Reason for Decision
To ask Cabinet to support the Royton Master Plan as a visionary document to guide possible future investment and improvements in Royton.

Executive Summary
There has been substantial investment in Royton District Centre in the past few years, this has included public and private sector development. The Council has plans to improve the Town Hall and Carnegie Library buildings which will attract further investment in the District Centre.

To complement this activity, the Council, in partnership with HLP architects, undertook a master planning exercise to identify a ‘preferred scenario’ for the improvement of Royton District Centre. This exercise gave the Council the opportunity to look at further development on a number of sites within the District Centre and to review linkages, form and connectivity. The Master Plan seeks to integrate a range of technical outputs (traffic, parking, economic and retail) with a focus on public realm design to address issues in Royton District Centre.

Recommendations
That Cabinet endorse the Royton Master Plan as a visionary document to provide guidance on potential future investment and improvements.
Royton District Centre Master Plan

1 Background

1.1 Recognising the recent public and private investment in Royton, the Council acknowledged that Royton District Centre required a holistic vision looking at its retail and commercial function, its transport and parking systems, its cultural importance, landscape setting and historic built heritage, its public realm and its role as a workplace.

1.2 The Council procured HLP Architects to prepare, in consultation with local stakeholders, a master plan to help inform decisions about the infrastructure, development and management of the District Centre and to feed into the development of a long term strategy. The Council also required a prioritised list of infrastructure and development projects and a deliverable action plan to implement these.

1.3 The Royton Master Plan comes at an important time in the planning process for Oldham Council. The authority is in the process of refreshing its statutory local plan, and discussions at a Greater Manchester level on the GM Spatial Framework are continuing. Within these, and with a particular focus on the Local Plan, the Council must be mindful of its statutory planning responsibilities and the need for any future development proposals to be assessed against this plan and its test of objectively assessed need for development in the Borough.

1.4 At this stage the masterplan sets out a series of outline concepts for potential development and investment across the District Centre. It does not have the status of a statutory document, or for that matter a planning application; rather it acts as a guide to potential for future development options Members and the development community may wish to consider, which in due course would be subject to the normal rigour of the planning process.

1.5 It is important to note that endorsement of the master plan does not entail or oblige the Cabinet or the Planning Committee in any way to deliver the precise outline of potential development set out in the master plan, and is a very different decision to the future adoption of the Local Plan which will determine development constraints in Oldham.

1.6 Members are instead being asked to approve an overarching vision for Royton which may guide their consideration of future site specific studies, planning applications and investment. In that sense, endorsement of the masterplan should not be considered binding in relation to the exact pattern of future development or the nature of subsequent planning applications, but is an important decision in communicating an initial vision for future development potential in Royton.

2 Current Position

2.1 The master planning exercise shows at this stage, potential options for improvements and investment. Detailed delivery and phasing of any works would be the subject of future reports and approvals.

2.2 The master plan has been prepared by HLP for the Council. However, the objectives and strategies within it are based on extensive consultation with local people, businesses and others with an interest in the town.
2.3 The document represents a spatial master plan that establishes a vision for Royton and acts as guidance for future development over the next 10 years. A programme of stakeholder and community engagement has informed the development of the master plan. Findings of engagement have been analysed in line with what represents a sustainable community which has ensured that the master plan has considered social and economic aspects or Royton as well as environmental.

2.4 The master plan is detailed as a series of individual strategies, including 8 infrastructure strategies and 7 themed strategies. These strategies are supported by a delivery plan and outline financial implications that will help guide investment priorities and economic assessments over the coming 10 year period.

2.5 Rather than propose radical change or unrealistic large scale intervention, the focus instead is on a combination of deliverable, smaller-scale improvements that will combine to greater affect.

3 Options/Alternatives

3.1 Option 1: Do nothing, Cabinet could chose not to endorse the Royton Master Plan and any future investment in Royton would be on an ad hoc basis without a clear vision.

3.2 Option 2: Endorse the Royton Master Plan as a visionary document to provide guidance on potential future investment and improvements. This will help ensure any recommendations for investment or any development is evidence based and meets the requirements and vision of the stakeholders.

4 Preferred Option

4.1 Option 2 is the preferred option. Endorsing the master plan will help ensure any recommendations for investment or any development is evidence based and meets the requirements and vision of the stakeholders of Royton.

5 Consultation

5.1 A programme of consultation has been carried out to understand issues, constraints, needs and aspirations for Royton to inform development of the masterplan.

5.2 The consultation process helped generate a sense of ownership and articulate a shared vision.

5.3 The views of key stakeholders and other groups who have an interest in Royton District Centre were consulted. Stakeholders were consulted in person and by telephone. The aim of the community consultation was a market research exercise in order to help determine what people liked about Royton and what they thought the issues are with the existing District Centre.

5.4 Consultees included;
Financial Implications

6.1 There are no financial implications for the Council in this paper. Any future developments in Royton will be appraised in line with the Masterplan and through an individual Business Case to ensure viability. The future developments will be brought to Cabinet in separate reports.

6.2 The only funds allocated to development in Royton within the Capital Programme are for the redevelopment of the Town Hall and Library. Other investments from the Council in Royton will need to be allocated from Funds Yet to be Allocated based on prioritization.
(Sam Smith)

7 **Legal Services Comments**

7.1 There are no specific legal implications for the Council in this paper. Any future developments will need to be appraised and appropriate due diligence carried out in line with relevant Council policies, powers and strategies and will be the subject of separate reports which will need to assess merits/risks/benefits and relevant powers on an individual basis.

7.2 Any property transactions will need to comply with the Council's Land and Property Protocols and in particular with the best value obligations in Section 123 of the Local Government Act 1972.

7.3 Any contracts /procurements to be entered into by the Council will need to comply with the Council's Contract Procedure Rules.

7.4 All transactions must comply with the Council’s Financial Procedure Rules and appropriate external advice must be obtained to protect the Council’s interests and to ensure all decisions are lawful and reasonable. In discharging its fiduciary and reasonableness duties the Council will also need to be mindful of the following:

- Procurement issues
- State aid issues
- Best value
- Vires considerations
- Appropriate consultation processes

7.5 The Council has the power to make this decision.

(Rebecca Boyle)

8. **Co-operative Agenda**

8.1 This report is intended to build upon Oldham’s Council’s Corporate Plan “Delivering a Cooperative Oldham” (updated 2013) and in particular one of its key objectives – ‘A productive place to invest where business and enterprise thrive’.

8.2 There are 4 key work programmes within the Corporate Plan that will help achieve this objective;

- Invest in Oldham
- Get Oldham working
- Destination Oldham
- Campaigning Oldham

8.3 The recommendations contained within this report are intended to make a significant contribution to the Corporate Plan and the key work programmes listed above

9 **Human Resources Comments**

9.1 None

10 **Risk Assessments**
10.1 None at this stage

11 IT Implications

11.1 None at this stage

12 Property Implications

12.1 None at this stage

13 Procurement Implications

13.1 None at this stage

14 Environmental and Health & Safety Implications

14.1 None at this stage

15 Equality, community cohesion and crime implications

15.1 None at this stage.

16 Equality Impact Assessment Completed?

16.1 No

17 Key Decision

17.1 Yes

18 Key Decision Reference

18.1 ECEN-20-17

19 Background Papers

19.1 none

20 Appendices

20.1 Appendix 1 Royton Master Plan