is ideally placed being both secluded but sustainably close to Greenfield village.

4.5 However, given considerations of the financial viability of the overall scheme, the applicant has concerns that a situation could subsequently arise where the demand for the dwellings from older people has been satisfied and the remainder of the units cannot be sold as they will not comply with any over 55 age occupancy restrictions.

4.6 Due to the high capital costs of the project any such occupancy restriction could bring the financial viability of the whole scheme into question. Therefore, to avoid a scenario where empty units remain unsold, and there is a clear demand in Saddleworth and Oldham for more general needs housing to be made available, the proposal seeks approval without any such occupancy restriction.

4.7 A new access road will be provided around the northern and eastern site along with ancillary landscaping.

4.8 As originally submitted the application comprised a ‘hybrid’ proposal including an ‘outline’ application for a new employment building in the northern portion of the site. This aspect has now been removed from the present application which now solely comprises a ‘full’ application for residential development.

5. PLANNING HISTORY

DEM/354504/25 – Demolition of single storey weaving shed with a traditional north-light roof (early 1900s) and a part single, part two storey storage shed with brick walls and an asbestos roof (1930s). Prior approval required and granted 23 December 2025.

6. RELEVANT PLANNING POLICIES

6.1 The statutory development plan for Oldham currently comprises:

- The Places for Everyone Joint Development Plan Document (PfE) (2024);
- The Joint Core Strategy and Development Management Policies Development Plan Document (referred to as the Local Plan) (2011); and,
- The Proposals Map (2011), including designations from the former Unitary Development Plan where policies are saved.

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

Places for Everyone

Policy JP-S1: Sustainable Development;
Policy JP-S2: Carbon and Energy;
Policy JP-S4: Flood Risk and the Water Environment;
Policy JP-S5: Clean Air;

Policy JP-J2: Employment Sites and Premises;

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-G1: Landscape Character;
Policy JP-G2 Green Infrastructure Network;
Policy JP-G3: River Valleys and Waterways;
Policy JP-G5: Uplands;
Policy JP-G7: Trees and Woodland;
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity;
Policy JP-G9: The Green Belt;

Policy JP-P1 Sustainable Places;
Policy JP-P2: Heritage;

Policy JP-C1: An Integrated Network;
Policy JP-C2: Digital Connectivity;
Policy JP-C3: Public Transport;
Policy JP-C5: Streets for All;
Policy JP-C6: Walking and Cycling; and,
Policy JP-C8: Transport Requirements of New Development.

Joint Core Strategy and Development Management Policies (the Local Plan)

Policy 9: Local Environment;
Policy 13: Employment Areas;
Policy 21: Protecting Natural Environmental Assets;

Policy 22: Protecting Open Land; and,
Policy 23: Open Spaces and Sports.

National Planning Policy Framework (August 2026) and National Planning Practice Guidance (NPPG)

6.3 The National Planning Policy Framework (NPPF) was revised in August 2026 and sets out the Government's planning policies for England. It is a material consideration of significant weight in the determination of planning applications and is structured around nationally numbered decision-making policies. Relevant national policies are identified and assessed throughout the report.

6.4 Annex A of the NPPF provides that development plan policies which are materially inconsistent with the national decision-making policies should be given very limited weight, except where those policies have been examined and adopted, or made, against the revised Framework. Annex A also makes clear that development plan policies should not be afforded reduced weight solely because they were adopted before publication of the revised Framework. Where a policy relevant to this application is affected by Annex A, the weight attributed to that policy, and the reasons for that conclusion, are set out within the assessment.

6.5 The National Planning Practice Guidance (NPPG) is updated periodically and is a material consideration where relevant. Other guidance includes Planning Practice Guidance, National Design Guide and National standards for sustainable drainage systems (SuDS).

Other Guidance and Supplementary Planning Documents (SPDs)

6.6 Several SPDs provide guidance on the interpretation and implementation of Local Plan policies. While some are dated, they remain material considerations:

- Residential Design Guide SPD (2007) – Sets out principles for high-quality residential design, including layout, scale and amenity standards.
- Public Realm Design Guide SPD (2007) – Provides guidance on the design and construction of streets and public spaces, forming part of the Urban Design Guide SPD.
- South Pennine Moors SAC/SPA SPD – Supplements PfE Policy JP-G5, ensuring development does not adversely affect protected habitats within 400m of SAC/SPA boundaries or functionally linked habitats within 2.5km.
- Holcroft Moss Planning Obligations SPD – Supplements PfE Policy JP-C8, requiring assessment of air quality impacts on Holcroft Moss SAC for developments requiring a Transport Assessment.
- Greater Manchester Local Nature Recovery Strategy (LNRS) - Adopted in September 2025 under the Environment Act, the LNRS sets priorities for nature recovery and informs biodiversity enhancement measures.

Interim Planning Position Papers

6.7 These papers provide additional guidance and are material considerations, though they carry less weight than SPDs:

- Affordable Housing – Clarifies implementation of the Council's affordable housing position under policy 10, including thresholds, tenure mix and delivery mechanisms.

- Education Contributions – Sets out an alternate methodology for calculating developer contributions for school places.

- Open Space – Provides guidance on assessing open space contributions, including usability standards and maintenance costs, supplementing Policy 23.

- Supporting Oldham's Economy – Clarifies measures to mitigate the loss of employment sites under Policy 14.

Other Emerging Policy

6.8 The Oldham Local Plan: Publication Plan has been published and consulted on. This stage represents the final draft of the Local Plan prior to submission for independent examination, prepared under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

6.9 The Saddleworth Local Plan has been through examination, and the Examiner has recommended some modifications, which the Council have agreed to. The Plan will now proceed to referendum but can still be given weight in decision-making.

6.10 The Publication Plan sets out the Council's updated vision, objectives and non-strategic planning policies on matters including housing, design, climate change, transport, open land, and community facilities. It will gain weight as it progresses towards submission and adoption and if weight is to be attributed to this it will be identified within the following sections of the report."

7. CONSULTATIONS

Highways Officer	The submitted Transport Statement satisfactorily demonstrates that the additional traffic generation associated with the development would not have an adverse material impact on the highway network, subject to planning conditions, including a scheme of improvements to the existing access junction to Holmfirth Road.
Environmental Health	Recommend conditions in respect of construction management and air quality, and a full contaminated land investigation.
Environment Agency	No objections subject to imposition of various conditions in relation to the Flood Risk Assessment, a development buffer zone alongside Chew Brook, minimum floor levels, landscape and ecological management, and treatment of invasive species.
United Utilities	Recommend a condition for the submission of a sustainable drainage system.

G M Ecology Unit	Recommend conditions in relation to protection of wildlife and habitat management and maintenance.
Drainage	No comments received.
Trees Officer	Replacement tree planting on a 2 for 1 basis will be required.
GM Archaeological Advisory Service	Recommend a condition for appropriate recording of any archaeological information.
Growth Lancashire	No objection since the proposals would result in low level harm to the mill, which is a Non-Designated Heritage Asset.
Natural England	No objection. Based on the plans submitted, the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.
Growth Lancashire	Any harm will be outweighed by the benefit of securing re-use, subject to additional detailing.
Coal Authority	No comments as the site is not within a defined coalfield.
Education	As the proposals are intended for the over 55 age group no financial contribution is requested
Wildlife Trust	No objections

8. PUBLICITY AND THIRD-PARY 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 and departure from the Development Plan by neighbour notification letters, display of a site notice, and publication of a press notice.

8.2 In response 3 representations have been received on the following grounds.

- The Floor Risk Assessment does not adequately address the flood risk to neighbouring properties situated on lower ground.

- The access road and bridge across Chew brook are not wide enough for the likely traffic and future responsibility for maintenance of the bridge needs to be clarified.

- Insufficient details of landscaping.

- Overlooking of neighbouring properties on lower land.

- The size of properties shown are not appropriate for 'down-sizing' over-55 year olds as proposed.

8.3 Saddleworth Parish Council recommendation refusal of the application.

8.4 The Parish Council supports the application in principle; however, clarification is required on a number of concerns before the Parish Council can recommend approval.

- A total of 57 reports are listed on the portal, some are out of date, making it very confusing. It is requested these are stripped out and the portal updated.

- Bridge Structure – The Parish Council was advised that a more comprehensive survey has been carried out, and this was shared at the Parish Council Planning Committee meeting; but was not available on the portal. Clarification is required that the bridge is structurally sound and able to accommodate the weight of fully laden construction vehicles. There is a contradiction in this recent survey which states 18 tonnes, and the verbal information received from the applicant that it can take up to 40 tonnes. Any additional information from the highways Officer is requested.

- More clarification is required regarding the intention that this development is marketed for over 55s. The Parish Council understands the apartments will be attractive to the over 55s but few would wish to take on a 3-storey house with up to 4 bedrooms.

- The Parish Council is not convinced of the evidence for the development not being economically viable to enable a Section 106 contribution.

- There is no evidence in the application to show that it will provide support for the existing infrastructure, i.e. health provision and public transport. For example, the transport document which states the description of the buses and timings is inaccurate. In addition, the GP service referenced is only a satellite provision, 1 day per week when this is possible to be facilitated.

- The Committee was disappointed that the provision for employment units had been removed from the application. The developer advised that this was due to flood risk in that area of the site. This should be addressed within the current application to make the development more in line with the Saddleworth Neighbourhood Plan.

- The application provides no information on amenities and is in contradiction to the Saddleworth Neighbourhood Plan.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

9.1 The application site lies within an allocated Saddleworth Business Employment Area on the Proposals Map which accompanies the adopted Local Plan. This employment land designation is reflected within the emerging Draft Local Plan.

9.2 Local Plan Policy 14 states that "*where uses of sites currently or most recently used for employment purposes which are not listed in the Policy are proposed these will be permitted where the developer has demonstrated:*

a. Through a marketing exercise, agreed with the Council before commencing and to be of a professional standard, that there is no market for the uses listed in the

Policy, or,

b. Through a viability exercise that the continued use/development of the site for the listed uses is unviable, or,

c. That the development of the site for alternative uses would benefit the regeneration areas identified by the Council as being in need of investment or would benefit the community of the area".

9.3 Furthermore, development proposals which result in the loss of an employment site should include measures to outweigh the loss of the site and support Oldham's economy.

9.4 In this instance, the application has been accompanied by a Viability Appraisal.

9.5 This is reflected in emerging Local Plan Policy E3 which states:

"In the "established employment areas" shown on the proposals map, the Council will permit development for employment purposes (as defined in the explanation and justification) both on vacant sites and through the redevelopment of sites already in use.

Proposals for residential or mixed use development in "established employment areas" or at individual or small groups of existing employment premises not shown on the proposals map, will not be permitted unless, after assessment of the following factors, it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use:

a) the quantity and type of employment sites and premises available in the area, and

b) evidence of demand for employment sites and premises in the area, and

c) the suitability of the site for further employment use in terms of size, physical characteristics, access, traffic impact, and sensitivity of surrounding land uses, and

d) the opportunity which may be presented for new forms of employment as part of a mixed use scheme."

9.6 PfE Policy JP-J2 notes that "*Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary".*

9.7 The application is not accompanied by any details of a marketing exercise having been carried out, nor has it been demonstrated that the redevelopment of the site would benefit any identified regeneration areas.

9.8 The application is, however, accompanied by a 'Viability and Employment Land Release Assessment. This document has been independently reviewed on behalf of the Council.

<u>The release of employment land</u>

9.9 The applicant has provided information and a commentary regarding the north-west

industrial property market and the local Greenfield property market, including details of competing sites in the surrounding area, noting the preference of occupiers for Grade A or B purpose-built units with appropriate eaves heights, service yards, and good energy efficiency ratings, which are within well-connected locations.

9.10 In this regard, due to the configuration and age of the existing buildings, the site performs poorly, whilst Greenfield is not a location with prime access having regard to the local highway network. In addition, rental levels tend to be significantly lower than in prime locations.

9.11 The applicant has submitted supporting evidence regarding currently available and recently sold/let properties. This has been reviewed by the independent assessor who considers this to be a reasonable reflection of the local and regional employment property market.

9.12 Having regard to economic and commercial property market outlooks, and to a review of recent employment related transactions in the area, the Council's independent assessor concludes that those values are consistent with those submitted by the applicant's consultant.

9.13 The submitted report goes on to consider issues associated with the costs of refurbishment to retain the existing employment uses. In this regard, although no formal marketing of the site has been undertaken based on the current uses, the independent assessor is of the view that given the condition of the buildings, any new lettings would only attract low rents. Relative to the maintenance and management costs of the property, this would not be sustainable in the long term.

9.14 An assessment has also been carried out, and additional information requested from the applicant in relation to a present tenancy schedule and current operational/management costs of the existing buildings. The review concludes that based on recent occupation levels, the current financial position is unsustainable in the long term even if savings were to be made on some of the operating costs (e.g. demolition of buildings).

9.15 The independent assessor is therefore satisfied that the applicant has demonstrated the continued use of the site based on the current occupation and operation is unviable.

New build employment development

9.16 An appraisal has been undertaken by the applicant's consultant of a new build development, assuming redevelopment of the part of the site currently used as part single/part two-storey warehousing for the construction of new build industrial units reflecting the current authorised uses of the site.

9.17 The independent assessment indicates that there would be an improved Return on Cost for the developer, however, this is still (at -57.42%) below the Target Developer Return of 20% on Costs, reinforcing the challenging viability of an employment led redevelopment of the site.

9.18 It is therefore agreed that a new build employment development on the site is commercially unviable.

Residential financial viability assessment

9.19 The applicant's viability assessment assumes a Gross Development Value (GDV) of

£29,152,000 for the development as proposed whereby all accommodation would be for over 55s occupation (albeit that this tenure is not a specific requirement of planning policy), whilst noting that there are only limited comparable schemes to which reference can be made.

9.20 Having considered the available market evidence, and the location of the proposed units, the independent assessor considers that the revenues adopted by the applicant for the houses are reasonable, however, the apartment values are understated.

9.21 As such, for the purposes of this appraisal, increased values for the apartment units have been adopted, which it is considered are in keeping with the market evidence and which increase the GDV of the scheme from £29,152,000 to £32,123,200.

9.22 A subsequent assessment of the build and associated costs has been undertaken, along with the likely developer's financial return. Whilst, in general, the analysis put forward by the applicant's consultant is agreed, for the purposes of this assessment a reduced Developer's Return of 18% on GDV for the market sale units has been adopted, which it is acknowledged is slightly below what would usually be expected given the size and risk profile of the scheme.

9.23 The independent assessor has carried out a detailed review of the submitted appraisal and supporting evidence. As noted above, whilst generally, the appraisal inputs adopted by applicant are reasonable, there is a difference of opinion with the applicant regarding the following items (in addition to some minor differences on other inputs):

- The suggested Gross Development Value for the subject site of £29,152,000 has been increased to £32,123,200.
- Submitted construction costs of £26,183,700 have been reviewed and lower construction costs of £24,867,756 have been assumed.
- Developer's Return on Open Market Sales has been reduced from 18.5% on GDV to 18% on GDV, acknowledging that the margin is slightly below what would usually be expected given the size and risk profile of the scheme.

9.24 A revised appraisal has therefore been produced.

9.25 The analysis illustrates that the scheme, even without any S106 contributions or affordable housing contribution, produces a residual land value of -£3,406,000 for the landowner which is significantly below the £Nil benchmark land value. This demonstrates that financial viability is a material consideration and that the scheme is unable to provide any level of affordable housing or other planning contributions.

Housing type and range

9.26 PfE Policy JP-H3 requires the provision of housing for a range of dwelling types and sizes, and also the provision of housing for older people.

9.27 The Saddleworth Local Plan indicates that Saddleworth has an identified lack of appropriate housing for young families, with local first-time entrants into the housing market unable to find properties to rent or buy. Similarly, there is a lack of affordable housing for people to downsize to when they are older.

9.28 Oldham's Local Housing Needs Assessment (LHNA) identifies a clear need for specialist older persons accommodation now and in the future, including that for people aged 55 and over (an annual need for an additional 165 units per year of C3 use class

specialist older persons accommodation between 2022-2041). The proposed development would contribute to this need.

9.29 PfE Policy JP-H2 sets out a need to increase affordable housing across the plan area. The capacity of the proposed site qualifies for the Affordable Housing threshold, which applies to developments of 10 dwellings or above, as set out within NPPF.

9.30 In the Planning Statement the applicant referenced an exemption to the 10% requirement for affordable housing within the NPPF, which included where the proposed development provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students). These exemptions are however no longer included in the latest NPPF.

9.31 However, for the reasons set out above, the inclusion of such a requirement would further undermine the potential viability of the development.

9.32 Whilst the applicant has indicated an intention to focus the development on the over 55s age group, and it is evident that such accommodation will serve the needs of the increasing older-age population in Saddleworth, demand for accommodation across the age and family spectrum also exist.

9.33 For this reason, it is not recommended that approval of the application is restricted to a particular age profile, to ensure the needs of the wider community can be accommodated, and not to restrict development in a way which further affects its financial viability

Open Space

9.34 With regard to the impact of proposed housing on open space provision, as the site is a major development, Local Plan Policy 23 states that major residential development should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.

9.35 The site is identified in the Open Space Study as being accessible to all types of open space, except provision for children and young people. There are deficiencies in the overall quantity of amenity greenspace, outdoor sports provision, and provision for children and young people within the ward; and there are also deficiencies in the quality of several open spaces within the ward (see Open Space Study – Appendix C).

9.36 Where an area within which a site is located is deficient in at least one of the standards of open space provision (accessibility, quality and quantity), overall, the area is classed as being deficient and as such a developer contribution is required.

9.37 There are landscaped areas and ‘wildlife areas’ with access identified on the proposed site layout plan. Appropriate landscaping and greening is welcomed and encouraged as part of development, however it should be noted that no specific details have been provided detailing the provision of public open space onsite.

9.38 Public open space should serve a clear function. In line with NPPF (Annex B – Glossary), open spaces are defined as ‘all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.’

9.39 Appropriate street furniture (e.g. seating) and planting can contribute to high-quality open spaces and offer recreational value.

9.40 Where on-site open space is not to be provided, a contribution to off-site open space provision based on the deficiencies in the area and the number of bedspaces proposed in the development will be required.

9.41 As noted above, due to viability considerations, it is not possible for any financial contribution to be required in this case.

Green Belt

9.42 As originally submitted, a small element of new development was proposed to be constructed on adjoining land which is situated within the Green Belt. However, this element of the proposal has subsequently been removed from the application and consequently the whole of the proposed development now lies outside the Green Belt.

10. HERITAGE

10.1 There are no buildings listed as being of Historic or Archaeological Importance within or adjacent to the site, nor is the site within or adjacent to a Conservation Area.

10.2 Notwithstanding this, buildings within the site would be considered as non-designated heritage assets given their historic significant to the development of the area. Waterside Mill is included in the proposed Local List of buildings with heritage value that the Council will shortly be consulting on.

10.3 NPPF paragraph HE5:1 requires that "*Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance".*

10.4 Paragraph HE7:2 indicates that "*Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset".*

10.5 The application is accompanied by a Heritage Statement.

10.6 The submission has been considered by Growth Lancashire on the Council's behalf. It is considered that the proposed scheme will meet the statutory test 'to preserve', causing no discernible harm to the significance of the heritage assets, of any identified statutory heritage assets.

10.7 In respect of any impact to Waterside Mill as a Non-designated Heritage Asset, some low-level harm will be caused by the scheme, particularly in its partial demolition. However, the harm would be likely to be outweighed by bringing use through conversion to the historic elements of the mill building which are to be retained, ensuring its long-term future.

10.8 The Oldham Mills Strategy seeks to assess the potential for mills in the Borough to continue in a viable use, such that the heritage value can be preserved. Waterside Mill has been identified as a Medium Priority Mill, and so the alteration or extension of any

buildings requires clear justification in relation to significance and setting of the heritage asset.

10.9 In light of the assessment of the practicalities and viability of retaining the mill for employment purposes, it is considered that adequate justification for an alternative approach has been forthcoming, and buildings of historic merit are being retained wherever possible in the development.

10.10 GM Archaeological Advisory Service (GMAAS) has also considered the submitted Written Scheme of Investigation and interim report. GMAAS has recommended the partial discharge of the archaeological requirements at this stage to enable demolition works to progress.

10.11 Full discharge of the condition can be recommended in due course once the data generated from the historic building investigation has been subject to the programme of analysis set out in the agreed Project Design, a final report submitted to the Greater Manchester Historic Environment Record and an appropriate level of dissemination secured.

11. HIGHWAYS ISSUES

11.1 The application is accompanied by a Transport Statement, and subsequent discussions have taken place with the Council's Highways Officer to ensure that satisfactory access arrangements can be achieved to the development site.

11.2 NPPF paragraph TR6:4 116 states that "*Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion".*

11.3 Sole vehicular access to the site is via a private road, Waterside, which serves the existing mill complex. The access crosses a bridge over Chew Brook where it adjoins a further private road serving Greenfield Mill.

11.4 Beyond this junction the highway is adopted, emerging onto the A635 Holmfirth Road, close to its junction with Manchester Road and Chew Valley Road. This is a strategic route through the Borough leading to Yorkshire.

11.5 There is currently an acceptable road safety record along this stretch of highway, with one accident occurring at the junction during the most recent five-year period.

11.6 A robust Transport Statement has been submitted with this application. It outlines the existing conditions on the highway network and the effect that the amount of traffic that is expected to be generated is likely to have.

11.7 It also looks at the more sustainable modes of travel to and from the site in relation to local amenities and any scope for improvement through mitigation measures.

11.8 In order to estimate the trip generating potential of the proposed residential uses, average trip rates from the industry-standard TRICS Database have been obtained.

11.9 The proposed development is likely to generate 32 two-way trips in the AM peak hour and 34 two-way trips in the PM peak hour. The effect of this additional traffic on the local highway network will be barely perceptible during the peak hours and less so outside of the peak hours.

11.10 The results from the TRICS database show that the proposed development will not have a material impact on the operation of the local or strategic highway networks and the traffic impact of the scheme is therefore acceptable.

11.11 The existing site entrance at its junction with Holmfirth Road is difficult to access given the topography. A drawing has been produced which shows that a highway improvement is possible which will allow easier access for vehicular traffic and pedestrians.

11.12 It will be designed so that a left turn into the site and a right turn out of the site will be prohibited. This is due to the topography, as it has been proven that neither manoeuvre can be carried out safely. Instead, drivers will be required to use the nearby roundabout at the Chew Vally Road/Holmfirth Road/ Manchester Road junction in the same way that drivers travelling to Bank Lane from Holmfirth are required to do now.

11.13 It is recommended that a condition is attached which will ensure that a highway improvement is carried out at the junction, but will also include associated footway provision along Holmfirth Road, changes at the roundabout and all signs and road markings.

11.14 Once within the site, access will be gained via the existing bridge across Chew Brook which continues to serve the existing employment uses within the mill buildings and neighbouring residential properties within the site.

11.15 This bridge is not part of the public highway and responsibility for its upkeep rests with the mill owner. A survey of the condition of the bridge was last undertaken in June 2023. This report established a maximum safe vehicle weight in accordance with Highways England standards at the time, with which the owner is aware of the need to ensure compliance. In respect of the present application, this will apply during the demolition period and for any future redevelopment scheme which may be approved, unless accompanying improvements to the bridge are undertaken beforehand.

11.16 The Local Highway Authority does not consider that the existing bridge is of an adoptable standard and subsequently any highway layout within the site will not be adopted by the Council. The applicant is aware that the internal access roads will not be adopted.

11.17 Nevertheless, the existing bridge is considered to be of a satisfactory standard to accommodate the additional traffic associated with the proposed development.

11.18 The bridge also carries a public right of way (Public Footpath 230 SADD). There will be some intensification of use by residential traffic and pedestrians as a direct result of the proposed development. A new footbridge is therefore proposed to be provided

alongside the existing bridge, so that vehicular and pedestrian movements are separated. The public right of way will require diversion under Section 257 of the Town and Country Planning Act 1990 from the existing bridge onto the new footbridge, and the Local Highway Authority will authorise the type and specification of the footbridge to ensure that it is fit for purpose.

11.19 Although not being considered for adoption by the Local Highway Authority, the Highways Officer is satisfied that there is adequate car parking provision and that future residents will be able to move throughout the site safely.

11.20 Subject to planning conditions to secure the implementation of the required improvement works to the site access and the provision of appropriate parking and servicing facilities within the site, it is considered that the requirement of NPPF paragraph TR6:4 116 is satisfied and that there are no highway safety grounds to justify approval of the application.

12. DESIGN AND LAYOUT

12.1 Primary vehicular access to the site will be obtained from the site entrance and extending around the northern and eastern boundary of the site, following the line of the existing roadway serving these areas.

12.2 The proposed development comprises a mix of building types which are designed to be sympathetic to the retained traditional mill buildings, whilst adding contemporary features.

12.3 The proposals seek to convert the historic 1836 core of the building into residential apartments. The existing windows, which consist of a mix of timber and plastic, are to be replaced with a consistent fenestration which reflects the historic arrangement and where required, the stonework across each elevation will be sensitively cleaned.

12.4 Above the retained mill building, a recessed flat roofed extension is proposed at fourth floor to provide additional accommodation. A number of modern additions and extensions will also be introduced across the original mill buildings.

12.5 Subject to a condition relating to the detailed design and materials to be used on the conversion and for the additional floor extension, it is not considered that this would significantly harm the integrity of the building whilst adding to the viability of a scheme for its retention and re-use.

12.6 At the northern side of the retained mill buildings, the more modern structures will be replaced with an elongated block of houses extending over 3 storeys. It will incorporate a saw-tooth roof design reflecting the established design of the later mill buildings which are to be demolished. This block will be separated from the retained mill building by landscaped car parking areas.

12.7 Finally, 3 small blocks, each containing 3 or 4 dwellings, will be constructed to the south and east of the retained mill buildings. These structures will extend to between two and three storeys with a contemporary design with large windows. The use of flat roofs in the design reflects the fact that such arrangements are a dominant feature of the more historic (to be retained) buildings on the site, including the main mill conversion structure and the former office building.

12.8 Final details of facing materials, which include brick and/or stone, reflecting the range of materials within the mill site, will be required for approval prior to the commencement of development.

12.9 Overall, it is considered that the proposals would be sympathetic to the setting of the site and be adequately integrated into its surroundings and to the landscape character of the area as required by PfE Policy JP-G1, having regard to the site's location within the Open Moorlands and Enclosed Upland Fringes (Dark Peak) landscape character type.

13. AMENITY ISSUES

13.1 Although largely in existing industrial use, three blocks of terraced dwellings which will have been traditionally occupied in connection with the mill, and are in the ownership of the applicant, are located on the western side of the mill. These properties will be retained.

13.2 To the north-east of the mill, and sharing the same site access, are three dwellings in separate ownership.

13.3 In all cases the relationship to the proposed dwellings secures acceptable degrees of privacy. Whilst there will inevitably be some disturbance during subsequent construction/conversion works, any approval will be subject to a requirement that a detailed Construction Environmental Management Plan is submitted and approved to regulate those activities.

13.4 As required by Places for Everyone Policy JP-H3, the properties shall comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make it impracticable.

13.5 A condition will be recommended to ensure the policy's requirements are met.

13.6 Although located on the eastern fringe of the Greenfield settlement, the location is accessible form a variety of local services, including a local convenience store located 500m from the site entrance, a supermarket 1.3km away, a variety of other shops, pubs and social clubs, sports facilities, churches, a pharmacy, primary school, and a satellite doctor's surgery are nearby.

13.7 A half-hourly daytime, and hourly evenings and Sunday, bus service operates from outside the Clarence Hotel close to the site access, whilst further bus services and regular train services are available within Greenfield.

13.8 Whilst, in common with other Greenfield residents, further travel is required to access a wider range of health facilities and secondary schools, it is considered that the site offers satisfactory access to services in accordance with the guidance in NPPF Policy TR3.

14. BIODIVERSITY AND ECOLOGY

14.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

14.2 This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. As a clear preference, this increase should be achieved through on-site biodiversity gains.

14.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.

14.4 A Biodiversity Net Gain Metric and Assessment has been submitted along with a Preliminary Ecological Appraisal.

14.5 As part of the development, it is proposed to undertake habitat enhancement within two adjacent areas which fall within the applicant's wider land ownership. Confirmation that these areas will be registered as Habitat Banks will be required in order to satisfy the requirements of the statutory post-planning approval Biodiversity Gain Plan.

14.6 In order to implement the scheme, including to allow for demolition of the sections of the existing building which are to be removed, replacement tree planting will be required to comply with the requirements of PfE Policy JP-G7, which requires replacement tree planting on a 2 for 1 basis.

14.7 A planning condition will be necessary to ensure the implementation of the required tree planting and biodiversity enhancements, and implementation of a Habitat Management and Maintenance Plan within the applicant's wider land ownership.

14.8 In addition, it will be necessary for the applicant to obtain a licence from Natural England prior to demolition of some of the proposed mill structures which are to be removed. In respect of other potential impacts on mammals, amphibians, and reptiles, a condition will be required to ensure precautionary working measures are implemented in accordance with a submitted method statement.

14.9 The Environment Agency has drawn particular attention to the need to respect the ecological value alongside the Chew Brook watercourse and has recommended various conditions to ensure such features are protected and enhanced.

15. DRAINAGE AND GROUND CONDITIONS

15.1 Part of the overall site is located within Flood Zones 2 & 3 of the Environment Agency's Flood Risk Matrix.

15.2 A Flood Risk and Drainage Assessment has been submitted with the application.

15.3 The Environment Agency had sought clarification that the proposals would not involve development lying within Flood Zones 2 and 3, which occupy the northern section of the site (on which the commercial development was originally proposed).

15.4 Following the submission of further details, the objection has been withdrawn subject to a condition to ensure compliance with the submitted Flood Risk Assessment and a minimum finished floor level for the proposed dwellings.

15.5 Concerns have been expressed by neighbouring residents in respect of potential increased flood risk. As the development will not intrude into areas at risk of flooding, and considering the relationship between the new development, the existing properties, and Chew Brook, there is no evidence to suggest that any existing flood risks will be increased.

15.6 United Utilities considers that a condition will be required to demonstrate that the applicant has explored all options to secure the sustainable drainage of the site and a detailed sustainable drainage plan has subsequently been submitted and approved. This will be a condition of any approval.

15.7 In respect of ground contamination issues, a Phase 1 Desk Study Report has been submitted.

15.8 The Environmental Health Officer has reviewed the report and advised that a full contaminated land assessment will be required as a condition of any approval.

16. ENERGY

16.1 Prior to the commencement of any construction or conversion works, an Energy/ Sustainability Statement will need to be submitted to demonstrate that the buildings can achieve energy efficiency 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.

17. CONCLUSION

17.1 This application proposes the comprehensive redevelopment of a long-established industrial site through a mix of demolition, replacement, and selective conversion of the parts of the mill complex which retain heritage value.

17.2 Consideration has been given to the loss of employment land which, in accordance with Local plan policy should not be permitted unless the applicant has demonstrated either that retention is unviable, or that appropriate compensation for the lost can be achieved.

17.3 In this instance it has been adequately demonstrated that such a justification can be evidenced and that proposals will alternatively allow the creation of a new residential development which is sensitive both to the locality and the historic value of the site.

17.4 Access to the site is constrained by the single point linking to the wider highway network. It is acknowledged that this route utilises a narrow bridge; however, this bridge has historically served, and continues to the serve, the established industrial activity on the site, and it is not considered that vehicle movements generated by the residential use of the site would place a greater stress on the bridge compared to the established industrial use.

RECOMMENDED 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. No development hereby approved, comprising the construction of new dwellings or the residential conversion of retained buildings, shall be commenced until full details of a highway improvement at the access to the site at its junction with Holmfirth Road, and at the Holmfirth Road, Manchester Road, Chew Valley Road roundabout, has been submitted to and approved in writing by the Local Planning Authority. Details of construction, levels, drainage, lighting, and footway provision, with all associated signs and road markings, shall be included within the submitted scheme, along with details of management responsibility for future maintenance of the existing bridge structure across Chew Brook. The approved scheme shall be implemented in full prior to first occupation of any new dwellings hereby approved and the bridge management arrangements shall be retained thereafter. REASON – To ensure safe access into and out of the site, including the prevention of left turn manoeuvres into and right turn manoeuvres out of the site, in the interests of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.

4. No development hereby approved, comprising the construction of new dwellings or the residential conversion of retained buildings, shall be commenced until full details of a new pedestrian bridge across Chew Brook, including management responsibility for future maintenance of the bridge structure, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of any new dwellings hereby approved and shall be retained thereafter in accordance with the approved details. REASON – To ensure safe pedestrian access into and out of the site, having regard to Policies JP-C6 and JP-C8 of the Places for Everyone Joint Development Plan.

5. 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 3579 26 B 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 areas 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 JP-C8 of the Places for Everyone Joint Development Plan.

6. No dwellings shall be occupied until a scheme for the provision of secure cycle parking in connection with that dwelling, has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority. The approved facility shall remain available for users of the development thereafter. REASON - In order to promote sustainable means of travel having regard to Policies JP-C6 and JP-C8 of the Places for Everyone Joint Development Plan.

7. Prior to the commencement of any development, the applicant shall submit a Construction Environmental Management Plan (CEMP) which details how any 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. The CEMP shall also include details of scheduling of deliveries, storage of plant and materials on site, car parking provision for contractors and employees, wheel-wash facilities and general phasing of the works. The CEMP shall be approved in writing by the Local Planning Authority before any development commences and, unless otherwise agreed in writing by the Local Planning Authority, any mitigation in the agreed CEMP shall be adhered to for the duration of any construction works. REASON - To prevent development that may result in unacceptable impacts on human health and the environment having regard to Policy 9 of the Oldham Local Plan.

8. No development, other than demolition works, 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 having regard to Policy 9 of the Oldham Local Plan.

9. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 5839/FRDA/Final/v1.0/2024-08-13) including that finished floor levels shall be set no lower than 166.65 metres above Ordnance Datum (AOD). These mitigation measures shall be fully implemented prior to occupation of a dwelling and retained thereafter, in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development. REASON - To reduce the risk of flooding to the proposed development and future occupants having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan.

10. Prior to the commencement of development, other than demolition, 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; and

    (v) 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 having regard to JP-S2 of the Places for Everyone Joint Development Plan.

11. No development, other than demolition, shall take place until a scheme for the provision and management of a 10-metre-wide buffer zone; excluding the existing access road; alongside the Chew Brook waterbody has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from new built development including formal landscaping or new hardstanding, except for the retention/ improvement of the existing access road. The scheme shall include:

    - plans showing the extent and layout of the buffer zone free of any new hardstanding, parking areas or underground storage assets.
    - details demonstrating how the buffer zone and river will be protected during development's construction; including any potential road widening of existing access road;
    - details of any retained or proposed new soft landscaping along riparian corridor, including planting schedule.
    - detail of any new site surface water connections to river, preferably via a multifunctional sustainable urban drainage system.
    - details of any proposed new footpaths, or environmentally sensitive fencing or lighting arrangements etc. along key ecological network.

    REASON - In order to protect valuable wildlife alongside the watercourse and ensure this is protected and positively integrated as part of new riparian development having regard to Policy JP-G3 of the Places for Everyone Joint Development Plan.

12. No development, other than demolition, shall take place until full details of both hard and soft landscape works with an associated Landscape and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant.

    The soft landscaping works shall include planting plans; including provision of replacement tree planting on a basis of 2 for 1 removed to facilitate the development, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme. All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority and shall be maintained for a period of 5 years from the agreed date of planting.

Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies JP-P1, JP-G7 and JP-G8 of the Places for Everyone Joint Development Plan.

13. Prior to the commencement of any development hereby approved, including land clearance works, a scheme of precautionary working methods for amphibians, reptiles, and mammals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved working methods. REASON - In order to secure the protection of ecological interests within the site having regard to Policy 21 of the Oldham Local Plan and Policy JP-G8 of the Places for Everyone Joint Development Plan.

14. Prior to the commencement of any development, other than demolition, a detailed method statement for removing or the long-term management / control of all non-native and invasive species, including Himalayan Balsam, Japanese knotweed, Variegated Yellow Archangel, Wall cotoneaster & Rhododendron, identified on the site in the Preliminary Ecological Appraisal (Elton Ecology, 2025, JCA, May 2023), shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of identified invasive species during any operations e.g. mowing, strimming, bank regrading or soil movement, and preferably look to eradicate from site where feasible and practical. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement. REASON - To prevent the spread of invasive plant species having regard to Policy 9 of the Oldham Local Plan.

15. No development comprising the erection of any external walls shall commence until a full specification or samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy JP-P1 of the Places for Everyone Joint Development Plan and Policy 20 of the Oldham Local Plan.

16. The development shall be implemented in accordance with the measures outlined in the Specifications for a Programme of Building Recording Investigation (Level II/III) submitted under application DEM/354504/25 and subject to:

    a) A programme for post-investigation assessment to include production of a final report on the results of the investigations and their significance.
    b) Deposition of the final report with the Greater Manchester Historic Environment Record.
    c) Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of an information panel that explains the historic interest in the mill.
    d) Provision for archive deposition of the report and records of the site investigation.
    e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

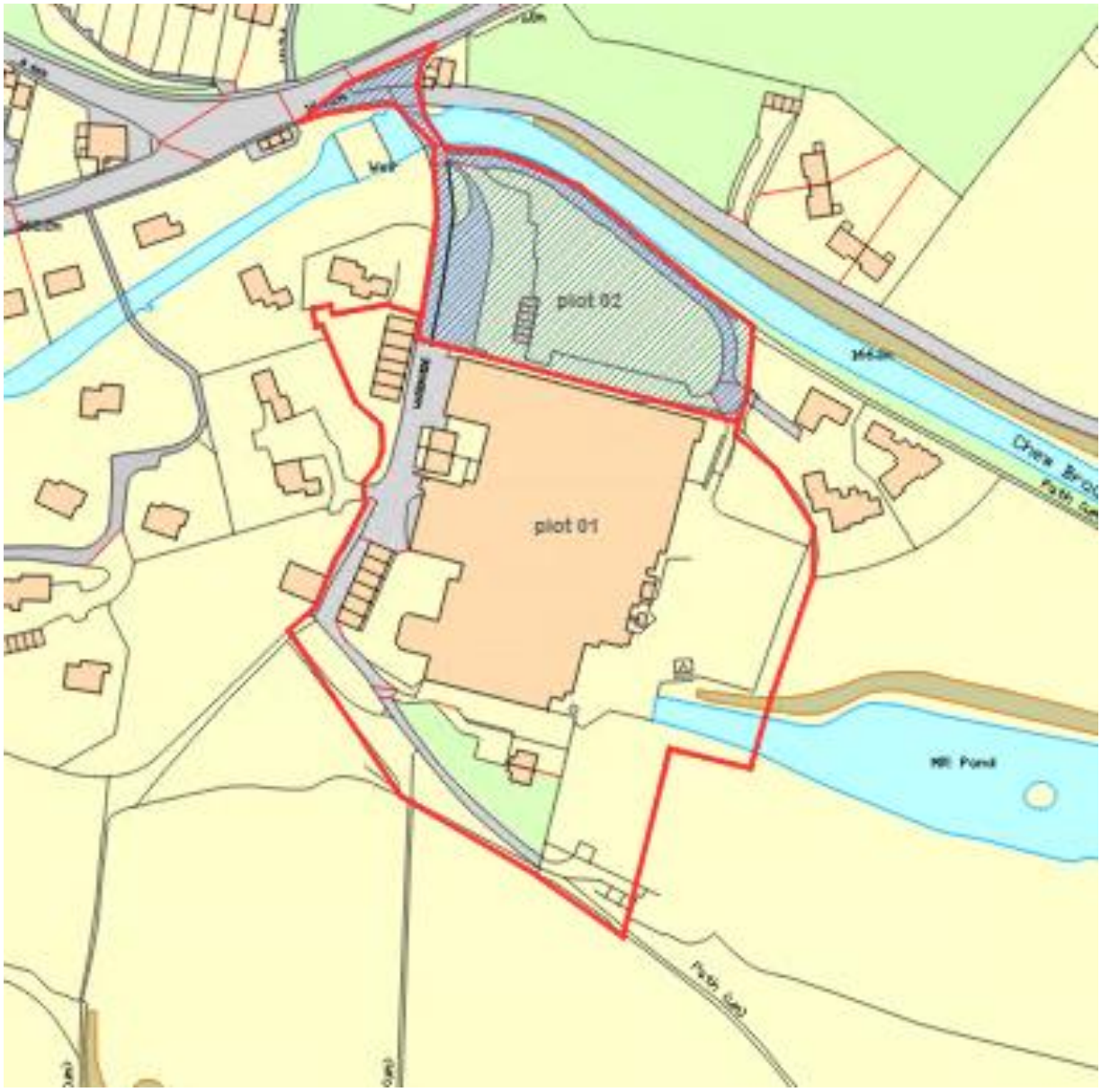
REASON - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible having regard to Policy JP-P2 of the Places for Everyone Joint Development Plan Document.

17. 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 - To ensure a sustainable form of development having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan.

18. Prior to the commencement of the construction of any building, 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.

19. No dwelling hereby approved shall be occupied until a statement has been submitted to and approved in writing by the Local Planning Authority to demonstrate how the provision of full fibre to premises connections have been incorporated into the development, unless shown to be technically unfeasible and/or unviable, along with multi-ducting complaint with telecoms standards, and the connections are operational and immediately available. REASON – To support the provision of affordable, high-quality, digital infrastructure having regard to Policy JP-C2 of the Places for Everyone Joint Development Plan Document.

SITE LOCATION PLAN (NOT TO SCALE)



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 - OUT/355454/25
Planning Committee 11th November 2026

Registration Date:	26th January 2026
Ward:	Saddleworth North
Application Reference:	OUT/355454/25
Type of Application:	Outline Application
Proposal:	Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered, all other matters reserved.
Location:	Wall Hill Mill, Wall Hill Road, Dobcross, Oldham, OL3 5BW,
Case Officer:	Matthew Taylor
Applicant	Angela and Ian Dronsfield
Agent:	Mr G Griffiths

1. INTRODUCTION

1.1 This application is presented to Planning Committee in accordance with the Scheme of Delegation as it relates to a Major application for residential development.

1.2 The application site is Wall Hill Mill, which is accessed via Wall Hill Road.

2 RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning & Development shall be authorised to issue the decision.

2.2 The application is recommended for approval, subject to the completion of a Section 106 Agreement securing policy-compliant affordable housing and open space provision.

3 SITE DESCRIPTION

3.1 The site is 1.7 ha in area, has one large industrial building on site and the remains of the part demolished older mill building. The site is set within a valley and is sloped from west to east, which as a result has the buildings and car parking all on differing site levels.

3.2 A water course, Wall Hill Brook, runs through the site

4. PROPOSAL

4.1 Outline planning consent is sought for the demolition of existing buildings and erection of 26 no. houses. With access and scale to be considered, all other matters

reserved.

5. RELEVANT PLANNING HISTORY

FUL/347262/21 - 1. Demolition of redundant and derelict buildings and filling of resultant voids in sloping site. 2. Remodelling of landform to create level loading and manoeuvring area together with associated retaining structures, fencing and landscaping 3. Alterations to existing building to create loading bays. Granted 27/02/2023

PA/338454/16 - Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered, all other matters reserved. Granted 10/02/2017

PA/053858/07 - Conversion of 4 no. mill buildings to create 40 no. residential units, including 3 no. live/work units, demolition of other buildings, car parking, landscaping and improvements to access. Granted 08/07/14

6. RELEVANT PLANNING POLICIES

6.1 The statutory development plan for Oldham currently comprises:

- The Places for Everyone Joint Development Plan Document (PfE) (2024);
- The Joint Core Strategy and Development Management Policies Development Plan Document (Local Plan) (2011);
- The Joint Waste Development Plan Document (Waste DPD) (2012); and,
- The Proposals Map (2011), including designations from the former Unitary Development Plan where policies are saved.

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

<u>Places for Everyone</u>

- JP-S1 - Sustainable Development;
- JP-S2 - Carbon and Energy;
- JP-S4 - Flood Risk and Water Environment;
- JP-H1: Scale, Distribution and Phasing of New Housing Development;
- JP-H2: Affordability of New Housing;
- JP-H3: Type, Size and Design of New Housing;
- JP-P1 - Sustainable Places;
- JP-G7 - Trees and Woodland;
- JP-G8 - A Net Gain to Biodiversity and Geodiversity;
- JP-C8 - Transport Requirements for New Development; and,
- JP-D2 - Developer Contributions.

<u>Joint Core Strategy and Development Management Policies DPD (Local Plan)</u>

Policy 1: Climate Change and Sustainable Development;
Policy 3: An Address of Choice;
Policy 9: Local Environment;
Policy 19: Water and Flooding;
Policy 21: Protecting Natural Environmental Assets; and,
Policy 23: Open Spaces and Sports.

National Planning Policy Framework (August 2026) and National Planning Practice Guidance (NPPG)

6.3 The National Planning Policy Framework (NPPF) was revised in August 2026, replacing the version published in December 2024. It sets out the Government's planning policies for England and is a material consideration of significant weight in the determination of planning applications. The revised Framework is structured around nationally numbered decision-making policies rather than paragraph references. Relevant national policies are identified and assessed, where applicable, within the relevant sections of this report.

6.4 Annex A of the Framework provides that development plan policies which are materially inconsistent with the national decision-making policies should be given very limited weight, except where those policies have been examined and adopted, or made, against the revised Framework. Annex A also makes clear that development plan policies should not be afforded reduced weight solely because they were adopted before publication of the revised Framework. Where a policy relevant to this application is affected by Annex A, the weight attributed to that policy, and the reasons for that conclusion, are set out within the assessment.

6.5 The National Planning Practice Guidance (NPPG) is updated periodically and is a material consideration where relevant. Other guidance includes Planning Practice Guidance, National Design Guide and National standards for sustainable drainage systems (SuDS).

Interim Planning Position Papers

6.6 These papers provide additional guidance and are material considerations, though they carry less weight than SPDs:

- Affordable Housing – Clarifies implementation of the Council's affordable housing position under policy 10, including thresholds, tenure mix and delivery mechanisms.
- Open Space – Provides guidance on assessing open space contributions, including usability standards and maintenance costs, supplementing Policy 23.
- Supporting Oldham's Economy – Clarifies measures to mitigate the loss of employment sites under Policy 14.

Other Emerging Policy

6.7 The new Oldham Local Plan has now been submitted for Examination. The new Local Plan sets out the Council's updated vision, objectives and non-strategic planning policies on matters including housing, design, climate change, transport, open land, and community facilities and will sit alongside PfE as part of the adopted Development Plan. Given it has been submitted for examination, the policies in the proposed Plan can be given weight in decision-making**.**

6.8 The Saddleworth Neighbourhood Plan (2026) which has been through examination and is currently subject to a referendum following modifications, to take place on the 10th December 2026.

7 CONSULTATIONS

Planning Policy	The site lies within the Green Belt but is considered previously developed (brownfield) land and is identified within the Council's SHLAA due to its previous residential planning permission. The proposal must also accord with Local Plan Policy 14, which seeks to protect employment generating sites. In relation to open space, the site is located within an area identified as deficient in amenity greenspace and provision for children and young people. Therefore, a policy-compliant contribution towards open space provision is required in accordance with Local Plan Policy 23. Based on the submitted development parameters, the estimated contribution is either £7,307.53 towards enhancement of existing provision or £30,737.33 towards the creation of new provision, with the final amount and allocation to be agreed with Parks and Greenspaces through the Section 106 Agreement. Affordable housing is required in accordance with PfE Policy JP-H2 and Local Plan Policy 10, with provision to be secured and details confirmed at Reserved Matters stage.
Saddleworth Parish Council	The Parish Council recommends refusal of the application for the following reasons: • Insufficient information has been provided regarding the proposed sewage treatment arrangements, with concerns that the discharge may adversely affect properties further down the road. • Concerns have been raised regarding the site's vulnerability to flooding. • The proposal would result in the loss of a business use, which is considered detrimental to the local community and economy.
Transport for Greater Manchester	The submitted documents have been reviewed, and TfGM has confirmed that it has no comments to make on the application from a transport perspective.
Highways Engineer	Raised no objection to the proposed development in principle. Whilst noting that the site has limited accessibility to public transport and local services, it is considered that the scale of development proposed would not generate traffic levels sufficient to result in a severe impact on the local highway network. The principle of the proposed access is considered acceptable, subject to the submission and approval of detailed access design, highway geometry, gradients, visibility splays, parking,

	servicing, cycle storage and drainage details. The Highway Engineer advises that improvements to the Wall Hill Road frontage, including the provision of a continuous 2-metre-wide footway, should be secured by condition. It is also noted that the development affects existing Public Rights of Way and a Bridleway, with any necessary diversions requiring separate statutory approval. Subject to conditions relating to access design, reserved matters highway details and the submission of a Construction Management Plan, no highway objection is raised.
Drainage	The Lead Local Flood Authority raises no objection to the proposed development following the submission of additional drainage information and is satisfied that the proposed surface water management principles are acceptable in principle. The LLFA advises that detailed surface water drainage proposals, implementation measures and future maintenance arrangements should be secured by condition.
United Utilities Water Limited	United Utilities raises no objection to the proposed development, subject to the imposition of conditions relating to surface water drainage. The submitted drainage strategy has been reviewed and is considered acceptable in principle. United Utilities advises that surface water should not discharge to the public sewer and that the approved drainage scheme should be implemented and retained for the lifetime of the development. They also recommend that appropriate arrangements are secured for the long-term management and maintenance of any Sustainable Drainage Systems (SuDS).
Greater Manchester Ecology Unit	Have raised no objection in principle to the proposed development, welcoming the reopening of part of Wall Hill Brook as a significant ecological enhancement. Following the submission of additional ecological information, the Ecologist is satisfied that the site does not present unacceptable risks to bats or other protected species, subject to appropriate mitigation and precautionary measures. Concerns regarding the biodiversity baseline and BNG calculations have been addressed through the submission of further information and an updated metric. The Ecologist is satisfied that an appropriate baseline has now been established and that the development is capable of delivering the mandatory minimum 10% Biodiversity Net Gain. Conditions are recommended requiring updated ecological surveys where necessary, protection of protected species, invasive species management, watercourse protection measures, biodiversity enhancement features and compliance with statutory BNG requirements.
Environmental Health	Raised no objection, subject to conditions relating to contamination and the demolition works taking place on site, to protect both future occupants of the development

	and existing adjacent land users.
Mining Remediation Authority	No objection, subject to conditions requiring an intrusive site investigation to establish the risks posed to the development from past shallow coal mining activity and any necessary remedial works to address land instability arising from the site's coal mining legacy. In addition, prior to the occupation of the development, or it being brought into beneficial use, a signed statement or declaration prepared by a suitably qualified and competent person shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm that the site is, or has been made, safe and stable for the approved development, and shall include details of the methods and findings of the intrusive site investigations together with confirmation that all necessary remedial works have been completed.
Environment Agency	The Environment Agency has reviewed the updated Drainage Strategy and confirms that its previous objection has been withdrawn. It advises that, due to the site's historic use as a landfill and breaker yard, there remains a medium risk of contamination affecting controlled waters. The Environment Agency raises no objection subject to conditions securing a remediation strategy, verification of remediation works, and controls on infiltration drainage systems.

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 22 supporting representations, 1 neutral comment, and 31 objections were received.

8.3 These responses are summarised below:

Support (summary of material planning considerations)

- Redevelopment of a previously developed/brownfield site that is currently considered by many residents to be an eyesore and detracts from the character of the area.
- Provision of 26 new homes to help meet local housing needs.
- Removal of an existing scrapyard/industrial use considered by supporters to be incompatible with the surrounding residential and rural environment.
- Improvement to visual amenity through the clearance of derelict buildings, stored vehicles and industrial materials. [

- Highway safety benefits arising from the proposed new site access and reduction in HGV movements associated with the existing use.
- Retention and enhancement of public access, including improvements to the bridleway and footpath network.
- Regeneration of a long-vacant and underutilised site, resulting in environmental improvements and investment in the area.
- Potential economic benefits from additional residents supporting local businesses and services.

Objections (summary of material planning considerations)

- Loss of an established employment site and associated jobs, apprenticeships and economic activity.
- Concerns regarding highway safety, including increased traffic generation, the suitability of the proposed access, road capacity, and safety at the Wall Hill Road/A62 junction.
- Impact on the operation and accessibility of Manor House Barn Swimming School and other nearby businesses.
- Flood risk concerns, including the site's proximity to Wall Hill Brook and potential impacts on downstream properties.
- Concerns regarding drainage and sewage disposal arrangements.
- Potential impacts on wildlife, biodiversity, ecological corridors and protected species, including deer, bats, owls and badgers.
- Pressure on local infrastructure and services, including schools, GP surgeries and other community facilities.
- Harm to the rural character of the area and amenity of adjoining bridleways and countryside routes.
- Concerns regarding contamination arising from the site's historic and current industrial uses.
- Concerns regarding construction traffic and disruption during the development phase

Summary of the objection from the current site operator

- The objection raises concerns regarding the proposed loss of an active employment site and argues that the development is contrary to employment, Green Belt and sustainability objectives. The principal points are summarised below:
- The site is currently occupied by a thriving vehicle dismantling, servicing and parts recycling business, operated by K&M Global Limited, which the objector states employs over 25 people and continues to expand. It is argued that the site remains economically viable and continues to make a positive contribution to the local economy.
- The objector contends that insufficient justification has been provided for the loss of the existing employment use, noting that planning policies seek to protect employment land unless it can be demonstrated that continued employment use is no longer viable. It is argued that no such evidence has been provided and that the business remains successful and actively investing in the site.
- Concern is raised that the proposal would result in the permanent loss of a specialist employment use that would be difficult to relocate elsewhere due to its operational requirements and limited availability of suitable alternative sites.
- The objector asserts that there is no overriding need for the proposed housing development, noting that the adoption of Places for Everyone has identified sufficient housing land to meet the Borough's housing requirements and therefore

the site is not required to address a housing land supply shortfall.

- In Green Belt terms, it is argued that whilst the site may constitute previously developed land, this does not justify residential redevelopment in preference to the continuation of the existing employment use. The objection maintains that there are no Green Belt policy reasons requiring the site to be redeveloped for housing rather than retained for employment purposes.
- The objector disputes the conclusions of the submitted viability assessment, arguing that it does not accurately reflect the current operation of the site. It is contended that the site's continued occupation, investment and growth demonstrate that the employment use remains viable and capable of continuing into the future.
- It is further argued that the proposal would result in economic harm through the loss of jobs, business activity and an established employment site, with those harms not being outweighed by the limited benefits associated with the delivery of 26 dwellings.

ASSESSMENT OF THE PROPOSAL

9 PRINCIPLE OF DEVELOPMENT

Loss of Employment

9.1 The application site is currently occupied by an employment-generating use comprising a vehicle dismantling, vehicle parts and waste management operation. As such, the proposal must be assessed against Policy 14 of the Oldham Local Plan, which seeks to safeguard sites currently or most recently used for employment purposes. The policy permits alternative uses, including residential development, where it can be clearly demonstrated that the continued use or redevelopment of the site for employment purposes is no longer appropriate or viable.

9.2 The policy identifies a number of mechanisms through which this may be demonstrated, including a marketing exercise, a viability assessment, or evidence that an alternative use would deliver wider regeneration or community benefits. In this instance, the applicant has sought to justify the loss of the employment use through a detailed viability assessment. A viability-based approach was also relied upon in securing the previous outline planning permission for residential redevelopment of the site. However, given the passage of time since that consent was granted and the fact that the site has continued to operate as an employment use in the intervening period, it is necessary that the loss of employment use is reassessed against current evidence and circumstances.

9.3 In support of the application, the applicant submitted an Employment Use Viability Appraisal prepared by Stannybrook Property Consultants, which assessed the potential for the continued use or redevelopment of the site for employment purposes. The appraisal considered three scenarios comprising: retention and refurbishment of the existing buildings; redevelopment for a modern industrial scheme; and redevelopment for office use. The submitted appraisal concluded that all three scenarios were financially unviable.

9.4 In order to independently assess these conclusions, the Council commissioned David Newham of CP Viability Ltd to undertake an independent review of the evidence. The review assessed the viability of refurbishing the existing buildings and redeveloping the site for alternative employment uses. The independent assessment concluded

that the retention and refurbishment scheme, new industrial scheme and new office scheme all failed to achieve acceptable viability returns. Whilst some scenarios generated modest profits, these were only achievable on the basis of nil land value and nil finance costs, assumptions which were not considered realistic. The review concluded that once normal development costs and risk allowances were taken into account, the schemes would be likely to generate little return or, in some instances, result in a financial loss. As such, the Council's independent consultant concluded that all three employment scenarios were unviable.

9.5 In addition to the viability evidence, it is noted that the site presents a number of long-standing constraints that impact upon its attractiveness for continued employment use. The site occupies a relatively isolated location with constrained and steep access arrangements, factors which were also identified through the previous planning permission and continue to limit the site's suitability for modern employment activity. Furthermore, the existing buildings are of a basic and aging form and require significant refurbishment to remain competitive within the commercial property market.

9.6 Following public consultation, a detailed objection was received on behalf of the occupier of the site. The objection argues that the existing business remains operational, economically successful and capable of continued investment. It is contended that insufficient evidence has been provided to justify the loss of employment use and that the proposal would result in the loss of jobs, business activity and a specialist vehicle salvage operation. The objector further disputes the conclusions of the submitted viability evidence and maintains that there remains demand for the premises in their current form.

9.7 In response to these concerns, the applicant submitted additional viability information and supporting evidence, which was subsequently reviewed by the Council's independent viability consultant. The additional evidence sought to demonstrate that the site has continued to deteriorate physically and included information relating to building defects, storage conditions, maintenance issues, environmental matters and the costs associated with repairs, reinstatement and remediation works. The submission also highlighted evidence of structural deterioration and increasing maintenance liabilities across the site.

9.8 Having reviewed this information, CP Viability Ltd reiterated the conclusions of their earlier assessment and maintained that the refurbishment or redevelopment of the site for modern employment purposes remained unviable. The consultant confirmed that their original conclusions regarding the retention/refurbishment option, a new industrial development and a new office development remained unchanged.

9.9 The independent review also considered evidence submitted by the objector regarding the ongoing occupation and marketability of the site. Whilst acknowledging that the premises remain operational and benefit from a relatively specialist use, the consultant identified a number of factors which negatively affect marketability, including the site's secondary location, poor quality accommodation, ongoing repair liabilities, constrained and steep site access, and complications arising from the existing tenancy arrangements. The consultant concluded that, whilst there were some positive market factors, the objector had overstated the strength of the evidence and that the negative factors would materially impact upon the attractiveness and long-term marketability of the site.

9.10 It is acknowledged that the site continues to operate and that employment opportunities would be lost as a consequence of redevelopment. This harm attracts

moderate weight in the planning balance. However, the test set out within Policy 14 is not whether the site is occupied, but whether it is appropriate or viable for the employment use to continue in the longer term. In this regard, significant weight is afforded to the independently reviewed viability evidence, which concludes that continued refurbishment or redevelopment of the site for employment purposes is not financially viable.

9.11 Taking all matters into consideration, including the submitted viability appraisal, the independent assessment undertaken by CP Viability Ltd, the physical limitations of the site, and the further evidence submitted following the objection, it is considered that the applicant has satisfactorily demonstrated that the continued redevelopment or modernisation of the site for employment purposes would be unviable. Whilst the loss of an existing employment use weighs against the proposal, it is concluded that the requirements of Policy 14 have been satisfied and that the principle of the loss of the employment use is acceptable. The acceptability of the proposed residential redevelopment therefore falls to be determined against the remaining material planning considerations, including Green Belt policy, design, highways, ecology, drainage and residential amenity

Green Belt Assessment

9.12 The application site is located within the Green Belt. Policy 22 in the adopted Local Plan states that the main purpose of the Green Belt is to keep land permanently open.

9.13 Policy JP-G9 of PFE seeks to protect the openness and permanence of the Green Belt and ensure it continues to serve its five purposes: preventing urban sprawl, avoiding the coalescence of settlements, safeguarding the countryside from encroachment, preserving the setting of historic towns, and supporting urban regeneration. The policy supports enhancements to the Green Belt, such as improved public access, habitat restoration and wider green infrastructure improvements, where these can be delivered without harming its openness or Green Belt function.

9.14 Policy GB6 of the NPPF states development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

9.15 Policy GB7 outlines the types of development which are not inappropriate in the Green Belt. In this instance it is considered the following apply: e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;

9.16 It is noted from the planning history of the site that the principle of redevelopment for residential purposes has previously been established through the approval of planning applications ref. PA/053858/07 and PA/338454/16. The outline permission granted under application PA/338454/16 was assessed against the same Green Belt designation that applies to the site today. Furthermore, the development now proposed is broadly comparable in scale and form to that previously approved scheme. Whilst subsequent changes to strategic and national planning policy have occurred, the previous planning permissions remain a material consideration and demonstrate that the redevelopment of the site for housing has previously been found acceptable in Green Belt terms.

9.17 The application site comprises previously developed land and has historically accommodated substantial built development, including a large industrial building

and, prior to that, a multi-storey mill complex. Although parts of the former structures have been removed, the site retains a developed character and continues to be associated with industrial activity, including the storage of vehicles and materials.

9.18 In assessing the impact of the proposal on openness, regard has been had to both its spatial and visual dimensions. The site occupies a low-lying position within a valley and is contained by the surrounding landform and existing vegetation. Whilst the development would be visible from certain public vantage points, including nearby public rights of way, the site's topography and established landscape setting would largely limit longer-distance views. The proposed development would replace existing and former built form on a previously developed site and would not result in a substantial encroachment into the wider countryside.

9.19 In addition, the submitted information demonstrates that the proposed redevelopment would result in a significant reduction in the extent of built development across the site when compared to both the existing lawful position and the site's historic form. The amount of built footprint would be reduced by approximately 50%, whilst the overall built volume would also be reduced by around half. Furthermore, the proposal includes a comprehensive landscaping strategy that would remove areas of hardstanding and introduce additional native planting, resulting in a greener and more visually attractive environment. These changes would materially reduce the physical presence of development on the site and provide associated landscape benefits.

9.20 Taking these factors into account, it is considered that the redevelopment of the site would not result in substantial harm to the openness of the Green Belt when compared to the existing and historic lawful use of the land. The reduction in built footprint and volume, together with the proposed landscape enhancements, weigh significantly in favour of the proposal. Subject to the acceptability of the detailed house designs in terms of their height, scale and massing (which will be considered at reserved matters stage), it is considered that the development would preserve the openness of the Green Belt and would not constitute inappropriate development. Accordingly, the proposal is considered acceptable in Green Belt terms.

Green Infrastructure

9.21 Policy 6 of the Oldham Local Plan seeks to conserve and enhance biodiversity, landscapes and the Borough's Green Infrastructure network. The policy requires development to protect, promote and enhance Green Infrastructure assets, including nature conservation sites, green corridors, recreational routes, canals and open spaces. It also seeks to secure positive contributions towards addressing deficiencies in the quantity, quality, accessibility and functionality of Green Infrastructure across the Borough.

9.22 The application site comprises previously developed land and does not form part of any designated nature conservation site. Nevertheless, the proposal provides opportunities for ecological enhancement and environmental improvement through the redevelopment of a brownfield site and the introduction of new landscaping and habitat features as part of the overall development.

9.23 In accordance with the Environment Act 2021 and national planning policy, the development is required to deliver a minimum 10% Biodiversity Net Gain (BNG). The submitted Biodiversity Net Gain Assessment demonstrates that the development is capable of achieving the required net gain through a combination of on-site habitat enhancements and off-site biodiversity measures where necessary. This matter is considered in detail within the Ecology section of this report.

9.24 Subject to the implementation of the approved landscaping, ecological mitigation and Biodiversity Net Gain measures, the proposal is considered to make a positive contribution to the site's green infrastructure function and would not result in unacceptable harm to biodiversity interests. The development is therefore considered to accord with Policy 6 of the Oldham Local Plan, Policy JP-G8 of Places for Everyone and the biodiversity objectives of the National Planning Policy Framework.

Whether the site occupies a sustainable location

9.25 Policy 1 of the Local Plan seeks the effective and efficient use of land, but prioritises development on previously developed land and aims to protect the borough's designated Green Belt. Furthermore, it states that residential development should be focused on land in sustainable and accessible locations and should be of high quality and respect the local character of the environment. Policies 3 and 11 also give preference to the use of previously developed sites for residential development.

9.26 Policy 3 requires residential developments to be located within approximately 480 metres or a ten-minute walk of at least two key services. These are specifically defined as areas of employment, major retail centres, local shopping parades, health related facilities and services, schools, post offices and community uses. Having accessed the closest key serviced it is noted that the Albom Farm shop and cafe 13-minute walk away, Holy Trinity C of E Primary School is a 27-minute walk away and Holy Trinity Church is a 28-minute walk away from the site. As such, it is considered that the development is not in a highly sustainable location and does not meet the requirements of Policy 3. However, it is clear the Mill site is located in close proximity to existing housing along Wall Hill Road.

9.27 Policy 5 requires development to be accessible by public transport. With regard to 'minor' category planning application proposals, this should achieve at least 'Low Accessibility' status which is defined as being within 400 metres of a bus stop. It is noted the proposal is located within this required distance of the existing bus route which operates along Wall Hill Road and Huddersfield Road.

10 DEVELOPER CONTRIBUTIONS

Affordable Housing

10.1 Places for Everyone Policy JP-H2 seeks to increase the supply of affordable housing across the plan area. The proposal comprises 26 dwellings and therefore exceeds the threshold at which affordable housing provision is required.

10.2 Policy 10 of the Oldham Local Plan requires qualifying residential developments to contribute towards the provision of affordable housing unless it can be clearly demonstrated that such provision would render the development unviable. The policy expects affordable housing to be provided on-site unless exceptional circumstances justify either off-site provision or a commuted financial contribution. The Council's Local Housing Needs Assessment (2024) identifies a preferred tenure split of 65% social/affordable rent and 35% intermediate housing.

10.3 As this application is submitted in outline form, with only access and scale for consideration, the Planning Statement confirms that the development will make provision for affordable housing but does not provide details regarding the precise quantum, tenure mix, distribution or location of the affordable units within the scheme.

These matters would ordinarily be informed by the detailed layout and housing mix, which are reserved for future consideration.

10.4 Notwithstanding this, the site is capable of accommodating a policy-compliant level of affordable housing and the applicant has been requested to confirm their agreement to secure affordable housing through a Section 106 Agreement. Confirmation of the applicant's position is awaited at the time of writing and will be reported to Members by way of the Late List.

10.5 Subject to the satisfactory completion of a Section 106 Agreement securing policy-compliant affordable housing provision, the proposal is considered capable of complying with the requirements of Policy 10 of the Oldham Local Plan and Policy JP-H2 of Places for Everyone. The detailed tenure mix, distribution and design of the affordable housing would be agreed at the Reserved Matters stage

Open Space

10.6 As a major residential development, the proposal is required to make provision for open space in accordance with Policy 23 of the Oldham Local Plan. The policy requires major residential developments to contribute towards the provision of new or enhanced open space unless it can be demonstrated that such provision is not financially viable or is neither practicable nor desirable. In determining the level and nature of provision required, regard is had to the findings of the Council's Open Space Study 2022 and any identified deficiencies within the ward in which the development is located.

10.7 The application site falls within the Saddleworth North ward. The Open Space Study identifies deficiencies in the quantity of amenity greenspace and provision for children and young people within the ward. There are also identified deficiencies in the quality of several existing open spaces. As the ward is deficient in at least one of the accessibility, quality or quantity standards, the development is required to make a contribution towards open space provision.

10.8 Based on the submitted development comprising 26 dwellings and 106 bedrooms, the Council's Open Space Calculator identifies a potential contribution towards either the enhancement of existing provision or the creation of new provision within the ward. The indicative contribution for enhancement of existing provision is approximately **£7,307.53**, whilst the indicative contribution for the creation of new provision is approximately **£30,737.33**.

10.9 At the time of writing this report, discussions remain ongoing with the applicant regarding the preferred mechanism for delivering policy-compliant open space provision. Confirmation has been sought as to whether the applicant is willing to enter into a Section 106 Agreement to secure the requisite contribution. An update will be provided to Members through the Late List.

10.10 Subject to confirmation that the applicant agrees to secure the required open space contribution through a Section 106 Agreement, the proposal is considered capable of complying with the requirements of Policy 23 of the Oldham Local Plan. The final contribution amount, together with the allocation of funds towards either enhancement of existing facilities or provision of new facilities, would be determined in consultation with the Council's Parks and Greenspaces Team and secured through the legal agreement.

11 RESIDENTIAL AMENITY

11.1 Policy 9 requires that new development does not result in a significant, adverse impact on the visual amenity of the surrounding area or significantly harm the amenities of occupiers of existing or future neighbouring properties.

11.2 The application is submitted in outline form with only access and scale for consideration at this stage. Therefore, matters relating to layout, appearance and landscaping are reserved for future approval under a separate application. Consequently, the assessment is limited to whether the proposed scale of development can be accommodated on the site without giving rise to unacceptable impacts on residential amenity in principle.

11.3 The site is of sufficient size to accommodate the quantum of development proposed. The indicative information submitted demonstrates that the development is capable of being laid out in a manner that provides acceptable separation distances between proposed dwellings and neighbouring properties, whilst incorporating adequate private amenity space for future residents. Furthermore, there is no evidence to suggest that the scale of development proposed would, in principle, result in unacceptable levels of overlooking, loss of privacy, overshadowing or an overbearing relationship with surrounding residential properties.

11.4 Given that layout remains a reserved matter, the precise positioning, orientation and design of individual dwellings will be assessed at the reserved matters stage. This will enable the Local Planning Authority to ensure that the final scheme accords with the Council's adopted residential design guidance and provides satisfactory living conditions for both existing and future occupiers.

11.5 The Council's Environmental Health Officer raises no objection in principle to the proposed development, subject to the imposition of conditions. In particular, it is recommended that a Construction Management Plan be secured to control dust, noise, vibration and other construction-related impacts during demolition and building works. Such measures are considered necessary to protect the amenities of nearby residential and commercial occupiers during the construction phase.

11.6 Having regard to the outline nature of the application, it is considered that the site is capable of accommodating the proposed scale of development without resulting in unacceptable harm to the amenities of neighbouring occupiers or future residents. Subject to the submission of satisfactory reserved matters and appropriate construction management controls, the proposal is considered to comply with Policy 9 of the Local Plan.

12 VISUAL AMENITY

12.1 Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. Policy 9 requires that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape, nor should it cause significant harm to the amenity of neighbouring occupants.

12.2 The application is submitted in outline form with only access and scale to be considered at this stage. Matters relating to appearance, layout and landscaping are reserved for future approval. Consequently, the assessment at this stage is limited to whether the proposed scale of development and the principle of redevelopment can

be accommodated on the site without resulting in unacceptable harm to the character and appearance of the area.

12.3 The application site comprises the former Wall Hill Mill complex and associated areas of previously developed land. The site includes a number of utilitarian and industrial structures which make a limited positive contribution to the visual character of the area. The redevelopment of this brownfield site provides an opportunity to replace vacant and underutilised buildings with a comprehensive residential-led scheme and deliver environmental improvements, including the opening up of sections of Wall Hill Brook.

12.4 Whilst the proposed scale parameters would facilitate development that is larger in extent than some of the surrounding residential properties, the site is of a sufficient size to accommodate development of the scale proposed. Furthermore, the submitted parameter plans demonstrate that an appropriate relationship can be maintained with surrounding development, adjacent woodland and the wider landscape setting.

12.5 It is acknowledged that the detailed appearance, architectural treatment, materials, landscaping and layout of the development remain to be determined. These matters will be subject to detailed assessment as part of any subsequent reserved matters submission. At that stage, the Local Planning Authority will retain full control over the design of the development to ensure that it responds appropriately to the site's context and delivers a high-quality scheme.

12.6 Having regard to the outline nature of the application, it is considered that the proposed scale of development is acceptable in principle and would not result in unacceptable harm to the character or visual amenity of the area. Subject to the submission of satisfactory reserved matters, the proposal is considered capable of complying with Policies 1 and 9 of the Local Plan.

13 HIGHWAY CONSIDERATIONS

13.1 Policy 9 of the Oldham Local Plan seeks to ensure that development has an acceptable impact on highway safety and pollution. Policy JP-C8 (Transport Requirements of New Development) of the PfE Joint Plan requires development to be located and designed to encourage walking, cycling and public transport use, reduce reliance on the private car and support the creation of sustainable communities. Similarly, Policy TR3: Locating development in sustainable locations of the NPPF (2026) promotes development in sustainable locations that are well connected to existing transport infrastructure, provide genuine travel choices and avoid unacceptable impacts on highway safety and network capacity.

13.2 The application has been assessed by the Council's Highway Engineer who raises no objection to the principle of the development, subject to the imposition of appropriate planning conditions. Whilst it is acknowledged that the site does not benefit from particularly strong links to public transport or a wide range of amenities within convenient walking or cycling distance, the Highway Engineer is satisfied that the scale of development proposed would not generate a level of traffic that would result in a severe impact upon the operation of the local highway network.

13.3 In assessing this outline application, particular consideration has been given to the proposed means of access. The Highway Engineer advises that further details will be required at the reserved matters stage regarding the design of the access road, gradients, visibility splays, servicing arrangements, parking provision, cycle storage

and highway drainage. It is considered appropriate that such matters are secured through condition given that appearance and layout remain reserved for future consideration.

13.4 The Highway Engineer has also advised that improvements will be required to the site access onto Wall Hill Road, including the provision of a continuous 2-metre-wide footway along the site frontage together with works to improve pedestrian and equestrian accessibility. The detailed design of the access arrangements can be secured by planning condition and implemented prior to occupation of the development.

13.5 The site is affected by both a Public Right of Way and Mill Lane Bridleway. The Highway Engineer advises that the existing routeing of these public routes would be affected by the development and that any diversion would need to be appropriately designed and secured through the separate statutory diversion process. The Local Highway Authority has advised that diversions routed along the proposed estate roads and footways would not be supported. Whilst this matter falls outside the scope of the current outline application, it is noted that the applicant will be required to obtain the necessary diversion orders prior to undertaking any works affecting the existing rights of way.

13.6 The Highway Engineer has further advised that the indicative internal layout submitted in support of the application would not be acceptable in its current form. However, as layout is not a matter for determination under the present outline application, it is considered that this issue can be satisfactorily addressed through the submission and approval of reserved matters. Appropriate conditions are therefore recommended to ensure that a suitable internal highway layout is secured as part of any future reserved matters application.

13.7 Subject to the recommended conditions, it is considered that the proposal would provide a safe and suitable means of access, would not result in an unacceptable impact on highway safety, and would not have a severe residual cumulative impact on the operation of the local highway network. The proposal is therefore considered to accord with the Local Plan and the relevant provisions of the National Planning Policy Framework.

14 DRAINAGE

14.1 Policy 19 (Water and Flooding) of the Local Plan states that the council will ensure development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, and protecting and improving existing flood defences, water resources and quality, and that development proposals must carry out and pass the Sequential Test and, where necessary, the Exception Test, and be accompanied by a site-specific flood risk assessment.

14.2 Policy JP-S4 (Flood Risk and the Water Environment) of PfE requires designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding and expects developments to manage surface water run-off through sustainable drainage systems and as close to source as possible.

14.3 The application has been assessed by the Lead Local Flood Authority (LLFA), who reviewed the submitted drainage strategy and additional information was provided during the application. Following receipt of the further information submitted on 25

June 2026, the LLFA has confirmed that it is satisfied with the proposed principles of surface water management and raises no objection to the development, subject to the imposition of suitably worded planning conditions.

14.4 In addition, United Utilities has reviewed the submitted proposals and raises no objection in principle. It advises that surface water should not discharge to the public sewer network and supports the implementation of a sustainable drainage strategy for the site. United Utilities further recommends that details of the long-term management and maintenance of the drainage infrastructure, including any Sustainable Drainage Systems (SuDS), are secured by condition.

14.5 It is acknowledged that this is an outline application and that detailed engineering and drainage design work will be undertaken at a later stage. Consequently, whilst the overall drainage strategy is considered acceptable in principle, detailed design information relating to drainage infrastructure, discharge rates, storage requirements and future maintenance arrangements will need to be secured through planning conditions.

14.6 Having regard to the consultation responses received, it is considered that the submitted information satisfactorily demonstrates that a sustainable surface water drainage solution can be delivered on the site without increasing flood risk elsewhere. Subject to the imposition of the conditions recommended by the LLFA, together with those recommended by United Utilities and any requirements of the Environment Agency, the proposal is considered acceptable in drainage and flood risk terms and would comply with Policy 19 of the Local Plan and the requirements of the National Planning Policy Framework.

15 ENVIRONMENT AGENCY

15.1 The Environment Agency initially raised concerns regarding the proposed drainage arrangements and the potential impact on controlled waters. Following the submission of an updated Drainage Strategy, the objection has been withdrawn. However, given the site's historic use as a landfill and breaker yard, there remains the potential for contamination to be present within the ground and to affect controlled waters.

15.2 The Environment Agency has therefore raised no objection to the development, subject to the imposition of planning conditions requiring the submission and approval of a remediation strategy, verification of any remediation works undertaken, and controls over the use of infiltration drainage systems. Subject to these conditions, it is considered that the development would not result in an unacceptable risk to human health, controlled waters, or the wider environment.

16 TREES

16.1 A Tree Impact Assessment and Tree Constraints Plan have been submitted with the application. Policy JP-G7 requires the replacement of any trees lost as a result of development at a ratio of 2:1.

16.2 Having regard to the proposal being submitted in outline form, with access and scale only for consideration at this stage, it is noted from the indicative layout that a number of trees would be removed to facilitate the development.

16.3 The submitted Tree Impact Assessment and Tree Constraints Plan identify that the proposed access would require the removal of parts of Groups G1 and G2 (Class C trees), together with Tree T3. In addition, the indicative layout shows the likely removal of parts of Group G11 and the entirety of Group G12, together with Trees T13, T14 and T20.

16.4 The loss of trees required to facilitate the site access is considered acceptable in principle, having regard to the need to deliver a safe and suitable means of access to the development. However, as the application is submitted in outline form and landscaping is reserved for future consideration, the final layout, species selection and extent of replacement planting have not yet been determined. Consequently, it is not currently possible to accurately quantify the level of replacement tree planting that can be accommodated within the site, nor whether any off-site planting contribution will be necessary to satisfy the requirements of Policy JP-G7.

16.5 Accordingly, the Reserved Matters submission relating to landscaping will be required to demonstrate compliance with Policy JP-G7 through the provision of replacement tree planting at the requisite 2:1 ratio. This should identify the extent of replacement planting to be delivered on-site and, where necessary, any additional off-site planting or financial contribution required to achieve full policy compliance. Furthermore, Policy N3 seeks to secure the long-term establishment, management and retention of newly planted trees, ensuring that replacement planting delivers lasting visual and environmental benefits for both the development and the wider area.

16.6 Therefore, at this stage, it is considered that the proposed development would result in an acceptable level of tree loss, having regard to the submitted arboricultural evidence. As such, no objection is raised on arboricultural or landscaping grounds at this outline stage.

17 ENERGY

17.1 Policy 18 of the Local Plan states that all developments over 1,000m² or 10 dwellings and above are required to reduce energy emissions in line with set targets.

17.2 Policy JP-S2 (Carbon and Energy) requires new development to promote the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling. The policy states that development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy.

17.3 A condition will be included on the decision for this energy statement to be provided prior to occupation of the first apartment. This will ensure that the development has sought to maximise reductions in carbon emissions in line with relevant policy targets within the Greater Manchester Net Zero Guidance.

18 ECOLOGY

18.1 Policy 6 and Policy 21 of the Local Plan require development proposals, where appropriate, to protect, conserve and enhance biodiversity, legally protected species and their habitats. Furthermore, Section 187 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment, whilst Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021) requires developments to achieve a minimum 10% Biodiversity Net Gain (BNG).

18.2 The application has been accompanied by a Preliminary Ecological Appraisal (PEA), Biodiversity Metric and a number of subsequent ecological technical notes which have been reviewed by the Council's Ecologist. The site comprises predominantly previously developed land together with areas of vegetated habitat and the culverted section of Wall Hill Brook. The proposal includes the reopening of a section of the brook, which is considered to represent a significant ecological enhancement and is supported in principle by the Council's Ecologist.

18.3 With regard to protected species, the submitted surveys conclude that the building proposed for demolition has negligible bat roost potential, with no evidence of bats recorded. The GMEU initially raised concerns regarding the potential for the culverted watercourse to provide bat roosting opportunities; however, following the submission of a technical note assessing the culvert, it has been demonstrated that the structure has negligible potential owing to its limited capacity and regular inundation. The GMEU has confirmed that no further bat surveys are required at this stage and raises no objection on this basis.

18.4 The ecological assessment also considered other protected and priority species. Whilst no evidence of badger activity was identified during survey work, the adjacent woodland provides suitable habitat and badgers are known to be present within the wider locality. In addition, habitats within and surrounding the site have the potential to support nesting birds, hedgehogs and common amphibian species. It is acknowledged that development activities could result in disturbance to such species if appropriate safeguards are not implemented. However, the GMEU is satisfied that these matters can be appropriately addressed through suitably worded planning conditions requiring updated surveys and precautionary working methods prior to the commencement of development.

18.5 The submitted ecological information identifies that Wall Hill Brook may support brown trout and other aquatic species. Brown trout are identified as a UK Priority Species and consequently the timing and implementation of any works within the watercourse will require appropriate management. Furthermore, Himalayan Balsam, an invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), is known to occur within the vicinity of watercourses in the local area. The GMEU has therefore recommended conditions requiring the submission of an invasive species management strategy and controls on in-channel works to ensure that impacts on aquatic biodiversity are appropriately mitigated.

18.6 In respect of the proposed reopening of Wall Hill Brook, whilst the ecological benefits of restoring the watercourse are supported, there remains potential for sediment release, pollution and other construction-related impacts during the creation of the channel and subsequent development works. It is therefore considered necessary to secure details of watercourse protection measures through a Construction Environmental Management Plan (CEMP) to ensure that the ecological value of the brook and downstream habitats are safeguarded throughout the construction phase.

18.7 With regard to Biodiversity Net Gain, the GMEU initially raised concerns regarding the submitted habitat baseline and the relationship between the red line application boundary, habitat plans and biodiversity metric calculations. Additional ecological information and an updated metric have subsequently been provided to address these concerns. Having reviewed the revised information, GMEU are satisfied that an appropriate baseline has now been established for the purposes of determining the application. Whilst the final landscaping and habitat enhancement proposals will be secured at the reserved matters stage, the submitted information demonstrates that

the site is capable of achieving the mandatory 10% Biodiversity Net Gain requirement.

18.8 Having regard to the submitted ecological information, the consultation responses received and the proposed mitigation and enhancement measures, it is considered that the development would not result in unacceptable harm to protected species, habitats or the wider ecological network. Subject to the imposition of appropriate planning conditions, together with the statutory biodiversity gain condition, the proposal is considered to accord with Policies 6 and 21 of the Local Plan and the biodiversity objectives of the NPPF.

19 GROUND CONDITIONS

19.1 NPPF Policy P2 requires development to ensure land is suitable for its proposed use, taking account of contamination, land stability and ground conditions. PfE Policy JP-S1 and Local Plan Policy 9 similarly require contamination risks to be properly assessed and, where necessary, remediated.

19.2 The site lies partly within a Coal Mining Development High Risk Area where historic unrecorded shallow coal mining may have occurred, creating potential risks to ground stability and public safety. The submitted Coal Mining Risk Assessment identifies two outcropping coal seams and concludes that intrusive site investigations are required to establish the extent of any shallow workings beneath the site. The Coal Authority supports this approach and advises that the findings should inform any necessary remediation or mitigation measures to ensure the site is safe and stable for development. It also notes that consideration should be given to potential mine gas and the interaction between SuDS and any mining legacy. The Coal Authority raises no objection to the proposal, subject to conditions requiring intrusive site investigations, implementation of any necessary remediation works, and submission of a verification report confirming the site has been made safe and stable for the approved development.

19.3 In regards Ground Contamination, the Council's Environmental Health team have been consulted and it is noted that no objection to the proposed development has been raised, subject to the imposition of conditions requiring a landfill gas investigation and a contaminated land assessment, together with the implementation of any necessary remediation measures identified through those investigations. These requirements are necessary to protect public safety and the environment given the site's proximity to a former landfill site.

20 PLANNING BALANCE

20.1 The recommendation of this application requires the Local Planning Authority to undertake a balanced assessment of the proposal, weighing the identified benefits against any adverse impacts and considering whether, when read as a whole, the scheme accords with the Development Plan and other material considerations. In reaching a recommendation, regard has been had to the relevant planning policies, consultee responses, public representations and the overall sustainability credentials of the development.

20.2 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The following key matters have been considered:

Benefits:

20.3 Moderate positive weight is attached to the ecological and environmental benefits of the development. The proposal would secure the reopening of sections of Wall Hill Brook, deliver habitat enhancements, provide a minimum 10% Biodiversity Net Gain and remove a longstanding industrial use from the site. Subject to conditions, the Council's Ecologist raises no objection and is satisfied that ecological impacts can be appropriately mitigated.

20.4 Moderate positive weight is also attributed to the absence of objections from the Highway Engineer, the Lead Local Flood Authority, United Utilities, the Environment Agency, Environmental Health and the Coal Authority, all of whom are satisfied that the development can be accommodated subject to planning conditions. The technical evidence demonstrates that issues relating to highways, drainage, contamination, flood risk and ground stability can be satisfactorily addressed.

20.5 Substantial weight is afforded to the proposal's compliance with Green Belt policy. The site comprises previously developed land and, for the reasons set out within this report, it is considered that the development falls within the exception contained within Policy GB7 relating to the redevelopment of previously developed land that would not cause substantial harm to the openness of the Green Belt. The proposal is therefore not considered to constitute inappropriate development in Green Belt terms.

20.6 The proposal would redevelop an underutilised brownfield site within the green belt. This represents a significant public benefit and is afforded Substantial Weight in favour of the proposal.

20.7 The development would deliver new homes, making a meaningful contribution towards identified housing needs within the borough. National policy requires substantial weight to be given to the benefits of delivering homes which contribute towards meeting housing need. This benefit attracts Substantial Weight in favour of the proposal.

Harms:

20.8 Against these benefits, moderate negative weight is attributed to the loss of an existing employment use. Whilst previous permissions have established the principle of residential redevelopment, Policy 14 of the Local Plan requires robust justification for the loss of employment land. It is acknowledged that the site continues to operate in an employment-generating capacity and limited evidence has been submitted to demonstrate this isn’t the case. However, the applicant has provided evidence the outlines the development meets exemption with the requirements of Policy 14 long term. This weighs against the proposal.

20.9 Modest negative weight is attributed to the sustainability of the site location, as the development would not comply with policy 3 of the Local Plan. However, it is noted that the site is within a reasonable walking distance of public transport links and that the residential development would be located close to existing rural residential properties.

20.10 The development necessitates the removal of a number of existing trees and vegetation. Whilst replacement will be secured through at reserve matters stage, the contribution made by established trees to local character, visual amenity and environmental quality cannot be replicated immediately. This residual harm attracts Limited Weight against the proposal.

21 OVERALL CONCLUSION

21.1 On balance, it is considered that the substantial benefits arising from the redevelopment and regeneration of this previously developed site, the delivery of new housing, ecological enhancements and the site's compliance with Green Belt policy outweigh the identified harms. Subject to the imposition of appropriate planning conditions and the completion of a planning obligation securing affordable housing and open space contributions, the proposal is considered to represent sustainable development and complies overall with the Development Plan when read as a whole. Accordingly, the application is recommended for approval.

22 RECOMMENDED CONDITIONS

1. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. REASON: In accordance with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Before any phase of the development hereby granted outline permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters for: appearance, landscaping, layout and scale. REASON: In order to ensure the development is satisfactory and that details of all outstanding matters are submitted, in accordance with Section 92 (as amended) of the Town and Country Act 1990. The details are required prior to the commencement of development, because otherwise the development would not be lawful.

3. The development hereby approved shall be carried out in accordance with the approved plans and documents listed in the Approved Plans Schedule. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

4. Prior to the first occupation of any dwelling hereby approved, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall demonstrate how the development has been designed and constructed to minimise energy demand and reduce carbon emissions in accordance with the energy hierarchy set out in Policy JP-S2 (Carbon and Energy) and the Greater Manchester Net Zero Carbon Guidance.

The statement shall include details of energy efficiency measures, low and zero carbon technologies, renewable energy generation and the anticipated operational carbon savings to be achieved by the development. The approved measures shall be implemented in full prior to the occupation of the development and shall thereafter be retained and maintained for the lifetime of the development. REASON**:** To ensure that the development minimises energy consumption and carbon emissions and maximises opportunities for sustainable design and renewable energy generation in accordance with Policies 18 and JP-S2 (Carbon and Energy) of the Local Plan, the Greater Manchester Net Zero Carbon Guidance and the objectives of the National Planning Policy Framework.

5. No above-ground development shall commence until:

    a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

    b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

    The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

    REASON: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

6. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. REASON: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

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, having regard to Policy P2 of the NPPF, PfE Policy JP-S1 and Local Plan Policy 9.

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, having regard to Policy P2 of the NPPF, PfE Policy JP-S1 and Local Plan Policy 9.

9. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

   The Plan shall include:

   - Construction traffic routing;
   - Contractor parking;
   - Site compounds;
   - Deliveries;
   - Wheel washing;
   - Highway cleaning measures;
   - Temporary traffic management;
   - Hours of operation;
   - Dust suppression measures;
   - Noise and vibration controls;
   - Monitoring arrangements.

   The approved Plan shall be adhered to throughout the construction period. REASON**:** To protect residential amenity and highway safety having regard to Policy 9 Of the Local Plan.

10. No infiltration drainage shall be installed unless otherwise agreed in writing by the Local Planning Authority following submission of an assessment demonstrating that no unacceptable risk would arise to controlled waters. REASON**:** To protect groundwater and controlled waters from contamination.

11. No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority (LLFA). The Approved scheme shall be based upon the principles and requirements set out below and shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (July 2025) or any subsequent replacement national standards.

    The detailed scheme shall include, as a minimum:

    i) A plan identifying all existing buildings, hardstanding, roads and other impermeable areas within the site. The plan should confirm existing drainage network, drainage catchments and which area currently drain to the watercourse.

    ii) An assessment of existing runo□ rates and volumes from the impermeable areas which currently drain to the watercourse.

iii) Confirmation that the soil parameters identified within the submitted FRA Appendix D are representative of the site.

iv) A plan identifying all post development impermeable and permeable areas, including SuDS features.

v) A comparison between runoff rates – greenfield, proposed post development and existing scenarios. This should include volumes for each scenario including urban creep where applicable.

vi) Should the proposed maximum discharge rate of 16.0l/s be retained, the scheme shall demonstrate that this rate is achievable and controlled so that it does increase flood risk to the watercourse or downstream catchments.

Reason: To ensure surface water is appropriately managed and flood risk is not increased to the site or elsewhere.

12. No development shall commence until the detailed surface water drainage scheme demonstrates how at least the first 5 mm of rainfall from the development will be intercepted and managed on site for the majority of rainfall events. The submission shall quantify the proposed interception volume and identify the SuDS components responsible for providing the interception. REASON: To ensure initial rainfall is managed on site and reduce runoff and pollution at source.

13. No development shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority, where historic ponds or water bodies are identified within or adjacent to the development site, the drainage strategy shall assess their historic and existing function and demonstrate that development will not result in an unacceptable increase in surface water flood risk. REASON: To ensure historic drainage features are appropriately considered.

14. Prior to occupation, a drainage verification report shall demonstrate that all SuDS and drainage components have been constructed in accordance with the approved design, including their dimensions, levels, materials, planting, hydraulic connectivity and storage capacity. The verification shall include details of air testing of highway drainage elements. REASON: To verify the SuDS have been constructed to the approved design. The above conditions should be used in conjunction with conditions that have been recommended by United Utilities and/or Environment Agency.

15. The detailed surface water drainage scheme shall take account of relevant Greater Manchester Sustainable Drainage guidance and demonstrate how the proposed SuDS contribute to management of surface water flood risk, water quality, amenity and biodiversity. Surface water runo□ from highways and other adopted areas shall be managed using appropriate SuDS measures. The detailed design shall demonstrate how run off□ is intercepted, treated, attenuated and safely conveyed without increasing flood risk elsewhere. REASON: To ensure highway runo□ is appropriately managed and to promote source control and reduce reliance on downstream drainage infrastructure.

16. No development shall commence until infiltration testing has been undertaken in accordance with BRE365 and a report submitted to and approved in writing. Testing shall be undertaken at representative locations and depths corresponding with proposed infiltration features and include test locations, ground conditions, groundwater observations, results and weather conditions. Where infiltration is feasible, the detailed drainage design shall incorporate infiltration where reasonably practicable. REASON: To ensure infiltration has been properly investigated in accordance with the drainage hierarchy.

17. No above-ground development shall commence until detailed drawings of the site access and access road have been submitted to and approved in writing by the Local Planning Authority.

    These details shall include:

    - Access geometry;
    - Retaining structures;
    - Highway gradients;
    - A 2 metre footway along Wall Hill Road;
    - Pedestrian and equestrian improvements.

    The approved works shall be completed before occupation. REASON**:** In the interests of highway safety.

18. The reserved matters submission shall include details of:

    - Internal road layout;
    - Visibility splays;
    - Vehicle turning;
    - Parking provision;
    - Cycle storage;
    - Servicing arrangements;
    - Highway drainage.

    REASON: To ensure satisfactory highway design and operation having regard to

19. If development has not commenced before 31 March 2027, an updated ecological appraisal shall be submitted to and approved by the Local Planning Authority. REASON**:** To ensure ecological information remains up to date.

20. Prior to any demolition, earthworks or vegetation clearance, an updated badger survey shall be submitted to and approved by the Local Planning Authority. REASON**:** To safeguard protected species.

21. No vegetation clearance, shrub removal, tree works or demolition shall take place between 1 March and 31 August unless a nesting bird survey and method statement has first been approved by the Local Planning Authority. REASON**:** To protect breeding birds.

22. Prior to any earthworks, demolition or vegetation clearance, a precautionary method statement for mammals and amphibians shall be submitted to and approved by the Local Planning Authority. REASON**:** To protect wildlife species during construction.

23. No in-channel works shall occur during the brown trout spawning season unless otherwise agreed in writing by the Local Planning Authority. REASON**:** To protect priority species.

24. Prior to any earthworks or vegetation clearance, a Himalayan Balsam management strategy shall be submitted to and approved by the Local Planning Authority. REASON**:** To prevent the spread of invasive species.

25. No development shall commence until a Construction Environmental Management Plan for ecological protection has been submitted to and approved by the Local Planning Authority. The Plan shall include measures for:

    - Protection of Wall Hill Brook;
    - Pollution prevention;
    - Sediment control;
    - Ecological monitoring;
    - Protection of retained habitats.

    REASON: To safeguard ecological interests during construction.

26. Prior to occupation, details of biodiversity enhancement measures shall be submitted to and approved by the Local Planning Authority.

    The measures shall include:

    - Minimum one bird box or brick per two dwellings;
    - Minimum one bat brick per five dwellings.

    The approved enhancements shall be installed prior to occupation and retained thereafter. REASON: To secure biodiversity enhancements in accordance with Policy 21.

27. No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in accordance with Schedule 7A of the Town and Country Planning Act 1990. REASON**:** To secure a minimum 10% Biodiversity Net Gain.

SITE LOCATION PLAN (NOT TO SCALE):



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 11th November 2026

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 21st October 2026. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals until Friday 23rd October 2026 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description	Decision Level
HOU/355019/25	3 Springfield Farm, Friezland Lane, Greenfield	Ongoing	15/07/2026	Single storey garden building for home office and gym use	Delegated
HOU/356068/26	Gazeys Farm, Mossgate Road, Shaw	Ongoing	17/07/2026	Erection of domestic double garage	Non-Det
HOU/356035/26	49 Chamber Road, Shaw	Dismissed, 05/10/2026	27/07/2026	Single storey extensions and alterations.	Delegated
FUL/356115/26	164 Rochdale Road, Royton	Ongoing	12/08/2026	Retention of roller shutters to front and side and rear elevation.	Delegated
ADV/356126/26	Gable, 200 Hollins Road, Oldham	Ongoing	20/08/2026	Installation of an internally illuminated static hoarding advertisement display	Delegated
HOU/355225/25	6 Rising Lane Oldham OL8 3AN	Ongoing	29/09/2026	Retrospective application for a single storey side extension.	Delegated

CEA/356314/26	5 Ainley Wood Delph Oldham OL3 5HL	Ongoing	25/09/2026	Certificate of lawful application for a proposed single storey rear extension.	Delegated
HOU/356184/26	9 Raven Avenue Chadderton Oldham OL9 8PP	NEW	21/10/2026	Part two storey, part single storey rear extension	Delegated

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

Record of Gateway Assessment under the National Planning Scheme of Delegation

October 2026

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
VAR/356938/26	Land At Prince's Gate Prince Street Oldham OL1 3TL	Variation to Conditions associated with planning permission FUL/354326/25 to allow for amendments to Blocks A and B, including removal of link building, alterations to building facade details and layout of internal facilities, introduction of 4 additional residential units, changes to landscaping and public realm, and amendments to the sustainable energy strategy.	OWN (Council-owned land)	Were this application not an OWN application, it would not have been referred to Gateway process under the council's constitution. However, the fact is, it is on council-owned land and involving a very significant development for the council and borough generally, so I would consider it appropriate to refer this variation of condition application to Planning Committee for a decision in the interest of transparency and public accountability.	I do agree that this should be referred to the Planning Committee as an Own Interest application, and I think it is proper to ensure that the committee does have oversight over an application with such economic and social impacts for the wider borough and the ward it sits in.	Referred to Planning Committee
FUL/356872/26	4 Elk Mill Central Retail Park Broadway Royton Oldham OL2 5HX	Insertion of mezzanine floor and associated minor external alterations.	S2B (over 1,000m2 floorspace)	The application is only for an internal mezzanine floor to an existing store, so it cannot be said to raise issues of significance for the local area or to raise significant planning matters.	I agree it should be delegated as this will only really impact an existing store. I wouldn't think that this would have a major economic impact.	Delegated to Officers

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
VAR/356902/26	Land to east of Alexandra Centre Retail Park Park Road Oldham OL4 1SA	Variation of condition 2 (Approved Plans) to amend wording to reflect revised plans associated with application PA/342888/19.	OWN (Council-owned land)	Whilst this application is on council-owned land, it would not have been considered S2B under the council's constitution and the variation in the details proposed do not significantly alter the scheme at all. As such, the minor changes proposed do not warrant the additional public accountability that referring the application to Committee would provide.	I agree that due to the variations not significantly altering the scheme, this does not need to be referred to the planning committee.	Delegated to Officers
FUL/355603/26	Land south of Bullcote Lane Oldham	Residential development with associated access, parking, amenity space, landscaping and infrastructure.	S2B (more than 20 houses)	The application does involve issues and planning matters of significance and so does warrant a referral to Planning Committee.	The application should come to committee as a major development that will have a significant social impact, as well as impact on the environment and the local economy due to its size.	Referred to Planning Committee
OUT/355454/25	Wall Hill Mill Wall Hill Road Dobcross Oldham	Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered,	S2B (more than 20 houses)	The application does lie within the Green Belt and so does involve issues and planning matters of	The application should come to committee as a major development	Referred to Planning Committee

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
	OL3 5BW	all other matters reserved.		significance which warrant a referral to Planning Committee.	that will have a significant impact socially, as well as an impact on the environment due to it being in the Green Belt, and would have economic impacts due to its size.	
FUL/356012/26	Northern Roots, Snipe Clough, Oldham	Full application for importation of soils and associated works	OWN (Council-owned land)	Whilst this application is on council-owned land, it would not have been considered S2B under the council's constitution (involving a site less than 0.5ha) and the application would not have met the criteria for a Gateway application in the regulations. There has also been little interest in the application (no public comments received). As such, the application does not warrant the additional public accountability that referring the application to Committee would provide.	Due to the lack of interest from the public and the size of the application, I agree that this can be delegated to officers.	Delegated to Officers

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
FUL/355948/26	Land adj 103 Roundthorn Road Oldham	Change of use of open space to community hall	OWN (Council-owned land)	Were this application not an OWN application, it would not have been referred to the Gateway process under the Council's constitution. However, the fact is, it is on council-owned land and involves the loss of an open space. Therefore, I would consider it appropriate to refer this application to Planning Committee for a decision in the interest of transparency and public accountability.	I believe that the loss of open space and the change in use warrants consideration by the planning committee and I agree that this should be referred to the Planning Committee.	Referred to Planning Committee
FUL/356610/26	Wellington Street Car Park Wellington Street Chadderton Oldham	Erection of 4 no. dwellinghouses.	OWN (Council-owned land)	Whilst this is only a minor residential application, it has drawn significant levels of interest from local residents and businesses. Therefore, I would consider it appropriate to refer this application to Planning Committee for a decision in the interest of transparency and public accountability.	I agree that the significant interest from local residents and businesses warrant this being referred to the planning committee, and I have received representations from ward councillors asking for this.	Referred to Planning Committee
OUT/356591/26	Land west of Failsworth Rd, Woodhouses	Outline for residential development	S2B (more than 20 houses)	The application does lie within the Green Belt and involves a large residential development, so does	The application should come to committee as a major development	Referred to Planning Committee

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
				involve issues and planning matters of significance which warrant a referral to Planning Committee.	that will have a significant impact socially, as well as an impact on the environment due to it being in the Green Belt, and would have economic impacts due to its size.	
FUL/356549/26	Land At Birshaw Farm Beal Valley Oldham	Full planning application for a residential development (Use Class C3) including access, landscaping, and other related works and infrastructure.	S2B (more than 20 houses)	The application does involve issues and planning matters of significance and so does warrant a referral to Planning Committee.	The application should come to committee as a major development that will have a significant social impact, as well as impact on the environment and the local economy due to its size.	Referred to Planning Committee
FUL/353346/24	The Hollies Frederick Street Oldham OL8 4DB	Development of 27 no. detached, semi-detached and terraced dwellings with associated access and landscaping	S2B (more than 20 houses) OWN (Council-owned land)	The application does involve issues of significance to the local area it is within and involves council-owned land, and so does warrant a referral to Planning Committee.	The application should come to committee as a significant development that will have a significant impact on the environment, the local economy and	Referred to Planning Committee

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
					due to being council owned land.	
FUL/354740/25	Lower Fields Farm, Warren Lane	Construction of a 27MW Battery Energy Storage System (BESS) facility, including cable access, vehicular access, biodiversity and landscape enhancements as well as demolition and rebuilding of a boundary wall.	S2B (over 1ha)	The application site lies within the Green Belt and potentially does involve issues and planning matters of significance to the local area. Therefore, the application does warrant a referral to Planning Committee.	The application should come to committee as a development that will have a significant impact economically, as well as an impact on the environment due to it being in the Green Belt.	Referred to Planning Committee