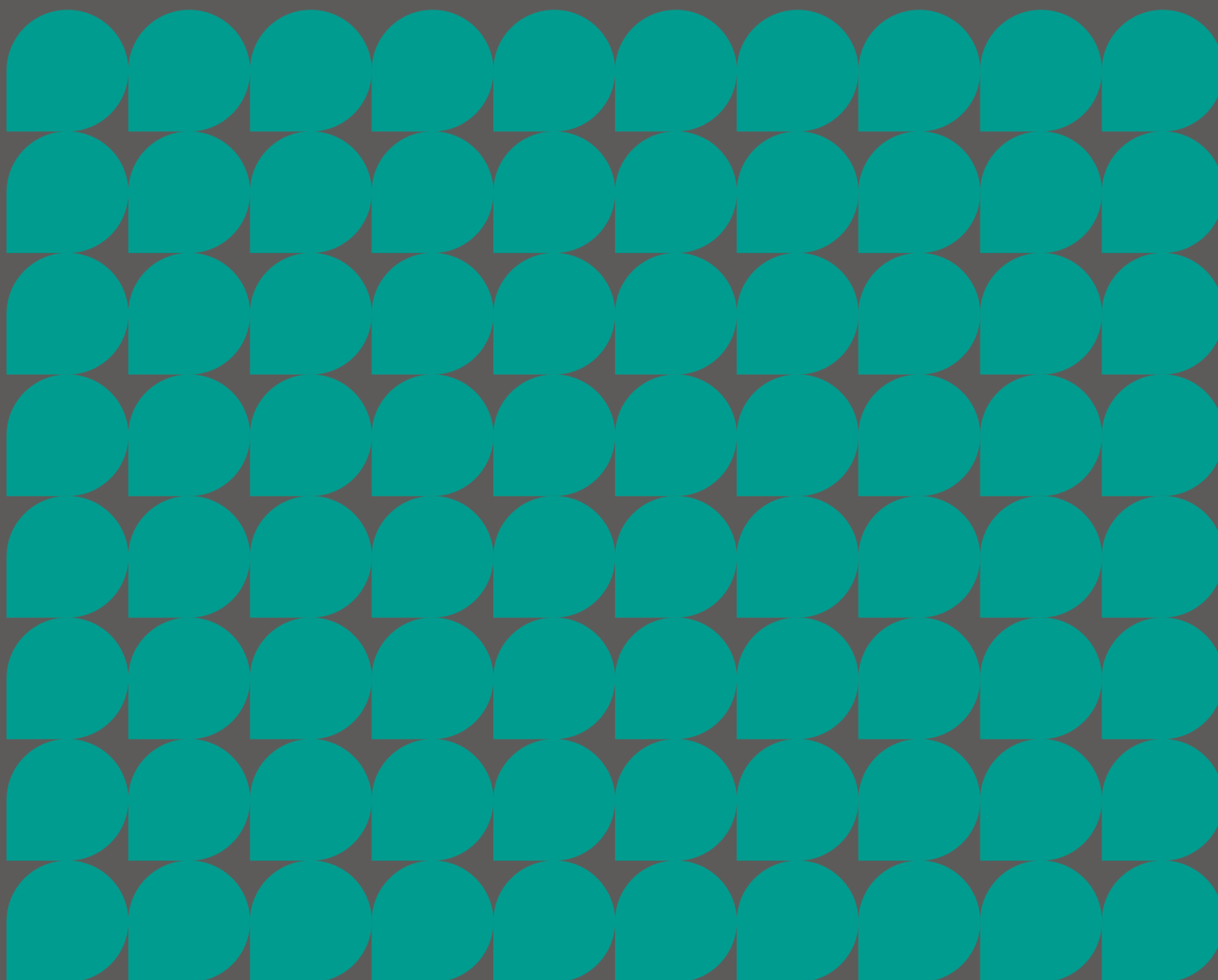


Places for Everyone

Oldham Additions to the Green Belt Issues
Summary

February 2022



Additions to the Greater Manchester Green Belt (Oldham)

A summary of the issues raised in relation to the policies within PfE 2021 Appendix B – GBA 17 and the relevant respondents to PfE 2021 is set out below.

PfE 2021 GBA 17 – Land behind Denshaw Village Hall

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent Name
GBA.17. 1	<p>What is the point of declaring protected and necessary greenbelt land when you are simultaneously contradicting yourselves by building on existing greenbelt land? This promise means very little as a result. You say you want distinct separations between areas but this is not the case in most areas.</p> <p>Just massaging the figures. Green Belt additions, many of which are already 'green', have been added to trick the public into thinking less overall greenbelt will be lost and not for the Green Belt purposes.</p>	<p>The Green Belt additions are proposed on their own merits and will need to accord with national Green Belt policy.</p> <p>The PfE is an opportunity to look at additions as well as Green Belt removal. The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.</p>	See Appendix
GBA.17. 2	<p>Fact is your plan is based on "releasing green belt" more than assigning new green belt which is flawed.</p>	<p>The supply of dwellings on brownfield land and vacant buildings has been maximised as set out in the Housing Topic Paper 06.01.03. However, there is a quantitative and qualitative shortfall in the supply in the plan area which can only be met through the release of Green Belt.</p> <p>The level of Green Belt release proposed in the plan has reduced by nearly 60% compared to the initial draft in 2016.</p>	Paul Roebuck
GBA.17. 3	<p>Destroying existing greenbelt for easy profitable urban sprawl but offering undesirable land in its place is a disgrace.</p> <p>An independent assessment is needed to check if the proposed Green Belt additions meet the Green Belt purposes.</p> <p>It will be essential that site selection process is transparent for each site too.</p>	<p>All of the Green Belt additions have been independently assessed by ARUP as part of the Stage 2 GM Green Belt Study (07.01.11), which includes an assessment of each proposed addition against the five Green Belt purposes.</p> <p>The approach in relation to the Green Belt additions is considered consistent with NPPF. The evidence provided in the Green Belt Topic Paper [07.01.25] (pages 14-15, 35-36, Appendix 3) provides appropriate justification for the Green Belt Additions.</p>	See Appendix
GBA.17. 4	<p>Brownfield sites should be developed instead of releasing the Green Belt.</p>	<p>The supply of dwellings on brownfield land and vacant buildings has been maximised as set out in the Housing Topic Paper 06.01.03. However, there is a</p>	See Appendix

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent Name
		quantitative and qualitative shortfall in the supply in the plan area which can only be met through the release of Green Belt.	
GBA.17. 5	Are there no further additions to green belt than this one area in Denshaw? There are areas which desperately need to preserve green areas to provide clean air and local walks, especially where there is no other nearby space. It appears that a significant adjustment has been made to other localities in greater Manchester, why not Chadderton and other Oldham areas.	Denshaw is the only Green Belt addition in the PfE plan in Oldham. Previously there were three other additions proposed in GMSF for Oldham. However, these have since been removed as it is considered they most appropriately meet Local Green Space (LGS) Criteria and are now proposed as LGS in the Local Plan review. Oldham already has a tight Green Belt boundary and it is considered that other sites may already be sufficiently protected by open space or other designations, which have policy protection against inappropriate development.	Margaret Blakeley
GBA.17. 6	Pathetic attempt to develop an area already surrounded by amazing countryside whilst illegally developing existing green belt land in more built up areas of Oldham. Lying corrupt politicians who should all be removed from office. Unfit to represent the people who you are supposed to work for. Leave the existing green belt land alone and undeveloped.	Places for Everyone has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 . Details of the process can be found at paragraphs 1.59 to 1.68 of the Publication Plan .	Tracy Raftery
GBA.17. 7	Makes general PfE comments in relation to legal compliance and soundness. In relation to Green Belt additions PfE shows removal of greenbelt protection for some areas and creation of greenbelt in others. There is no proof of exceptional circumstances required in the National Planning Policy Framework to justify this. LPAs have misled the public about the necessity of the proposed developments and how much greenbelt will be lost. The local authority has claimed to have sent letters that few, if any, residents have received. They have reclassified some areas that cannot be developed on to greenbelt on the plans to reduce the overall percentage of lost greenbelt. They have overstated the number of required houses and blamed the governments targets when fewer houses are needed, the real needs can be met with little greenbelt development and the government targets are guidelines. The local authority leaders have confirmed that the plans are wrong for several areas. At a Council meeting held on 9/9/21 the Leader of Bury Council Eammon O' Brien confirmed that it was "unlikely" that the proposed building rates for all developments in Bury (as laid out in JPA7	With regards to legal compliance and soundness, Places for Everyone has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 . Details of the process can be found at paragraphs 1.59 to 1.68 of the Publication Plan . The Exceptional Circumstances to amend the Green Belt boundary is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary. However, comment does not relate to Oldham.	Ian Culman

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent Name
	Elton Reservoir Topic Paper PfE 2021, section 27.8 page 52) would be met as they were “unrealistic”. The plan cannot be considered to be effective. The plan fails the effectiveness test for Soundness.		
GBA.17. 8	Attachments relates to Tameside and a criterion 7 paper which relates to allocations in GM including Oldham (land south of Coal Pit Land and Hanging Chadder). Not specific comments relating Oldham's Green Belt addition. The attempts to massage the figures and designate new areas as Greenbelt cannot be taken seriously.	Comment does not relate to Oldham Green Belt additions.	Save apethorn and Bowlacre Green Belt Group
GBA.17. 9	Five attachments. Relate to Bury and PfE generally. PfE shows removal of greenbelt protection for some areas and creation of greenbelt in others. There is no proof of exceptional circumstances required in the National Planning Policy Framework to justify this.	The Exceptional Circumstances to amend the Green Belt boundary is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary. However, comment does not relate to Oldham.	Juliet Eastham

Appendix

PfE 2021 GBA 17 – Land behind Denshaw Village Hall

Table 1. Row GBA-17.1

Given Name	Family Name	On behalf of company/organisation or individual
Linda	Field	NA
Michael	Hullock	NA
Ian	Culman	NA
Paul	Roebuck	NA

Table 2. Row GBA-17.3

Given Name	Family Name	On behalf of company/organisation or individual
Michael	Hullock	NA
Ian	Culman	NA

Table 3. Row GBA-17.4

Given Name	Family Name	On behalf of company/organisation or individual
Michael	Hullock	NA
Paul	Roebuck	NA