

Notice of Motion for Full Council

Under Paragraph 12 of the Council Procedure Rules



The following Motion to be submitted to Council on the date indicated below:-

Beal Valley and Broadbent Moss: Ensuring a Robust Masterplan

Council notes that:

1. Places for Everyone (PfE) forms part of the statutory development plan for Oldham Council;
2. Policies JPA10 Beal Valley and JPA12 Broadbent Moss require development to be “*in accordance with a comprehensive masterplan and design code as agreed by the local planning authority*”, including an infrastructure phasing and delivery strategy in accordance with Policy JP-D1;
3. Council previously resolved to formulate the Beal Valley and Broadbent Moss masterplan as a Supplementary Planning Document and undertook public consultation on the draft document earlier this year. However, changes to the national plan-making regulations mean that the final adoption date for new Supplementary Planning Documents was 30 June 2026, meaning that the masterplan cannot now be adopted as a new SPD and will remain non-statutory guidance;
4. The masterplan is intended to provide a comprehensive framework for development across both allocations, including the protection and enhancement of ecological habitats and green and blue infrastructure, and PfE requires development to avoid fragmenting or severing connectivity between habitats;
5. PfE identifies a new Metrolink stop and Park and Ride facility south of Cop Road as a “*necessary*” transport intervention for both JPA10 Beal Valley and JPA12 Broadbent Moss;
6. The Council’s Environmental Screening Opinion for the Phase 1 planning application at Broadbent Moss identifies the need for school-place provision to be addressed strategically across the wider allocated sites, together with a full assessment of the requirements for health-service provision;
7. Policy JP-D1 requires an infrastructure phasing and delivery strategy for sites where development will be delivered by different developers or in phases, setting out what needs to be provided, by when, and who will fund and deliver it.

Council believes that:

The Beal Valley and Broadbent Moss masterplan should be sufficiently comprehensive, evidenced and deliverable to provide the framework required by Policies JPA10 and JPA12, including demonstrating that the cumulative environmental, infrastructure, education, health and transport impacts of development have been properly assessed and planned for, and that further work is required before it can fulfil that role effectively.

Council resolves that:

1. The relevant officer ask if the developer consortium would be willing, as part of their ecological assessments supporting their planning applications, to update the Preliminary Ecological Appraisal underpinning their section of the proposed spine road to reflect the revised route and assess its implications for habitats, protected species and ecological connectivity, with the findings reported to the Council as part of the planning applications;

2. An assessment of projected school-place requirements across the Beal Valley and Broadbent Moss masterplan area to 2039 be undertaken, taking account of the cumulative impact of development across both allocations, and reported to Council, including an assessment of whether land should be safeguarded for a primary school;
3. A Health Impact Assessment for the Beal Valley and Broadbent Moss masterplan area be undertaken and reported to Council, assessing the cumulative impact of the proposed development on local health services and associated infrastructure;
4. The existing infrastructure phasing and delivery strategy within the masterplan be reviewed and strengthened in accordance with Policy JP-D1, clearly identifying what infrastructure is required, when it is required, the trigger points for delivery, and who will fund and deliver each element, with the revised strategy reported to Council;
5. A report be requested from Transport for Greater Manchester setting out the current status and deliverability of the proposed Metrolink stop and Park and Ride facility south of Cop Road, including:
 - the necessary stages for progressing the proposal and what each stage entails;
 - TfGM's current prospective timetable for those stages; and
 - the findings of any geotechnical assessments undertaken in relation to the Cop Road site, including any implications arising from the 2024 landslide affecting the Shaw-Derker line.

Date of Council meeting: 16th September 2026

Notice submitted from (must be received no later than noon, seven working days before the meeting e.g. the Monday before the meeting on Wednesday)

The submission must be signed by at least one Member

Councillor Proposing: Beth Sharp

Signature:

Councillor Seconding: Max Woodvine

Signature:

On completion of the above please submit your motion to constitutional.services@oldham.gov.uk