

Examination of Places for Everyone

Joint Development Plan Document

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HEARING AGENDA

9.30am Tuesday 28 March 2023 (All Day Session)

Inspectors' opening announcements

GMCA suggested revised approach to Green Belt additions (GMCA79)

Participants

- CPRE
- Peel Land & Property
- Save Greater Manchester's Green Belt
- The Stocks Residents' Association
- Thornham St John's Neighbourhood Forum
- Peter and Diane Martin
- Marc O'Driscoll
- Nigel Morrell
- Peter Simon
- Save Apethorn and Bowlacre Group

M27. Green Belt additions in Oldham:

- Q27.1 Exceptional circumstances

GBA17 Land behind Denshaw Village Hall, Oldham

Participants

- Peter and Diane Martin

M28. Green Belt additions in Rochdale:

- Q28.1 to Q28.8 Exceptional circumstances

GBA18 Land within Roch Valley, Smallbridge, Rochdale

GBA19 Land west of Stakehill Business Park, Rochdale

GBA20 Land at Firgrove Playing Fields, Rochdale

GBA21 Land between railway and Richdale Canal, Littleborough, Rochdale

GBA22 Land north of St Andrew's Church, Dearnley, Rochdale

GBA23 Land at Townhouse, Littleborough, Rochdale

GBA24 Land north of Shore, Littleborough, Rochdale

GBA25 Land at Summit, Heywood, Rochdale

Participants

- Marc O'Driscoll (GBA18)
- Nigel Morrell (GBA18-GBA21)

M30. Green Belt additions in Tameside:

- Q30.1 – Q30.12 Exceptional circumstances

GBA31 Fox Platt, Mossley

GBA32 Manor Farm Close, Waterloo, Ashton-under-Lyne

GBA33 Ridge Hill Lane, Ridge Hill, Stalybridge

GBA34 Cowbury Gree, Long Row, Carrbrook, Stalybrige

GBA35 Woodview, South View, Carrbrook, Stalybridge

GBA36 Yew Tree Lane, Dukinfield

GBA37 Broadbottom Road, Broadbottom

GBA38 Ardenfield, Haughton Green Denton

GBA39 Cemetery Road, Denton

GBA40 Hyde Road, Mottram

GBA41 Ashworth Lane, Mottram

GBA42 Horse Field, Dane Bank, Denton

Participants

- Peter Simon (GBA37, GBA40, GBA41)
- Save Apethorn and Bowlacre Group (All)

Responses to IN28 – Further Supplementary Questions (FSQAP20-21, FSQAP27, FSQAP32, FSQAP85)*

Policy JP-S2 Carbon and Energy

- FSQAP20 – Suggested modifications to criterion 8 and footnote 31, Table 5.1 and paragraph 5.16.

Policy JP-S3 Heat and Energy Networks

- FSQAP21 – Suggested modification to Figure 5.1.

Participants

- Karen Towriss
- Linsey Rawlinson
- Paul Towriss
- Northern Gateway Development Vehicle LLP
- Peel Land & Property
- Redrow Homes Limited
- Save Greater Manchester's Green Belt
- Steady State Manchester
- Emery Planning

Policies JP-J3 and JP-J4 – Employment Land Requirements (not before 2pm)

- FSQAP27 – District level requirements for employment land.

Participants

- Steady State Manchester
- Morland Capital No.1 Ltd
- Northern Gateway Development Vehicle LLP
- Wain Estates

Policy JP-H1 Scale, distribution and phasing of new housing development

- FSQAP32 – Housing delivery figures and Table 7.2.

Participants

- Bamford Action Group
- Claire Johnson
- Karen Towriss
- Linsey Rawlinson
- Manchester Steady State
- Paul Towriss
- Peel Land & Property
- Redrow Homes Limited
- Emery on behalf of various clients

Policy JP-C7 Transport requirements of new development

- FSQAP85 – Proposed approach to carrying out transport assessments in Policy JP-C7, paragraph 10.76 and Appendix D.

Participants

- Claire Johnson
- Karen Towriss
- Linsey Rawlinson
- Manchester Steady State
- Northern Gateway Development Vehicle LLP
- Paul Towriss
- Peel Land & Property
- Smithy Bridge & Littleborough – Save the Greenbelt
- Thornham St John's Neighbourhood Forum
- Emery Planning/Wain Estates*

** Discussions will be limited to matters set out in the above Further Supplementary Questions only.*

Inspectors' closing remarks

William Fieldhouse Louise Gibbons Steven Lee

22 March 2023
