

Date: 23 January 2024
Our Ref: BHM/JP/DOC14

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Dear Graham,

Land at Linney Lane Motors, Shaw (Planning Application Reference: FUL/352190/24)

Demolition of the existing garage building and full planning permission for 5 dwelling houses including associated landscaping, parking and all ancillary works

Submitted via email: planning@oldham.gov.uk

On behalf of Bellway Homes Limited (Manchester), I am pleased to submit a planning application for demolition of the existing garage building and full planning permission for 5 dwelling houses including associated landscaping, parking and all ancillary works on land at Linney Lane Motors, Shaw.

The site extends to circa. 0.086ha in area, is rectangular in shape and accessed off Linney Lane to north. The site contains the existing Linney Lane motors building. The River Beal is culverted along the western boundary of the site. The site lies adjacent to the Bellway's wider redevelopment proposals for the former Shaw Distribution Centre, approved under the following planning references;

- Outline planning permission with all matters reserved except for access was granted by OMBC in November 2020 for "Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures" under reference OUT/345898/20.
- A s73 minor material amendment planning application was approved for "Variation of conditions to allow for phased development, including revised site drainage proposals" under reference VAR/349651/22.
- Reserved matters application for the Appearance, Landscaping Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22 approved in October 2023.

The site forms a logical extension to Bellway's existing residential redevelopment currently under construction.



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

Registered Office: Bellway Homes Limited, Woosington House, Woosington,
Newcastle upon Tyne, NE13 8BF. Registered in England Number 670176
Bellway Homes Limited is a member of the Bellway p.l.c. Group of Companies

Development Plan

The statutory development plan for OMBC comprise the following adopted documents:

- 'Saved' policies of the Oldham Unitary Development Plan (UDP) (adopted July 2006);
- Joint Core Strategy and Development Management Policies Development Plan Document (DPD) (adopted November 2011)
- Greater Manchester Joint Waste Plan (April 2012); and
- Greater Manchester Joint Minerals Plan (April 2013)

The site is in existing employment use, Policy 14 is therefore relevant. Policy 14 "Supporting Oldham's Economy" permits other uses such as residential which are outside the permitted employment and ancillary uses listed in Policy 14 under circumstances. The policy states that:

"Uses other than those listed above will be permitted on sites currently or most recently used for employment purposes, provided the applicant can clearly demonstrate that it is no longer appropriate or viable to continue the existing use. This can be demonstrated by the developer:

- a) through a marketing exercise that there is no market for the uses listed above. The marketing exercise should be agreed with the council before commencing and be of a professional standard; or
- b) through a viability exercise that the continued use/development of the site for the uses listed above is unviable; or
- c) that the development of the site for alternative uses would benefit the regeneration areas identified by the council as being in need of investment or would benefit the community of an area."

A report to address the existing employment use of the Site and Policy 14 has been prepared by Anderw Aherne Property Consultants. In summary this report concludes that:

- Due to the existing buildings obsolescence in terms of age specification and regulatory requirements the marketing of the property is inappropriate. The site is therefore needs to be considered as a redevelopment opportunity.
- The development appraisal demonstrates that the viability test is substantially failed for employment redevelopment. In light of the scale of deficit in bringing this site forward for employment use it is possible to conclude that the likelihood of the site coming forward in both the short and longer term is extremely unlikely.
- The site will continue to decline and create additional conflicts as the residential housing to the rear is developed and occupied. The Site is therefore more suited to a residential development.
- In light of the above, Policy 14 has been satisfied and the most appropriate use of this site is for residential. The planning application should therefore be considered favourably.

The Proposal

To support this planning application, I have enclosed the following documents with the submission which confirm the proposals are acceptable;

BHM257 - Shaw PL02 Planning Layout– Colour
BHM257 - Shaw PL02 Planning Layout
BHM257 - Linney Lane Motors – DAS
BHM257 - Shaw - LP02 Location Plan
BHM257 - Shaw - SS01 Typical Street Scenes
BHM257 - Shaw Additional Plots BT02 Boundary Treatments
BHM257 - Shaw Additional Plots EV02 EV Charging Point Plan
BHM257 - Shaw Additional Plots HS02 Hard Surfacing Plan
BHM257 - Shaw Additional Plots ML02 Materials Layout
BHM257 - Shaw Additional Plots WM02 Waste Management Plan
BHM 257 - Linney Lane Housetype Pack January 2024
4216 102 Landscape Layout - 5 units extension
4216 205 Planting Plan - 5 units extension
APC - Linney Lane Motors Employment Viability Report
APC Linney Lane Motors – Appendices
108020-PEL-HDG-01-DR-D-0021 Linney Lane Motors – Foul and surface water drainage scheme
108020-PEL-HEW-01-DR-C-0002 Linney Lane Motors – Existing and proposed levels
3818-05 Linney Motors - Phase 1 Geo Environmental Letter (Jan 2024)
R2180-REP02-JW Linney Lane Motors, Shaw - Bellway Homes Ltd Manchester

Bellway's proposals would entail a high quality development of an additional 5 houses, comprising x3 semi-detached properties and x2 detached properties. The housetypes proposed compliment and reflect the design of the wider site approved for 140 dwellings. Vehicular access to the properties will via direct access off Linney Lane to the north and via the newly constructed estate road proposed to the east. The proposals are considered to be in accordance with and compliment the design principles detailed in the outline design and access statement and parameters plan for the wider site (approved under VAR/349651/22).

Summary

The proposals are for the demolition of the existing garage building and full planning permission for 5 dwelling houses including associated landscaping, parking and all ancillary works. The proposals form a small extension to Bellway's wider residential redevelopment of the former Shaw Distribution Centre which received planning permission under reference RES/350957/23 in October 2023.

A report to address the existing employment use of the Site and Policy 14 has been prepared by Anderw Aherne Property Consultants. In summary this report concludes that Policy 14 has been satisfied and the most appropriate use of this site is for residential. The planning application should therefore be considered favourably.

The planning application is supported by various technical assessments which confirm the proposals are acceptable. I trust that the above and enclosed is sufficient, however please do not hesitate to contact me should you require any further information in order to provide a full response. We would be pleased to join a meeting as soon as possible (virtual or in person) to discuss the proposals further and I look forward to hearing from you in due course.

Yours sincerely



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