

Draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Supplementary Planning Document - Habitat Regulation Assessment 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 “competent authority” for the purposes of this SEA determination statement.
- 1.2. This statement sets out Oldham Council’s assessment regarding whether the SPD is likely to have significant adverse effects on the national network of biodiversity sites in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)¹ and European Directive 92/43/EEC (the Habitats Directive)².

2. Habitat Regulations Assessment Context

- 2.1. The requirement for a Habitat Regulations Assessment (HRA) is set out within Regulation 63 the Conservation of Habitats and Species Regulations 2017 (as amended) and Articles 6(3) and 6(4) of the Habitats Directive. Legislation requires an Appropriate Assessment of any plan or project to be undertaken to assess if it is likely to have significant adverse effects upon the integrity of internationally designated sites of nature conservation importance, now known as the national site network (formerly known as Natura 2000 sites).
- 2.2. The Habitats Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (as amended) published in November 2017.
- 2.3. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna – the ‘Habitats Directive’ provides legal protection for habitats and species of European importance. The national site network objectives are to:
 - maintain or, where appropriate, restore habitats and species listed in Annexes I and II of the Habitats Directive to a favourable conservation status (FCS).
 - contribute to ensuring, in their area of distribution, the survival and reproduction of wild birds and securing compliance with the overarching aims of the Wild Birds Directive (Directive 2009/147/EC).
- 2.4 The purpose of a HRA is to assess the impacts of a land-use plan against the conservation objectives of the national network of sites. The assessment must determine whether the plan would adversely affect the integrity of the site in terms of its nature conservation objectives. Where negative effects are identified, other options should be examined to avoid any potential

¹ <https://www.gov.uk/government/publications/changes-to-the-habitats-regulations-2017/changes-to-the-habitats-regulations-2017>

² <https://www.legislation.gov.uk/eudr/1992/43/contents>

damaging effects.

2.5 The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD provides further guidance on the implementation of PfE allocations JPA10 Beal Valley and JPA12 Broadbent Moss. The PfE Plan, including the allocations, has been subject to an HRA that has developed iteratively over several years in parallel to the drafting of the PfE, as part of an overarching Integrated Assessment. The HRA for PfE fully assessed the impacts of the Plan on the national network of sites at each plan making stage. The HRA documents for the PfE Plan can be found on the GMCA website at: [Adoption - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/adopted-plans) for the submission and examination stages of the Plan and at [Modifications Documentation 2023 - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/modifications) for the main modifications stage of the Plan.

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

- 3.1. Annex 2 of the National Planning Policy Framework (NPPF³) 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. PfE 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’*.
- 3.4. Policy JP-D1 relates to Infrastructure Implementation, and it states that through local plans, other local planning documents and development management

³ This can be found online at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

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 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, and providing further guidance on how other relevant plan criteria should be met.
- 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. The PfE Plan is the "parent DPD", which has already been subject to an HRA, see details in section above, as part of an overarching Integrated Assessment.

3.10. The SPD does not introduce new policy or promote additional development to that set out in PfE. Rather, it seeks to assist in the delivery of JPA10 Beal Valley and JPA12 Broadbent Moss.

3.11. 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 Assessment

4.1. Oldham Council considers that the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will not have significant adverse effects on any sites in the national sites network, either alone or in combination with other plans and projects.

4.2. The Council has come to this view as:

- The Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD will supplement policies JPA10 and JPA12 of the PfE Plan, which has already been subject to a robust HRA as part of 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.

4.3. As such, it is considered that no 'appropriate assessment' is required to be made under Regulations 63, 64 and 65 of the Conservation of Habitats and Species Regulations 2017 (as amended) before the Council adopts the SPD.

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 Habitats Regulations Assessment. The relevant correspondence is attached at Appendix 1

6. Conclusion

- 6.1. Given the outcome of this assessment and the response of the statutory consultees, provided at Appendix 1, Oldham Council have concluded that a full Habitats Regulations Assessment is not required for the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code SPD.

Appendix 1 – 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