

**Report to PLACE, ECONOMIC GROWTH AND ENVIRONMENT
SCRUTINY BOARD**

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)

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Reason for Decision

To consider 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, and its incorporation into a Supplementary Planning Document (SPD). Having regards to a) the Motion agreed at the Council meeting on 10th December, requiring the preparation of an SPD incorporating this Masterplan and Spatial Design Code, and b) its endorsement at Cabinet on 15 December 2025 and authorisation to prepare an SPD incorporating the endorsed Masterplan and Spatial Design Code.

Executive Summary

Given the agreement of the Motion “Ensuring Statutory Scrutiny and Enforceability for Places for Everyone Masterplans” at the Council meeting on 10th December, an addendum report was considered and agreed at Cabinet on 15th December. This addendum sought endorsement from Cabinet that the Masterplan and Spatial Design Code, as prepared by the Developer Consortium with input from council officers, is a suitable basis for the SPD.

The endorsement of the Masterplan in this way was necessary to indicate the suitability of the masterplan as the basis for an SPD to not only avoid consulting on an SPD that the council could not support, but also to inform decision-making should a planning application(s) be submitted for development on parts of the allocations before an SPD has been adopted. The addendum report is attached at Appendix A and the original Cabinet report, and supporting appendices, is attached at Appendix B.

As per the addendum Cabinet report, members of the Place, Economic Growth and Environment Scrutiny Board are invited to provide feedback on what has been prepared by the Developer Consortium so that this can be incorporated into a draft SPD for public consultation.

Recommendation:

Place, Economic Growth and Environment Scrutiny Board are invited to provide feedback on the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code prepared by the Developer Consortium so that this can be incorporated into a draft SPD for public consultation.

Appendices

Appendix A – Addendum report to Cabinet 15 December 2025

Appendix B – Original report to Cabinet 15 December 2025

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