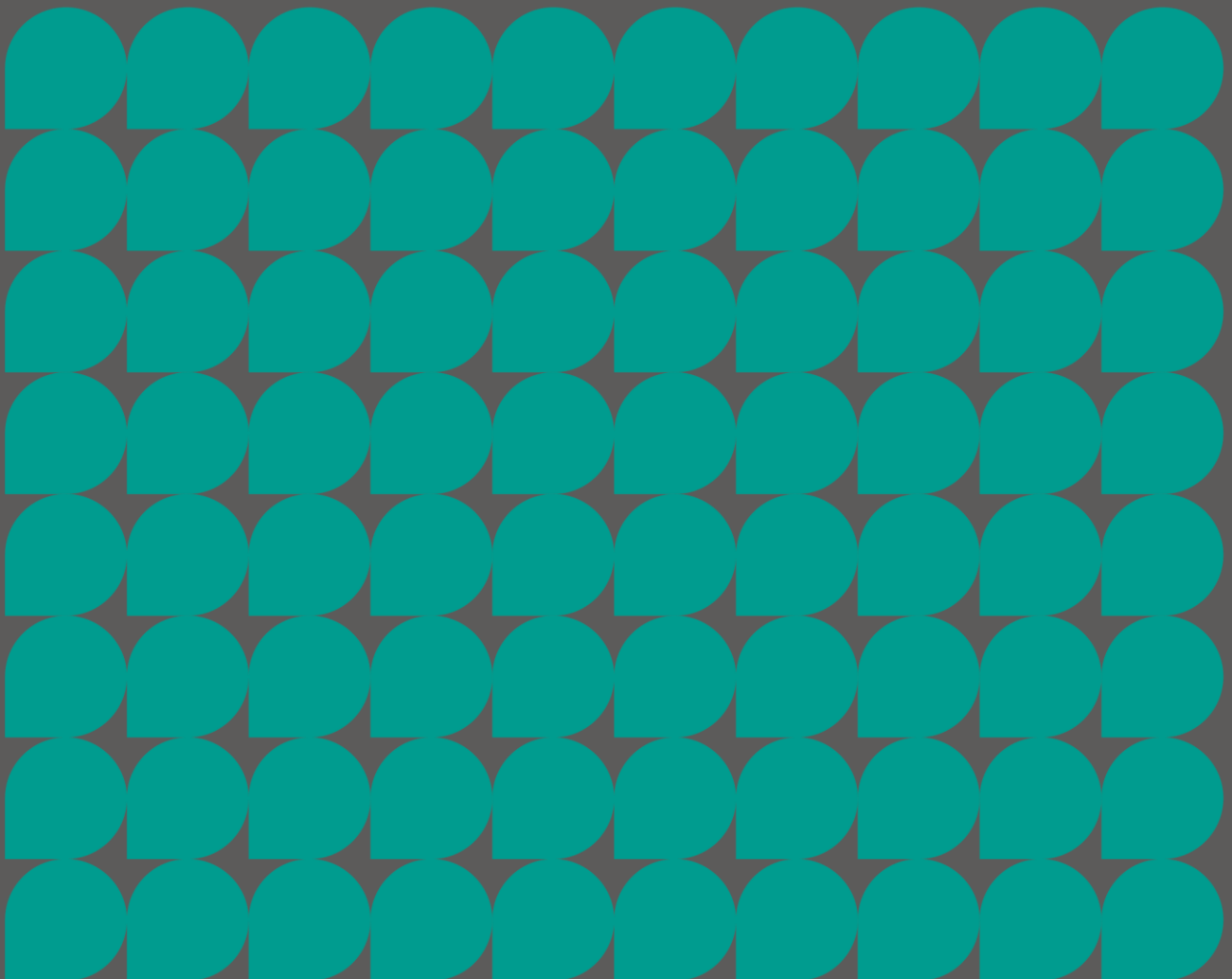


Places for Everyone

Hanging Chadder Allocation Topic Paper

July 2021



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1.0 Introduction

- 1.2 In November 2014, the AGMA Executive Board recommended to the 10 Greater Manchester local authorities that they agree to prepare a joint Development Plan Document (“Joint DPD”), called the Greater Manchester Spatial Framework (“GMSF”) and that AGMA be appointed by the 10 authorities to prepare the GMSF on their behalf.
- 1.3 The first draft of the GMSF DPD was published for consultation on 31st October 2016, ending on 16th January 2017. Following substantial re-drafting, a further consultation on the Revised Draft GMSF took place between January and March 2019.
- 1.4 On the 30 October 2020 the AGMA Executive Board unanimously agreed to recommend GMSF 2020 to the 10 Greater Manchester Councils for approval for consultation at their Executives/Cabinets, and approval for submission to the Secretary of State following the period for representations at their Council meetings.
- 1.5 At its Council meeting on 3 December Stockport Council resolved not to submit the GMSF 2020 following the consultation period and at its Cabinet meeting on 4 December, it resolved not to publish the GMSF 2020 for consultation.
- 1.6 As a joint DPD of the 10 Greater Manchester authorities, the GMSF 2020 required the approval of all 10 local authorities to proceed. The decisions of Stockport Council/Cabinet therefore signalled the end of the GMSF as a joint plan of the 10.
- 1.7 Notwithstanding the decision of Stockport Council, the nine remaining districts considered that the rationale for the preparation of a Joint DPD remained. Consequently, at its meeting on the 11th December 2020, Members of the AGMA Executive Committee agreed in principle to producing a joint DPD of the nine remaining Greater Manchester (GM) districts. Subsequent to this meeting, each district formally approved the establishment of a Joint Committee for the preparation of a joint Development Plan Document of the nine districts.

- 1.8 Section 28 of the Planning and Compulsory Purchase Act 2004 and Regulation 32 of the Town and Country Planning (Local Planning) (England) Regulations 2012 enable a joint plan to continue to progress in the event of one of the local authorities withdrawing, provided that the plan has ‘substantially the same effect’ on the remaining authorities as the original joint plan. The joint plan of the nine GM districts has been prepared on this basis.
- 1.9 In view of this, it follows that PfE should be considered as, in effect, the same Plan as the GMSF, albeit without one of the districts (Stockport). Therefore “the plan” and its proposals are in effect one and the same. Its content has changed over time through the iterative process of plan making, but its purpose has not. Consequently, the Plan is proceeding directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.
- 1.10 Four consultations took place in relation to the GMSF. The first, in November 2014 was on the scope of the plan and the initial evidence base, the second in November 2015, was on the vision, strategy and strategic growth options, and the third, on a Draft Plan in October 2016.
- 1.11 The fourth and most recent consultation on The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 (GMSF 2019) took place in 2019. It received over 17,000 responses. The responses received informed the production of GMSF 2020. The withdrawal of Stockport Council in December 2020 prevented GMSF 2020 proceeding to Regulation 19 Publication stage and instead work was undertaken to prepare PfE 2021.
- 1.12 Where a local planning authority withdraws from a joint plan and that plan continues to have substantially the same effect as the original joint plan on the remaining authorities, s28(7) of the Planning and Compulsory Purchase Act 2004 provides that any step taken in relation to the plan must be treated as a step taken by the remaining authorities for the purposes of the joint plan. On this basis, it is proposed to proceed directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.

1.13 A comprehensive evidence base was assembled to support the policies and proposals in the GMSF 2020. Given the basis on which the Plan has been prepared, this evidence base remains the fundamental basis for the PfE 2021 and has remained available on the GMCA's website since October 2020. That said, this evidence base has been reviewed and updated in the light of the change from GMSF 2020 to the PfE2021 and, where appropriate, addendum reports have been produced and should be read in conjunction with evidence base made available in October 2020. The evidence documents which have informed the plan are available via the GMCA's website.

2.0 Overview

2.1 The Hanging Chadder site is located in Royton, to the north of the borough. The site is located between Castleton Road to the east and the A671 Rochdale Road to the west.

2.2 The site was identified as a strategic allocation in GMSF 2016, GMSF 2019 and GMSF Publication Plan Draft for Approval October 2020 (GMSF 2020).

2.3 The allocation was identified in the GMSF 2020 (Draft for Approval) for around 260 homes.

2.4 A map of the site as it appeared in the GMSF 2020 is provided in Appendix 1.

3.0 Site Details

3.1 The site is designated as Green Belt and mainly used for agricultural purposes. The gross site area measures 22.6 hectares, an indicative developable area measuring approximately 7.8 hectares has been identified based on a high-level concept plan and report that was prepared to inform the allocation.

- 3.2 The topography of the site is sloped north to the south which also informed the developable area of the allocation.
- 3.3 There are multiple ownerships across the site.
- 3.4 The site is located on the edge of a rural area and is close to existing neighbouring residential communities in Royton, as well as Low and High Crompton.
- 3.5 There are existing surface water flooding issues to the south of the site.

4.0 Site Allocation History

- 4.1 The site was originally identified through site selection work undertaken as part of previous draft GMSFs in 2016 and 2019.
- 4.2 A Call for Sites exercise to identify available land was launched across Greater Manchester in 2015 to inform the preparation of the initial draft plan. Numerous parcels of land within the site were submitted for consideration by the landowners and/or their representatives. The site was proposed for allocation in GMSF 2016.
- 4.3 As per the site selection methodology, developed to inform GMSF 2019, Areas of Search were identified where any identified site, including the Call for Sites and proposed allocations within GMSF 2016, met one or more of the Site Selection Criteria. Hanging Chadder was identified as falling within the Area of Search OL-AS-12.
- 4.4 Sites within the Areas of Search were subject to a planning constraints assessment, which included an assessment of flood risk, ecology, landscape, heritage, social infrastructure etc.

- 4.5 Following the site selection methodology Hanging Chadder was also identified as a proposed strategic allocation within the GMSF 2019 and GMSF 2020 (Allocation GM-13), for around 260 homes.
- 4.6 The site has since been removed as an allocation within Places for Everyone 2021. This is explained in further detail in section 5.

5.0 Places for Everyone 2021

- 5.1 Hanging Chadder has been removed as a proposed strategic allocation in Places for Everyone 2021. The reasoning behind the removal of the allocation is explained below.
- 5.2 The council is committed to delivering its housing need for Oldham, providing the right homes in the right places. The redevelopment of brownfield land, over greenfield land, is also a priority for the council. An update to the housing land supply, as set out within the Strategic Housing Land Availability Assessment (SHLAA) as at 1 April 2020, has identified more brownfield land within the urban area, including additional homes on brownfield land identified through the 'Creating a Better Place' agenda. As a result, the council has been able to reduce its Green Belt take, whilst still being able to deliver the vision, plan objectives and overall spatial strategy of PfE, including identifying sufficient housing land, to meet the borough's housing need up to 2037, and maintain a reasonable buffer to provide for a degree of flexibility.
- 5.3 In terms of Hanging Chadder, responses from the previous public consultations in 2016 and 2019, expressed concerns over the impact and scale of development of allocations proposed within the north-west of the borough, particularly around Royton and Shaw, including the cumulative impact of the allocations on the local road network.

5.4 It is important to the council that concerns of the public are addressed appropriately and consultation responses are fully considered. As such, considering the consultation responses, and the amount of allocations proposed within these areas, it was considered that the cumulative impact of development in this area would lead to over-development. Therefore, given the identification of more brownfield land within the urban area through the housing land supply update, Hanging Chadder has been removed, to reduce the impact of development of the allocations on the north-west of the borough.

6.0 Conclusion

6.1 In summary, changes to the local housing need across the nine districts and the plan period for PfE (which has reduced to from 2020-2037 to 2021-2037) has resulted in some flexibility within the supply to further reduce Green Belt release whilst still being able to deliver the vision, plan objectives and overall spatial strategy of PfE 2021.

6.2 In terms of the changes between the 2020 GMSF and the 2021 PfE, as these changes were either minor or as a result of Stockport's withdrawal from the plan, it is concluded that the effect of the plan is substantially the same on the districts as GMSF 2020.

7.0 Appendices

7.1 Appendix 1: Map of Hanging Chadder Strategic Allocation (as proposed in GMSF Publication Plan: Draft for Approval October 2020)

