

## **Report to CABINET**

# **Beal Valley and Broadbent Moss Masterplan and Spatial Design Code**

**Portfolio Holder:** Cllr Elaine Taylor, Deputy Leader and Cabinet Member for Neighbourhoods

**Officer Contact:** Emma Barton, Deputy Chief Executive (Place)

**Report Author(s):**

Elizabeth Dryden-Stuart (Strategic Planning Team Leader) and  
Clare Davison (Senior Planning Officer, Strategic Planning)

**15 December 2025**

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### **Reason for Decision**

To endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code, prepared in accordance with Places for Everyone, criteria 1 of JPA 10 Beal Valley and criteria 1 of JPA 12 Broadbent Moss.

### **Executive Summary**

The Places for Everyone (PfE) Joint Development Plan Document (DPD), is a strategic plan that covers nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.

PfE sets out the strategic framework for the Oldham Local Plan and allocates sites for employment and housing to meet our growth needs – in Oldham this includes JPA10 Beal Valley and JPA12 Broadbent Moss.

Policies JPA10 and JPA12 identify a range of criteria that development on Beal Valley and Broadbent Moss will need to address. In both cases this includes a requirement for

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development to be 'in accordance with a comprehensive masterplan and design code as agreed by the local planning authority. This will include the need for an infrastructure phasing and delivery strategy'.

As such, this report sets out details of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code for endorsement by the council. The masterplan and code have been prepared by consultants e\*SCAPE URBANISTS on behalf of a consortium comprising the main landowners / developers for JPA10 and JPA12. They will go on to inform future planning applications relating to JPA10 and JPA12 and will be a material consideration in their determination.

**Recommendation:**

Cabinet is recommended to:

1. Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code.
2. Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board on 18 December 2025, and should therefore be exempt from call-in, under Rule 14 of the Overview and Scrutiny Procedure Rules in the Constitution, and the Executive Director Place (Deputy Chief Executive) in consultation with the Cabinet Member for Neighbourhoods be given delegated authority to respond to any feedback from scrutiny.

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## Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

### 1 Background

- 1.1 The Places for Everyone (PfE) Joint Development Plan Document (DPD), is a strategic plan that covers nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.
- 1.2 PfE sets out the strategic framework for the Oldham Local Plan and allocates sites for employment and housing – in Oldham this includes JPA10 Beal Valley and JPA12 Broadbent Moss.
- 1.4 Policies JPA10 and JPA12 identify a range of criteria that development on Beal Valley and Broadbent Moss will need to address. In both cases this includes a requirement for development to be *‘in accordance with a comprehensive masterplan and design code as agreed by the local planning authority. This will include the need for an infrastructure phasing and delivery strategy in accordance with JP-D1’*.
- 1.5 Policy JP-D1 relates to Infrastructure Implementation and it states that through local plans, other local planning documents and development management decisions we will *‘require applicants to prepare an infrastructure phasing and delivery strategy to be agreed by the local planning authority for sites where build out will be delivered by different developers or in phases. This strategy must outline what needs to be provided by when and who will fund and deliver it’*.

### 2 Current Position

- 2.1 The land within JPA10 and JPA12 is owned or controlled by several developers and landowners’, the majority of whom are working together to bring the sites forward for comprehensive development. The consortium of main landowners comprises Casey, Barratt Redrow, Kellen Homes and Wain Homes, and together they have prepared the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code to address relevant policy requirements in PfE (including policies JPA10 and JPA12) and Oldham’s Local Plan.
- 2.2 The Masterplan and Spatial Design Code sets out the consortiums aims and objectives for the holistic and integrated development of Beal Valley and Broadbent Moss. It has been prepared in collaboration with the council, Transport for Greater Manchester (TfGM), the Environment Agency, Homes England & the Greater Manchester Combined Authority (GMCA).
- 2.3 The Masterplan and Spatial Design Code has been prepared having regard to the challenges and constraints of each site, including the steep topography, current vehicular movement, access to public transport, mine shaft locations, ecological habitats, flooding and water catchments, and existing landscape features and

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character. In doing so, it is considered that the consortium has developed a masterplan and spatial design code that is responsive and unique to Beal Valley and Broadbent Moss.

- 2.4 Through preparation of the Masterplan and Spatial Design Code the consortium has concluded that land at Beal Valley and Broadbent Moss can accommodate around 1,700 new homes. This is slightly less than the 1,930 homes set out in policies JPA10 and JPA12, however the lower capacity enables the retention and enhancement of more green space and biodiversity.

#### *Vision*

- 2.5 The Masterplan and Spatial Design Code has been prepared around the vision set out below and underpinned by the development principles illustrated in Figure 1.

*'The Beal Valley and Broadbent Moss new urban fringe shall create new gateways into Oldham from Rochdale, the Pennines and the Peak District.*

*These interconnected new neighbourhoods or neighbourhood extensions shall provide high quality homes and living environments for families, couples and individuals in which to live and interact. Each neighbourhood will have its own identity which will be focused around a strong and vibrant public realm and green space network. Opportunities to interact with and discover nature will be key to the design of the green and blue spaces, bringing nature and wildlife into the heart of each neighbourhood.*

*In turn the neighbourhoods shall connect to a new Metrolink Stop and Travel Hub/Park and Ride facility and bus stops providing good connectivity to jobs and educational opportunities in wider Oldham and Greater Manchester.*

*The new neighbourhood extensions to the west of the Metrolink will merge and integrate with the existing neighbourhoods and their local facilities, adding vibrancy and vital footfall to them ensuring their long term viability and prosperity.*

*The new development to the east, whilst having connections to surrounding areas, will naturally have a degree of separation because of the topographical features separating it from the surrounding neighbourhoods.*

*Central to both will be the proposed new Metrolink Stop and Travel Hub/Park and Ride facility at Cop Road which will be closely associated to a 'hub' of commercial and community facilities positioned in the most sustainable location to serve new and existing residents. The ethos will be to ensure that this will be at the 'heart' of this new neighbourhood and within a 15 to 20 minute walk of all homes on the two sites.*

*The communities shall be designed in such a way to be outward facing and welcoming to adjoining neighbourhoods, providing clear and direct pedestrian and cycle access into this new urban fringes' facilities and green spaces and out into the surrounding countryside.*

*Each neighbourhood shall be orientated to maximise views out to the wider landscape and benefit from passive solar gain, with opportunities where appropriate for residents to grow their own fruit and vegetables within their gardens, community allotments and orchards.*

*Sustainability & biodiversity shall be cross-cutting themes within all aspects of day-to-day life in the neighbourhoods and will be integrated into the physical fabric of the place, being a key element in developing the unique sense of place for the area.*

*These new neighbourhoods shall create homes for both people and nature, living side by side in a shared environment.*

Figure 1: Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Development Principles



2.6 The Spatial Design Code is split into the following elements:

- **Nature, Green and Blue Infrastructure** – incorporating a strong green infrastructure network that is integral to the masterplan and which not only retains and enhances existing natural features such as trees, hedgerows, grasslands, watercourses and ponds but also introduces new features, such as flood alleviation measures and sustainable drainage. Figure 5.2 of the Masterplan and Spatial Design Code illustrates the proposed green and blue infrastructure network.

Through the allocation there is also a potential opportunity to create a Biodiversity Net Gain Habitat Bank, not only for the development itself but also the wider area, and to deliver opportunities identified in the Greater Manchester Local Nature Recovery Strategy.

- **Movement and Public Realm** - promotes the use of public transport, walking, wheeling and cycling through a pleasant and green setting whilst accommodating motor vehicles. As illustrated through Figure 6.1 of the Masterplan and Spatial Design Code, it promotes a street and space hierarchy that begins with the link road that runs through the site from Ripponden Road, through Broadbent Moss to the proposed Metrolink stop and Park & Ride facility south of Cop Road, and onto Oldham Road through Beal Valley. Connected to this link road are then a series of routes at various scale depending on their location and purpose.
- **Built Form** – the Masterplan and Spatial Design Code promotes development that is governed by the character areas, uses and retained site features, using the landscape, public realm, density of development, building types and forms to create the sense of place. Density across the allocations radiates out from higher densities near to the local centre and Metrolink stop and lower density on the fringes of the development, as illustrated in Figure 7.3 of the Masterplan and Spatial Design Code. Within this section, principles are also set out for space standards, accessibility, residential amenity, resource and energy conservation, housing mix and design principles.

In terms of housing mix, the Masterplan and Spatial Design Code sets out that:

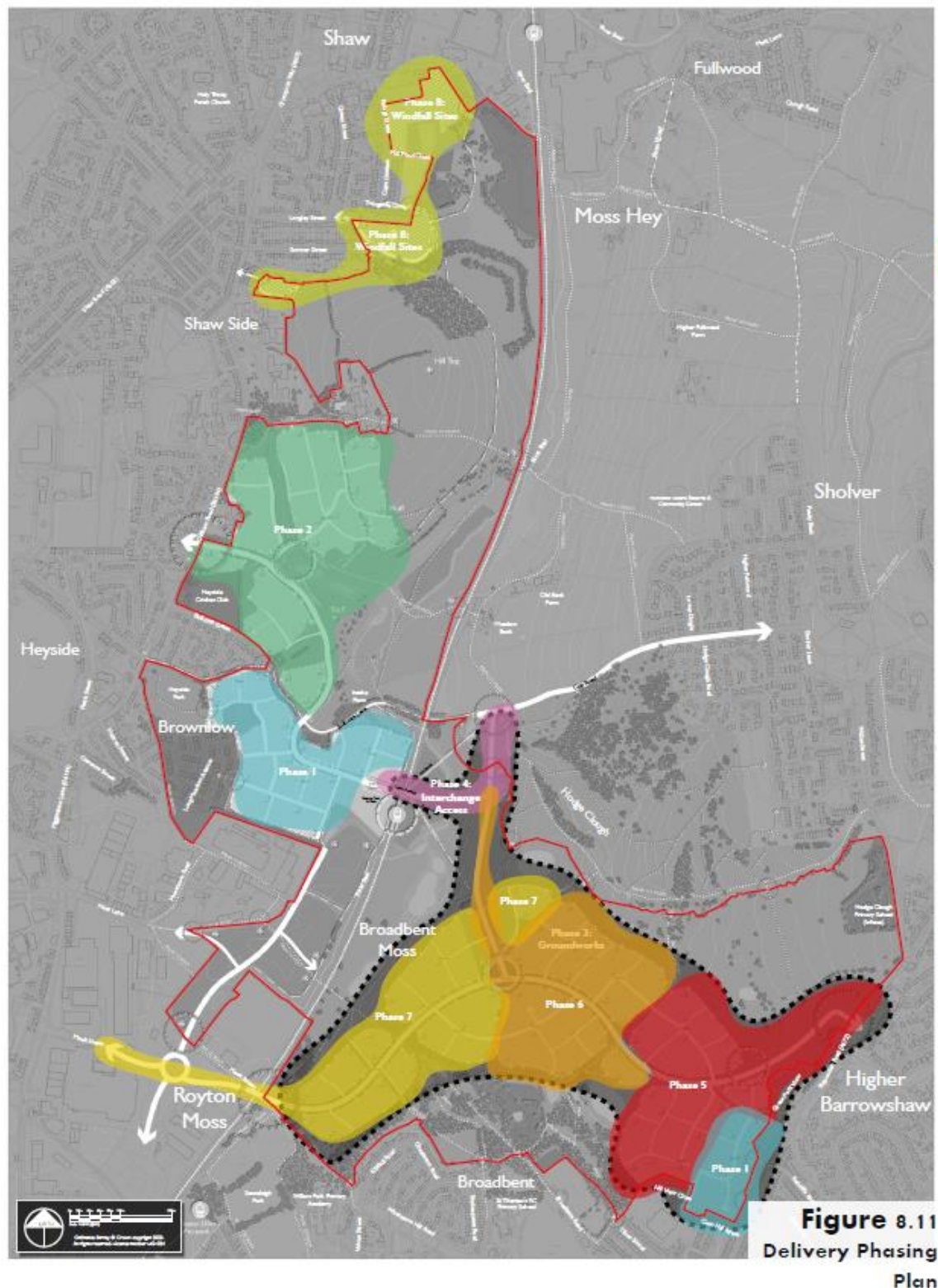
- this has been informed by local housing needs and includes 1 to 5 bed family homes.
- affordable housing provision shall be provided for in accordance with the Local Plan policy requirements, subject to viability, and pepper-potted throughout the site, being tenure blind drawing on the same materials palette and house types as the rest of the residential areas.

#### *Infrastructure phasing, delivery and management*

2.7 As illustrated in Figure 2 below, development across Beal Valley and Broadbent Moss has been phased in such a way that the early phases will open up a site for

the new Metrolink Stop within a few years of development commencing, which in turn will enable additional infrastructure to be developed. By phase 6 the road infrastructure will be in place to enable the local centre to be developed, supported by footfall from the new community and users of the Metrolink Stop, to ensure its vibrancy and viability.

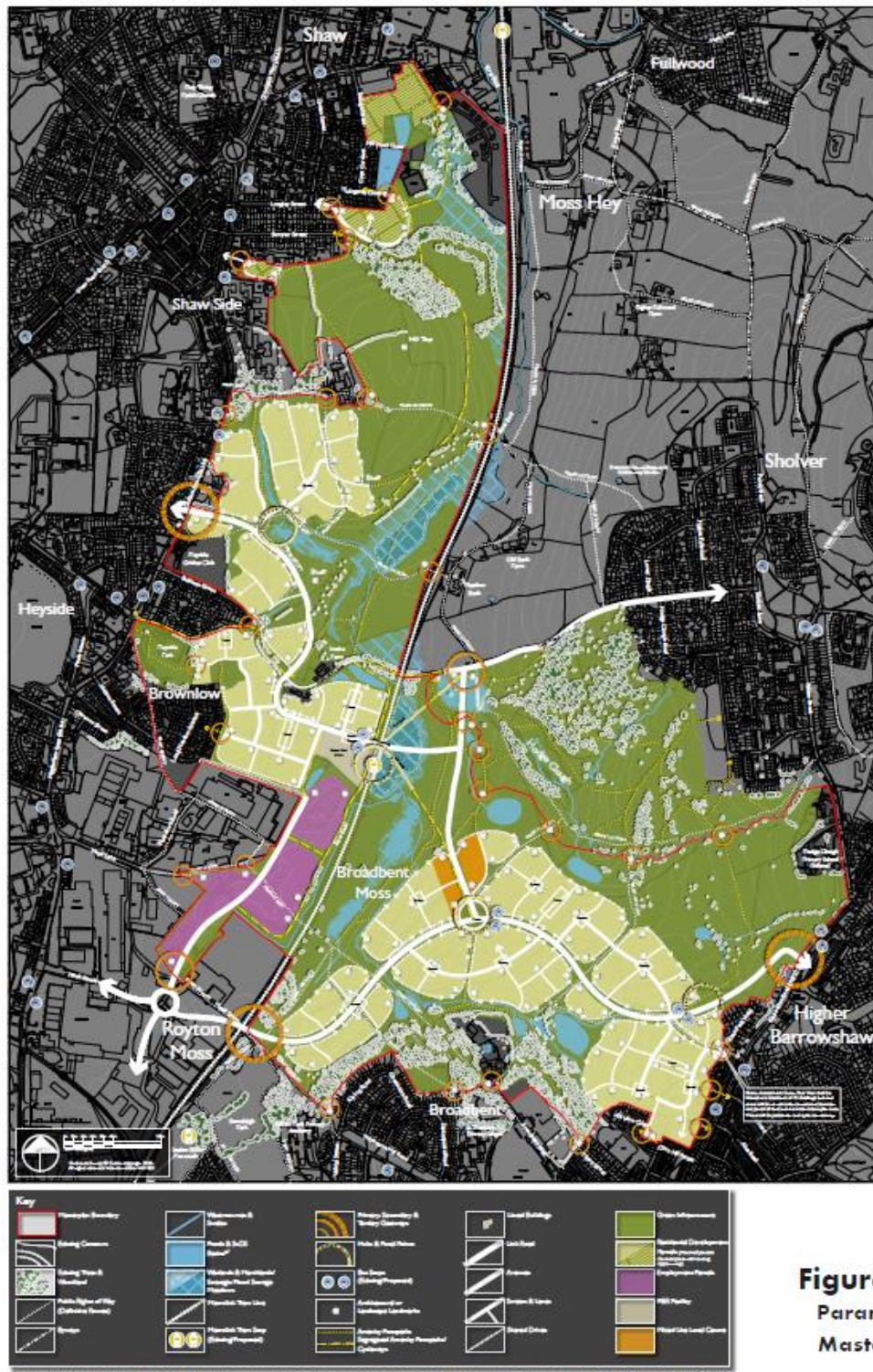
Figure 2: Beal Valley and Broadbent Moss Delivery Phasing Plan



## Masterplan

2.8 The culminating masterplan, shown in Figure 3 below, reflects the spatial design code and design parameters set out above.

Figure 3: Beal Valley and Broadbent Moss Parameters Masterplan



**Figure 8.12**  
Parameters  
Masterplan

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### **3 Options/Alternatives**

#### **3.1 *Option 1 - Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code***

Advantages – Endorsing the Masterplan and Spatial Design Code will provide ongoing guidance for any subsequent planning applications relating to Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss. This will provide clarity for developers, officers and the local community.

Disadvantages – There are no disadvantages to endorsing the Masterplan and Spatial Design Code.

#### **3.2 *Option 2 - Do not endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code***

Advantages – There are no advantages to endorsing the Masterplan and Spatial Design Code.

Disadvantages – Not endorsing the Masterplan and Spatial Design Code could lead to Beal Valley and Broadbent Moss being brought forward in an incoherent manner and would not meet the requirements of Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss.

### **4 Preferred Option**

#### **4.1 The preferred option is to endorse Beal Valley and Broadbent Moss Masterplan and Spatial Design Code as this will provide ongoing guidance for any subsequent planning applications relating to Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss. This will provide clarity for developers, officers and the local community.**

### **5 Consultation**

#### **5.1 The consortium held a consultation on the draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code during summer 2025.**

#### **5.2 The consortium published details of the consultation via a newsletter drop, promotion in the local press and social media advertising. Interested parties were able to provide feedback via an online social media survey, project website, telephone, e-mail and in person at three public exhibitions held at venues in Higginshaw, Shaw and Heyside.**

#### **5.3 A summary of the key issues raised and changes that have been made following the consultation can be found in Appendix 2.**

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## **6 Financial Implications**

- 6.1 The endorsement of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code will provide ongoing guidance for any subsequent applications relating to Place for Everyone.
- 6.2 Whilst the endorsement of this guidance will provide greater clarity for developers, officers and the local community, it does not in itself have any financial implications for the Council.

(John Hoskins)

## **7 Legal Implications**

- 7.1 Section 9D of the Local Government Act 2000 specifies that any function of the local authority which is not specified in regulations under section 9D(3) is to be the responsibility of an executive of the authority under executive arrangements. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 were made under this section and Regulation 2 and Schedule 1 of the Regulations specify which functions of a local authority are not to be the responsibility of an executive of the authority. The preparation and approval of an informal planning document does not appear in the list of functions relating to town and country planning and development control in Part A of Schedule 1 of the Regulations which are not to be the responsibility of an executive. Therefore, in accordance with section 9D of the Local Government Act 2000, it is the Cabinet's responsibility to prepare and approve an informal planning policy document such as the Beal Valley-Broadbent Moss masterplan and spatial design code. (A Evans)

## **8 Procurement Implications**

- 8.1 None

SKapoor (Commercial Procurement Unit)

## **9. Oldham Equality Impact Assessment, including implications for Children and Young People**

- 9.1 The completed Oldham Equality Impact Assessment is attached at Appendix 3.
- 9.2 The assessment found that the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code has a neutral impact on most equality characteristics with the exception of age and disability, on which it was included to have a moderate positive impact.
- 9.3 The assessment found that the masterplan and spatial design cod is very likely to have a strong positive impact on the council's three missions / corporate priorities – A Great Place to Live; Green and Growing; and Happier Healthier Lives, over the long-term.

## **10 Key Decision**

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10.1 Yes

## **11 Key Decision Reference**

11.1 RBO-15-25

## **12 Background Papers**

Places for Everyone Joint Plan - <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/pfe-adoption/>

Beal Valley and Broadbent Moss consultation page - <https://bvbm-masterplan.co.uk/>

## **13 Appendices**

Appendix 1 – Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

Appendix 2 – Consultation Summary of key issues raised and changes made

Appendix 3 - Oldham Equality Impact Assessment