

Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Supplementary Planning Document Strategic Environmental Assessment (SEA) Screening Determination Statement

Places for Everyone JPA10 and JPA12

February 2026



Oldham
Council

1. Introduction

- 1.1. Oldham Council and the main developer / landowner consortium (consisting of Casey, Barratt Redrow, Kellen Homes and Wain Homes) are jointly preparing a Masterplan and Spatial Design Code Supplementary Planning Document (SPD) for Places for Everyone (PfE) allocations JPA10 Broadbent Moss and JPA12 Beal Valley. Oldham Council is the “responsible body” for the purposes of this SEA “screening” report.
- 1.2. This statement sets out the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with Regulation 9(3) of the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Supplementary Planning Document (SPD).

2. Strategic Environmental Assessment Context

- 2.1. The requirement for a SEA is set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations), which implements the requirements of the European Directive 2001/42/EC.
- 2.2. The European Directive identifies that the purpose of SEA is “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”. It requires the determination as to whether the plan or programme under assessment is likely to have significant environmental effects, taking account of the criteria set out in Schedule 1 of the Regulations. The Regulations require that the results of this process are set out in a Screening Determination Statement (this document), which must be publicly available.
- 2.3. Before making a formal determination in relation to SEA, there is a requirement to consult the three statutory consultation bodies designated in the Regulations (the Environment Agency, Historic England, and Natural England) on whether environmental assessment is required. This was

undertaken, and their responses to the consultation are at Appendix 2 of this statement.

- 2.4. The Planning Practice Guidance (Paragraph: 008 Reference ID: 11-008-20140306¹) states that: “Supplementary Planning Documents do not require a Sustainability Appraisal but may in exceptional circumstances require a Strategic Environmental Assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies”.

3. Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Supplementary Planning Document (SPD)

- 3.1. Annex 2 of the National Planning Policy Framework (NPPF²) defines SPDs as documents which add further detail to the policies in the Development Plan. As SPDs do not have the same status as policies contained within the Development Plan, they are not subject to independent examination.
- 3.2. The Places for Everyone (PfE) Plan was adopted by Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (the nine PfE Plan authorities) and took effect on 21 March 2024.
- 3.3. 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. The allocation policies 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 This can be found online at <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans-and-spatial-development-strategies>

² This can be found online at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

- 3.4. 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'.
- 3.5. The Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will therefore supplement PfE Plan Policies: JPA10 Beal Valley and JPA12 Broadbent Moss, meeting the requirements of criterion 1 in both policies and JP-D1.
- 3.6. The Draft SPD sets out the aims and objectives for the holistic and integrated development of Beal Valley and Broadbent Moss.
- 3.7. It 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, flood risk and water catchments, and existing landscape features and character. In doing so, it is considered that the Masterplan and Design Code is responsive and unique to Beal Valley and Broadbent Moss.
- 3.8. The Draft SPD has been prepared around the following vision:

'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.

3.9. Through preparation of the Draft SPD, it has been 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.

3.10. Upon adoption, the SPD will be a material consideration in the determination of planning applications relating to JPA10 Beal Valley and JPA12 Broadbent Moss. The information and guidance in the SPD will help applicants comply with PfE Plan policy requirements.

4. Screening Determination

4.1. The Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD is not setting new policy; it will supplement existing policies (JPA10 and JPA12) in the PfE Plan (which came into effect on 21 March 2024). The 'parent DPD' has therefore already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment, as part of the PfE plan-making process.

4.2. The screening of the Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD is set out in Appendix 1 of this document.

4.3. Oldham Council consider that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD does not require a Strategic Environmental Assessment (SEA).

4.4. Oldham Council have come to this view as:

- PfE has already been subject to a robust SEA as part of the Integrated Assessment;
- The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD is not promoting any additional development than that set out in PfE; and
- The need for, and completion of, more detailed assessments will be

carried out as part of the planning application stage.

5. Consultation with the statutory bodies

- 5.1. Having prepared an initial screening determination statement, Oldham Council consulted with the Environment Agency, Historic England and Natural England, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The purpose of this consultation was to establish whether they agreed with the outcome of the initial screening.
- 5.2. Each of the statutory bodies have confirmed that they agree with Oldham Council's conclusion that the proposed Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD would not require a full Strategic Environmental Assessment or a Habitats Regulations Assessment.
- 5.3. The relevant correspondence is attached at Appendix 2.

6. Conclusion

- 6.1. Given the outcome of this assessment and the responses from the statutory consultees, provided at Appendix 2, Oldham Council have concluded that a full Strategic Environmental Assessment is not required for the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD.

Appendix 1 – Screening Assessment

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
1. Characteristics of the Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD having particular regard to:	-	-
a) The degree to which the plan or programme sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will provide supplementary guidance to the adopted Places for Everyone Plan (PfE) Plan policies, specifically JPA10 Beal Valley and JPA12 Broadbent Moss. The PfE Plan policies have been scrutinised through the Sustainability Appraisal / SEA processes, as part of the Integrated Assessment.</p> <p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD does not propose additional development to that proposed in PfE, not does it allocate any additional land, therefore it is not considered to set a new framework for projects or other activities to those already assessed as part of PfE.</p>	No
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	<p>The purpose of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD is to support the delivery of the adopted PfE Plan, specifically allocations JPA10 Beal Valley and JPA12 Broadbent Moss, and to guide the preparation and determination of planning applications. As such, it does not introduce new policy and must be in conformity with PfE and the Oldham Local Plan.</p>	No

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
<p>c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. It is therefore considered that the integration of environmental considerations and the promotion of sustainable development that may be relevant to the preparation of the SPD have been taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	<p>No</p>
<p>(d) Environmental problems relevant to the plan or programme; and</p>	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. It is therefore considered that the 'environmental problems' relevant to the preparation of the SPD have been taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	<p>No</p>

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
<p>e) The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes related to waste management or water).</p>	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. This includes policies relating to Flood Risk and the Water Environment (JP-S4) and Resource Efficiency (JP-S6). As well as relevant criteria within the respective allocation policies.</p> <p>The SPD does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. It is therefore considered that the relevance of the SPD on the implementation of community legislation on the environment (e.g. those plans and programmes relating to waste management and water) has been taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	<p>No</p>
<p>2. Characteristics of the effects and area likely to be affected having particular regard to:</p>	<p>-</p>	<p>-</p>
<p>a) The probability, duration, frequency and reversibility of the effects</p>	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment.</p> <p>It is therefore considered that the probability, duration, frequency and reversibility of the effects relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated</p>	<p>No</p>

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
	<p>Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	
b) The cumulative nature of the effects	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. It is therefore considered that the cumulative nature of the effects relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	No
c) The trans-boundary nature of the effects	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment.</p> <p>It is therefore considered that the trans-boundary nature of the effects relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment and given that PfE is a joint plan of nine GM districts. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	No

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
d) The risks to human health or the environment (e.g. due to accident)	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment.</p> <p>It is therefore considered that the risks to human health or the environment that may be relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	No
e) The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected)	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment.</p> <p>It is therefore considered that the magnitude and spatial extent of the effects that may be relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	No
f) The value and vulnerability of the area likely to be affected due to:	The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in	No

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
<ul style="list-style-type: none"> i) Special natural characteristics or cultural heritage ii) Exceeded environmental quality standards or limit values iii) Intensive land use 	<p>the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. A robust and methodical site selection process was also undertaken to assess potential allocations as part of preparing PfE.</p> <p>It is therefore considered that the value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage; environmental quality; and intensive land use that may be relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed assessments will be carried out as development comes forward and as part of future planning applications.</p>	
<p>g) The effects on areas or landscapes which have recognised national, community or international protected status</p>	<p>The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement JPA10 and JPA12 in PfE and will assist in the delivery of these allocations. It does not set new policy or promote additional development to that identified in PfE. Through the plan-making process PfE, and therefore the allocations, has already been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment, and Habitat Regulations Assessment, as part of an overarching Integrated Assessment. A robust and methodical site selection process was also undertaken to assess potential allocations as part of preparing PfE,</p> <p>It is therefore considered that the effects on areas or landscapes which have recognised national, community or international protected status that may be relevant to the preparation of the SPD were taken into account as part of the aforementioned Integrated Assessment. Furthermore, the need for, and completion of, more detailed</p>	<p>No</p>

SEA Directive Criteria	Summary of Environments effects	Likely Significant Effects?
	assessments will be carried out as development comes forward and as part of future planning applications.	

Appendix 2 – Responses from statutory consultees in relation to the initial screening

Oldham Metropolitan Borough Council
Spindles Shopping Centre
West Street
Oldham
OL1 1LF

Our ref: SO/2006/000014/SE-
02/SC1-L01
Your ref:
Date: 20 January 2026

Dear Sir/Madam

**DRAFT BEAL VALLEY AND BROADBENT MOSS MASTERPLAN AND SPATIAL
DESIGN CODE SUPPLEMENTARY PLANNING DOCUMENT
INITIAL SEA DETERMINATION STATEMENT**

Thank you for referring the above consultation which was received on the 14th January 2026.

Environment Agency Position

We are in agreement with the Council that a Strategic Environmental Assessment is not required, based on the proposals having already been subject to a Sustainability Appraisal as part of the Places for Everyone (PfE) Development Plan Document and associated plan making process.

Noting the specific requirements within PfE Policy JPA10 and JPA12 to consider the delivery of flood storage/wetland in liaison with the Environment Agency, we welcome continued discussion with the Council and the developer(s) on this matter.

Yours faithfully


Planning Advisor



Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

Our ref: PL00

Your ref:

FAO: [REDACTED]
[REDACTED]

Date: 15 January 2026

Dear [REDACTED]

Beal Valley and Broadbent Moss SPD – SEA Screening Statement

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

In terms of our area of interest, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing local plan policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document at this stage.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[REDACTED]
Historic Environment Planning Adviser (North)
Historic England
[REDACTED]

Date: 19 January 2026
Our ref: 538341
Your ref: strategic planning



████████████████████
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

████████████████

Dear ██████████

Beal Valley & Broadbent Moss (Oldham) SPD SEA and HRA Screening Consultation

Thank you for your consultation on the following documents dated and received by Natural England on 12 January 2026:

- Draft Beal Valley & Broadbent Moss SPD – initial HRA Screening Statement
- Draft Beal Valley & Broadbent Moss SPD – initial SEA Determination Statement

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed SPDs that were not covered in the Integrated Assessment and the Habitats Regulations Assessment of the adopted Places for Everyone Strategy. Therefore, the proposed SPDs would not require a full Strategic Environmental Assessment or a Habitats Regulations Assessment.

Yours sincerely

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Senior Officer Strategic Planning
Cheshire to Lancashire Team