

Delegated Cabinet Member Key Decision Report

Decision Maker and Portfolio area:	Councillor Brownridge, Cabinet Member for Co-operatives and Neighbourhoods
Date of Decision:	19 April 2018
Subject:	Oldham Town Centre Conservation Area Appraisal and Management Plan
Report Author:	Georgina Brownridge
Ward (s):	Coldhurst and St Mary's.

Reason for the decision:

Summary: The purpose of the report is to seek approval to commission consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

Option 1 - To approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre. This will allow evidence to be prepared to inform the Local Plan review and the implementation of the Oldham Town Centre Masterplan and future development.

Option 2 - To not approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre. This will mean that up to date evidence is not prepared to inform the Local Plan review, which will limit the effectiveness of plan policies. It will mean that the implementation of the Oldham Town Centre Masterplan and future development, is not

informed by any management plan to help protect and enhance the conservation area.

Recommendation(s):

To approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre.

Implications:

*What are the **financial** implications?*

It is expected that the cost of the commissioning consultants will be between £10,000-£20,000 based on advice from Historic England and previous estimations.

This will be split equally between Development Control and Planning (cost code 23700 K108) and Regeneration (cost code) 24080.

All costs will be met within existing budgets.

(Sadrul Alam / Mathew Kearns)

*What are the **procurement** implications?*

The Request for Quotation exercise will be conducted in line with EU Treaty Principles on fairness, openness and transparency, and in adherence to internal CPRs (Dan Cheetham).

*What are the **legal** implications?*

No specific legal implications other than compliance with the Contract Procedure Rules. (Elizabeth Cunningham Doyle)

*What are the **Human Resources** implications?*

Not applicable.

***Equality and Diversity Impact Assessment** attached or not required because (please give reason)*

Not applicable. Will feed into the Local Plan review which will be subject to an EqIA.

*What are the **property** implications*

This appraisal will outline the architectural and historic elements of the Town Centre. The appraisal will also provide property recommendations needed to maintain their value and importance to the surrounding areas, in consideration to the proposed Town Centre Master Plan. (Peter Wood)

Risks:

No specific risk comments (Mark Stenson).

Co-operative agenda

Commissioning the Oldham Town Centre

Conservation Area appraisal and management plan will support the support the Council's co-operative agenda as it will take ownership and drive change in how we carry out our statutory duty to protect and enhance our heritage assets and will inform the implementation of the town centre masterplan. Regenerating with a heritage focus will support an inclusive economy through an enhanced built environment.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? Yes

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? Yes

Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

Reason why this Is a Key Decision

- (2) to be significant in terms of its effects on communities living or working in an area comprising two or more Wards or electoral divisions in the area of the local authority.

This item has been included on the Forward Plan under reference NEICO-01-18.

List of Background Papers under Section 100D of the Local Government Act 1972:

There are no background papers for this report

Report Author Sign-off:	
	<i>G.Brownridge</i>
Date:	11/04/2018

Please list any appendices:-

Appendix number or letter	Description
1	Tender for Oldham Town Centre Conservation Area appraisal and management plan

Background:

Oldham Council's planning policies are set out within the adopted Oldham Joint Core Strategy and Development Management Policies Development Plan Document (the 'Joint DPD') (2011) along with the adopted proposals map.

The Joint DPD identifies that Oldham currently has 36 conservation areas (CA) which are identified on the proposals map. Policy 24 'Historic Environment' seeks to protect and enhance Conservation Areas.

There now needs to be a review of the existing Local Plan (Joint DPD) due to changes and requirements set out in national planning guidance. As part of this there is a need for up to date evidence to inform the Local Plan review and its implementation when adopted.

There is also a need for evidence to support the implementation of the Oldham Town Centre masterplan.

Oldham Town Centre Masterplan

A Masterplan has recently been prepared for Oldham Town Centre looking ahead to 2035. This looks at strategic sites totalling 21 acres in size and seeks to find better uses that can redevelop and improve the Town Centre.

The benefits would include the building of new homes, 54,000 sq metres of new and refurbished employment space, and economic activity worth an additional £48 million a year to Oldham's economy.

The proposals include:

- New Civic Hub office buildings – bringing together the council and other public sector organisations in one space;
- A new market hall, with associated retail and a new multi storey car park;
- New residential opportunities;
- New hotel; and
- And new connected public realm.

The Conservation Area appraisal and management plan will help to feed into the delivery of the Town Centre Masterplan.

The masterplan can be viewed here

https://www.oldham.gov.uk/info/200692/invest_in_oldham/1817/town_centre_masterplan.

Updated Oldham Town Centre Conservation Area and Management Plan

As a consequence for up to date evidence to inform the Local Plan and implementation of the Town Centre masterplan a Conservation Area appraisal and management plan will be carried out for Oldham Town Centre.

Oldham Town Centre Conservation Area appraisal and management plan is also seen as a high priority as it has been surveyed as part of the Historic England Heritage at Risk Assessment. As a consequence of this assessment, the Conservation Area has been included on the Conservation Area at Risk Register. An up to date Conservation Area appraisal and management plan are required in order to re-assess the designated area and evaluate and record its special interest. The last Conservation Area appraisal for Oldham Town Centre was published in April 1997.

Proposals:

Option 1 - To approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre. This will allow evidence to be prepared to inform the Local Plan review and the implementation of the Oldham Town Centre Masterplan and future development.

Option 2 - To not approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre. This will mean that up to date evidence is not prepared to inform the Local Plan review, which will limit the effectiveness of plan policies. It will also mean that the implementation of the Oldham Town Centre Masterplan and future development, is not informed by a management plan to help protect and enhance the Conservation Area and heritage assets within it.

Conclusions:

To approve commissioning consultants to prepare an updated Conservation Area appraisal and management plan for Oldham Town Centre.



Signed: (Executive Director/Director)

Date: 26 April 2018