

**Oldham**

**Local**

**Plan**

**Local Development Scheme**

**Effective from 03.08.21**



**Oldham**  
Council

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## 1 Availability of document

- 1.1 This document can be made available in other formats. Please call 0161 770 1672 for information.

## 2 Introduction

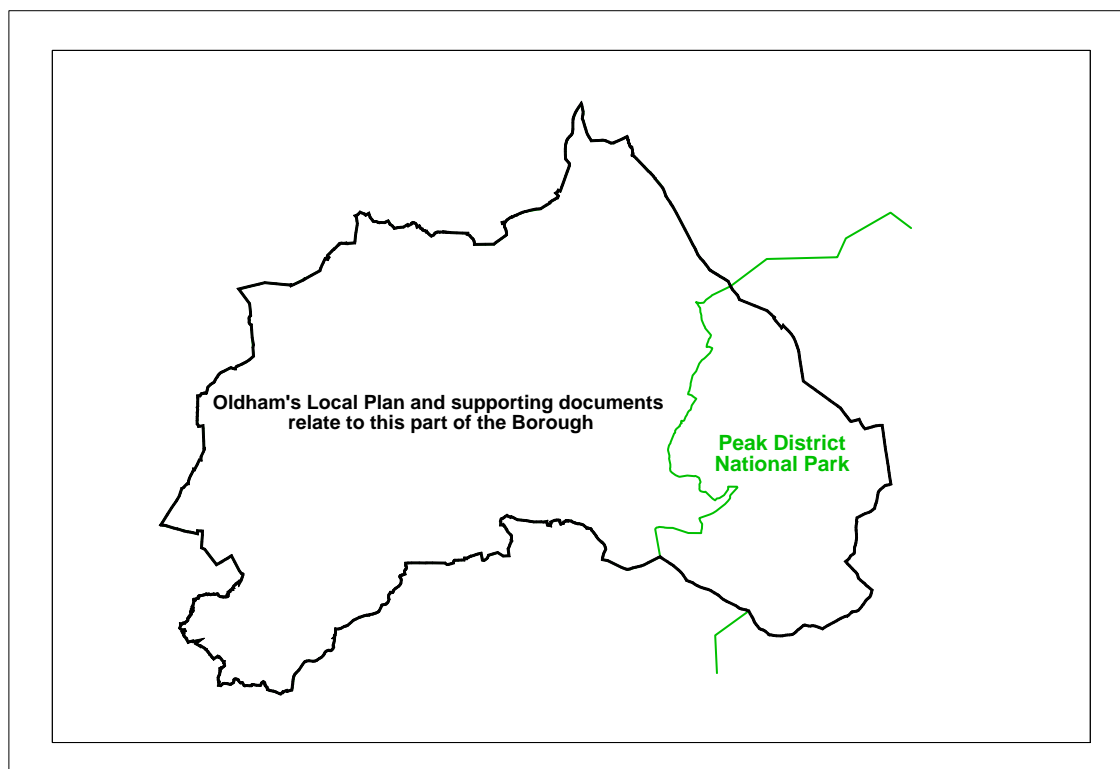
**2.1** The Local Development Scheme (LDS) is a public statement setting out the council's project plan for preparing the Local Plan and its supporting documents. This LDS shall have effect from 3rd August 2021.

**2.2** The purpose of the LDS is to:

- Set out what planning policy documents exist and what new documents will be prepared as part of, and in support of, the Local Plan;
- Set out the timescales the public can expect for the preparation and review of these documents;
- Indicate when the local community can get involved and influence the plan-making process;
- Enable work programmes to be set for the preparation of Local Plan documents; and
- Show how the programme for the production of documents will establish and reflect the council's priorities and to assist the programming of other council strategies and programmes.

**2.3** The LDS sets out a programme for the preparation of Oldham's Local Plan for the whole of the borough except that part which falls within the Peak District National Park.

*Figure 1 - Geographical coverage of the borough's local planning policies*



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- 2.4** The LDS must be made available to the public and kept up to date. It is important that local communities and interested parties can keep track of progress. Once completed local authorities are required to publish the LDS on their website.
- 2.5** The main changes to this LDS and that published in September 2020 ('Issue 11') are as follows:
- References to Greater Manchester's Plan for Homes, JObs and the Environment (GMSF) have been replaced with Places for Everyone Joint Development Plan Document (PfE Joint DPD) and the profile has been amended to reflect the most recent timetable; and
  - The profiles for the Local Plan review and Proposals Map have been amended to reflect changes to the timetable.
- 2.6** Up until December 2020 a joint development plan document (DPD) of the ten Greater Manchester local authorities was being prepared - Greater Manchester's Plan for Jobs, Homes & the Environment (known as the "GMSF"). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process. However, the withdrawal of Stockport Council from GMSF signaled its end as a joint plan for the ten Greater Manchester districts.
- 2.7** The changes to the GMSF / PfE Joint DPD terminology are therefore needed to reflect that the nine remaining Greater Manchester councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) have agreed to form a joint committee to prepare Places for Everyone - a joint development plan document for jobs, new homes and sustainable growth across their boroughs.

## 3 Oldham's Local Plan

3.1 Figure 2 shows the existing components of Oldham's Local Plan. It comprises a series of documents which together provide the statutory development plan for the borough:

- The [Joint Core Strategy and Development Management Policies Development Plan Document](#) (Joint DPD)<sup>(1)</sup>, adopted in November 2011;
- [Proposals Map](#),<sup>(2)</sup> dated April 2013;
- The [Greater Manchester Joint Waste Plan](#),<sup>(3)</sup> adopted in April 2012; and
- The [Greater Manchester Joint Minerals Plan](#),<sup>(4)</sup> adopted in April 2013.

3.2 There are also a limited number of policies from the Oldham Unitary Development Plan (2006) that have been 'saved' and which continue to form part of the borough's Local Plan. These policies are listed in Appendix 1.

3.3 Other documents that sit alongside and support the Local Plan include:

- The [Statement of Community Involvement](#) (SCI)<sup>(5)</sup>, adopted 9 September 2020;
- [Supplementary Planning Documents](#) <sup>(6)</sup> on Oldham Town Centre Conservation Area Appraisal and Management Plan, Vibrant Centres, Urban Design Guide, Contaminated Land, and Air Quality and Development;
- [Planning Position Papers](#) <sup>(7)</sup> on Open Space and Supporting Oldham's Economy; and
- The authorities [Monitoring Reports](#)<sup>(8)</sup>

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1 Joint Core Strategy and Development Management Policies Development Plan Documents (Joint DPD), available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/98/joint\\_core\\_strategy\\_and\\_development\\_management\\_policies\\_development\\_plan\\_documents\\_docs](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/98/joint_core_strategy_and_development_management_policies_development_plan_documents_docs)

2 Local Plan Proposals Map, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/98/joint\\_core\\_strategy\\_and\\_development\\_management\\_policies\\_development\\_plan\\_documents\\_docs](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/98/joint_core_strategy_and_development_management_policies_development_plan_documents_docs)

3 Greater Manchester Joint Waste Plan, available at: [https://www.oldham.gov.uk/info/200711/greater\\_manchester\\_plans/269/waste\\_development\\_plan\\_document](https://www.oldham.gov.uk/info/200711/greater_manchester_plans/269/waste_development_plan_document)

4 Greater Manchester Joint Minerals Plan, available at: [https://www.oldham.gov.uk/info/200711/greater\\_manchester\\_plans/272/minerals\\_development\\_plan\\_document](https://www.oldham.gov.uk/info/200711/greater_manchester_plans/272/minerals_development_plan_document)

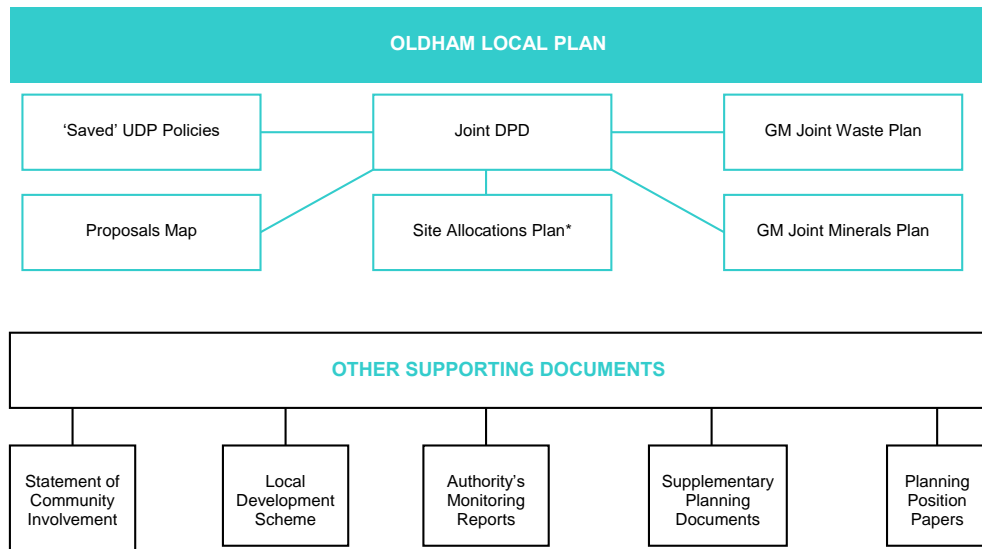
5 Statement of Community Involvement, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/253/statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/253/statement_of_community_involvement)

6 Supplementary Planning Documents, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/256/supplementary\\_planning\\_documents](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/256/supplementary_planning_documents)

7 Planning Position Papers, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/256/supplementary\\_planning\\_documents](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/256/supplementary_planning_documents)

8 Authorities Monitoring Reports, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/263/annual\\_monitoring\\_report](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/263/annual_monitoring_report)

Figure 2 - Existing Oldham Local Plan Structure



\*No longer being prepared

**3.4** Further details of these documents are set out below.

### Joint Core Strategy and Development Management Development Plan Document

**3.5** The current statutory development plan is the Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD), adopted in November 2011. The Joint DPD is made up of the:

- Core Strategy, which sets out a spatial vision, strategic objectives, a planning and development strategy and a monitoring and implementation framework for achieving delivery; and
- Development Management policies, which set out criteria against which all applications for development and use of land or buildings will be assessed.

**3.6** All other documents forming part of, and sitting underneath, the Joint DPD, such as Neighbourhood Plans and Supplementary Planning Documents, must be prepared in conformity with it.

### Saved Unitary Development Plan policies

**3.7** Oldham Council adopted the Unitary Development Plan (UDP) on 14 July 2006. At the time the UDP policies were automatically 'saved' for a period of three years under the 2004 Planning Act. The Secretary of State, in May 2009, agreed to extend the life of the UDP policies until they are replaced by the relevant part of the Local Plan.

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- 3.8** Most of the 'saved' UDP policies have now been superseded by the Joint DPD, the GM Waste Plan and the GM Minerals Plan.
  - 3.9** There are however, a small number of UDP policies that remain 'saved' as part of the Local Plan and these are listed in Appendix 1.
  - 3.10** Following a review of the existing Local Plan the remaining 'saved' UDP policies will be replaced where appropriate or not taken forward.

### **Site Allocations DPD**

- 3.11** It was the council's intention to prepare a separate Site Allocations DPD to sit alongside the adopted Joint DPD. Rather than preparing an individual Site Allocations DPD it is now proposed to incorporate site allocations as part of a wider review of the Local Plan.

### **Proposals Map**

- 3.12** It is the job of the Proposals Map to express spatially Oldham's Local Plan, illustrating on a map any site-specific designations and land use allocations.
- 3.13** The Proposals Map was adopted in November 2011 alongside the Joint DPD. It has to be updated whenever a new DPD is adopted that has a site-specific element to it. It has, therefore, been updated following adoption of the GM Waste Plan and the GM Minerals Plan.
- 3.14** A new Proposals Map will be prepared and published to accompany the GMSF and reviewed Local Plan as appropriate.

### **Waste and Minerals**

- 3.15** The GM Waste Plan and GM Minerals Plan were both prepared by the Greater Manchester Minerals and Waste Planning Unit on behalf of the ten GM districts. Upon adoption these formed part of Oldham's Local Plan.
- 3.16** The GM Waste Plan came into effect on 1 April 2012 and includes detailed development management policies. It also identifies sites and/or preferred areas for a range of waste management facilities. It supports Joint DPD Policy 7 on Sustainable Use of Resources – Waste.
- 3.17** The GM Minerals Plan came into effect on 26 April 2013. It includes detailed criteria based policies in relation to minerals development across GM, as well as policies covering Areas of Search and Minerals Safeguarding Areas. It supports Joint DPD Policy 8 on Sustainable Use of Resources – Minerals.

### **Supplementary Planning Documents**

- 3.18** Supplementary Planning Documents (SPDs) expand on policies contained in the Local Plan, providing more guidance to help in their interpretation and implementation.
- 3.19** SPDs do not form part of the statutory development plan and are not subject to public examination. Changes brought in by the Planning Act 2008 mean the LDS does not have to include details of SPDs that may be prepared to support the Local Plan. As such, there are no SPD profiles included in this LDS.



**3.20** A number of SPDs were prepared to support the UDP. Following adoption of the Joint DPD, the SPDs listed below are still considered to be material considerations in the determination of planning applications as they continue to provide relevant advice:

- [Urban Design SPD](#)<sup>(9)</sup>
- [Air Quality and Development SPD](#)<sup>(10)</sup>; and the
- [Contaminated Land SPD](#)<sup>(11)</sup>.

**3.21** The [Vibrant Centres SPD](#)<sup>(12)</sup> was adopted 23 July 2012. The SPD supports Joint DPD policies 15 and 16, and in particular:

- Provides clear and consistent guidance for promoting and maintaining the vitality and viability of Oldham Town Centre and the borough's other Centres;
- Provides clear and consistent guidance for new proposals and for changes of use for food and drink uses including hot food takeaways;
- Manages the concentration and clustering of hot-food takeaways and their potential impact on the local environment or amenity of neighbouring residents and businesses; and
- Ensures all relevant development contributes positively to the visual appearance of the area during opening and non-opening hours.

**3.22** The [Oldham Town Centre Conservation Area Appraisal and Management Plan \(CAAMP\) SPD](#)<sup>(13)</sup> was adopted 19 August 2019. The SPD supports Joint DPD Policy 24 Historic Environment, and in particular:

- The CAAMP SPD aims to understand the significance of the Oldham Town Centre Conservation Area and suggests opportunities to enhance its character and appearance.
- The appraisal proposes four extensions to the existing Oldham Town Centre Conservation Area boundary. The extensions have been designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will be treated as a material planning consideration until formally adopted through the Local Plan review process.
- The Management Plan has followed on from the appraisal of the conservation area. It sets out policies and recommendations around enhancement and regeneration of the conservation area as well as community engagement.

## Planning Position Papers

**3.23** In addition to the SPDs the council has prepared a number of Interim Planning Position Papers, which provide further advice and guidance on the interpretation and implementation of policies in the Local Plan. These have less weight than a SPD but are material considerations in the determination of relevant planning applications.

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9 Urban Design SPD, available at: [https://www.oldham.gov.uk/downloads/download/483/urban\\_design\\_guide\\_supplementary\\_planning\\_document](https://www.oldham.gov.uk/downloads/download/483/urban_design_guide_supplementary_planning_document)

10 Air Quality and Development SPD, available at: [https://www.oldham.gov.uk/downloads/download/485/air\\_quality\\_and\\_development\\_supplementary\\_planning\\_documents](https://www.oldham.gov.uk/downloads/download/485/air_quality_and_development_supplementary_planning_documents)

11 Contaminated Land SPD, available at: [https://www.oldham.gov.uk/downloads/download/484/contaminated\\_land\\_supplementary\\_planning\\_document](https://www.oldham.gov.uk/downloads/download/484/contaminated_land_supplementary_planning_document)

12 Vibrant Centres SPD, available at: [https://www.oldham.gov.uk/info/200709/documents\\_in\\_the\\_local\\_development\\_framework/256/supplementary\\_planning\\_documents](https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/256/supplementary_planning_documents)

13 Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) SPD, available at: [https://www.oldham.gov.uk/downloads/download/489/oldham\\_town\\_centre\\_conservation\\_area\\_appraisal\\_and\\_management\\_plan\\_caamp\\_supplementary\\_planning\\_document\\_spd](https://www.oldham.gov.uk/downloads/download/489/oldham_town_centre_conservation_area_appraisal_and_management_plan_caamp_supplementary_planning_document_spd)

**3.24** The [Open Space Interim Planning Position Paper](#) <sup>(14)</sup> sets out how the council will deal with open space contributions for the borough when determining planning applications for relevant development that may impact on open spaces. It must be read alongside Joint DPD Policy 23 on Open Spaces and Sports. In particular, the Paper:

- Identifies factors that should be considered when assessing if an open space contribution is considered appropriate;
- Details the types of open space contribution that may be considered appropriate; and
- Provides details on laying-out and maintenance costs of open spaces to act as guidance in negotiations.

**3.25** The [Supporting Oldham's Economy Interim Planning Position Paper](#) <sup>(15)</sup> provides further guidance on the interpretation and implementation of Joint DPD Policy 14 on Supporting Oldham's Economy. Policy 14 sets out that where the council is minded to approve the loss of an employment site that it will work with developers to secure measures, as appropriate, to support Oldham's economy. The position paper provides further clarification, and examples, of the measures listed in Policy 14.

### **Statement of Community Involvement**

**3.26** The planning systems places emphasis on community involvement in the preparation of a Local Plan. The council's Statement of Community Involvement (SCI) outlines when and how the council will engage the community and stakeholders in the preparation of the Local Plan, the GMSF and other planning documents. It outlines how we will provide guidance and assistance to neighbourhood planning groups. It also sets out how the community will be consulted on planning applications.

**3.27** The current SCI was adopted July 2021 and is available on the council's website at [www.oldham.gov.uk](http://www.oldham.gov.uk).

### **Monitoring Reports**

**3.28** The authorities Monitoring Report is prepared and published annually. It monitors and reviews the implementation of policies in the Local Plan and provides information on the progress of documents identified for production. The report also provides detailed information on levels of house building and the borough's potential housing land supply, including the five-year deliverable housing land supply.

**3.29** The most recent Monitoring Report was published February 2021 and covers the period 1 April 2019 to 31 March 2020. It is available on the council's website at [www.oldham.gov.uk](http://www.oldham.gov.uk).

**3.30** All documents listed above and others relating to the Local Plan can be found on the council's website at [www.oldham.gov.uk](http://www.oldham.gov.uk).

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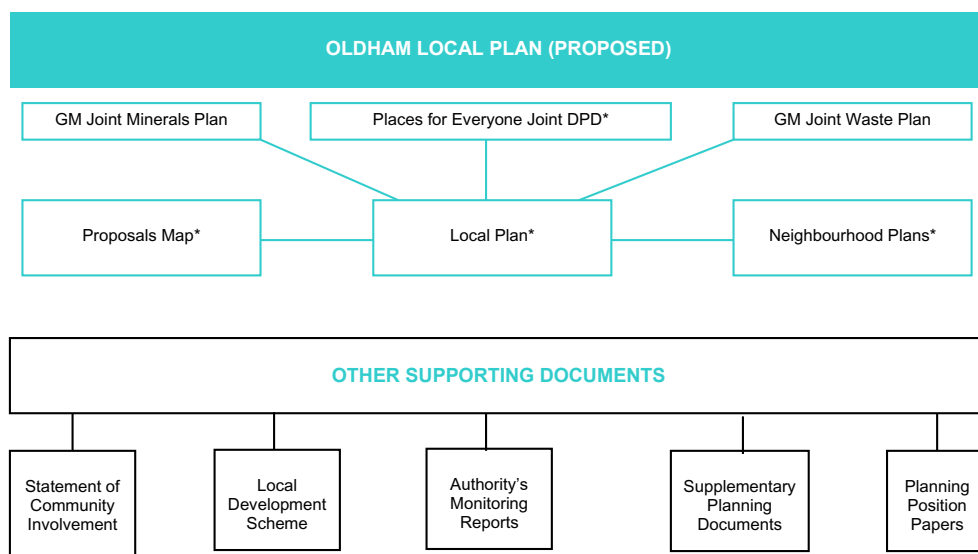
14 Open Space Interim Planning Position Paper, available at: [https://www.oldham.gov.uk/downloads/file/2293/open\\_space\\_interim\\_planning\\_position\\_paper](https://www.oldham.gov.uk/downloads/file/2293/open_space_interim_planning_position_paper)

15 Supporting Oldham's Economy Interim Planning Position Paper, available at: [https://www.oldham.gov.uk/downloads/file/2503/supporting\\_oldhams\\_economy](https://www.oldham.gov.uk/downloads/file/2503/supporting_oldhams_economy)

## 4 Documents to be prepared as part of Oldham's Local Plan

4.1 This section provides further details regarding the documents that are to be prepared as part of Oldham's Local Plan.

Figure 3 - Proposed Oldham Local Plan Structure



\*To be prepared/reviewed

### Places for Everyone Joint Development Plan Document

- 4.2 Up until December 2020 a joint development plan document (DPD) of the ten Greater Manchester local authorities was being prepared - Greater Manchester's Plan for Jobs, Homes & the Environment (known as the "GMSF"). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process. However, the withdrawal of Stockport Council from GMSF signaled its end as a joint plan for the ten Greater Manchester districts.
- 4.3 The nine remaining GM councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), have agreed to form a joint committee to prepare Places for Everyone - a joint development plan document for jobs, new homes and sustainable growth across their boroughs.
- 4.4 The PfE Joint DPD is able proceed to proceed Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 'Publication stage' rather than have to go back to an earlier (Regulation 18) informal stage of consultation as it is considered that the plan has "substantially the same effect" on the remaining authorities as the original joint DPD being prepared.

- 4.5** Once adopted, the PfE Joint DPD becomes part of the Local Plan for Oldham.
- 4.6** Whilst the PfE Joint DPD will be part of our Local Plan it is a high level, strategic plan and does not cover everything that a district local plan would. Local plans will continue to be important to take forward the strategic policies set out in PfE and interpret these at a more detailed local level to support the creation of locally distinctive high-quality places/neighbourhoods. The council is therefore keen to progress the Local Plan review so that more detailed 'local' policies are in place as soon as practicable to support implementation of PfE.

### **Oldham's Local Plan**

- 4.7** The current joint Core Strategy and Development Management Development Plan Document was adopted in November 2011 and a review of Oldham's Local Plan is required for a number of reasons, in particular:
- To meet the requirements set out in the National Planning Policy Framework (NPPF), particularly in relation to the need for local plans to be reviewed every five-years and then updated as appropriate.
  - There are policies, particularly those in relation to housing and employment, that need to be updated in light of changes in market signals, local circumstances and priorities, and legislation, so as to provide a succinct and up-to-date plan in line with the requirements set out in the NPPF; and
  - There will be a need to reflect the PfE Joint DPD and provide further direction and guidance at a local level.
- 4.8** The Local Plan will deal with matters at the local level setting out the spatial vision, strategic objectives and strategy for Oldham and cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to (for example):
- Sustainable development;
  - Housing;
  - Economy and employment;
  - Communities and health and well-being;
  - Retail and town centres;
  - Built environment, design and heritage;
  - Natural environment;
  - Green Infrastructure, open spaces, sport and recreation;
  - Green Belt and Other Protected Open Land;
  - Transport and accessibility;
  - Infrastructure; and
  - Climate change and floodrisk.
- 4.9** Whilst the exact scope of the Local Plan review is dependent somewhat upon the PfE Joint DPD it may include the following:
- The spatial vision, strategic objectives and spatial strategy for Oldham;
  - Locally specific strategic and development management policies where they provide additional policy direction for Oldham beyond that set out in the PfE Joint DPD;

- Designations and allocations for the use of land which may include, for example, housing; business and industry; mixed-use development; protected open land; safeguarded land; green infrastructure; retail leisure; open space, sports and recreation; community facilities, health and education; the natural, built and historic environment; floodrisk; and transport routes and highway or other transport schemes; and
  - Monitoring and implementation framework and delivery strategy.
- 4.10** The council went out to consultation with a Regulation 18 Notification in summer 2017. This informed the local community, stakeholders, and businesses of the council's intention to review the Local Plan and sought comments on what issues this should address.
- 4.11** Further details and the timetable for reviewing the Local Plan is set out in the Local Plan profile in section 5.
- 4.12** Upon adoption the new Oldham Local Plan and the PfE Joint DPD will replace the Joint Core Strategy and Development Management Policies DPD (adopted November 2011); the remaining saved policies of Oldham's Unitary Development Plan (adopted 14 July 2006); and the Proposals Map.

### **Neighbourhood Planning**

- 4.13** Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood planning allows communities to prepare:
- Neighbourhood Development Plans - general planning policies for the development and use of land in a neighbourhood;
  - Neighbourhood Development Orders - can grant planning permission for specific types of development in a specific neighbourhood area; and
  - Community Right to Build Orders - put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations they want them.
- 4.14** Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan and be aligned with the strategic needs and priorities of the wider local area. Neighbourhoods should plan positively to support the Local Plan and should not promote less development than that set out in the plan or undermine its strategic policies. Once in place they become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.
- 4.15** Currently there has been one neighbourhood area designated in Oldham - Saddleworth Neighbourhood Area. This covers the whole parish area. An application was also made to the Peak District National Park Authority which covers part of the Parish Council area. Saddleworth Parish Council has now begun to prepare a neighbourhood plan with advice and assistance from Oldham Council and the Peak District National Park Authority.
- 4.16** The key stages in the preparation of a neighbourhood plan are as follows:
- Step 1: Designate a neighbourhood area;

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Step 2: Preparing a draft neighbourhood plan or order;

Step 3: Pre-submission publicity and consultation;

Step 4: Submission of a neighbourhood plan or order proposals to the local planning authority. At this point the proposals are published for six weeks and representations are invited;

Step 5: Independent examination;

Step 6: Referendum; and

Step 7: Making the neighbourhood plan or order (bringing it into force).

### **Proposed Masterplans and Development Briefs**

**4.17** The council, from time to time, may produce a variety of masterplans and development briefs covering different areas and topics within the borough, in response to the delivery of our regeneration aspirations and priorities. The timescale and content of these are subject to change and therefore none have been specifically identified within this LDS. Any masterplanning or work on development briefs which takes place will be picked up by, and monitored, through the authorities Monitoring Report, as appropriate.

## 5 Local Plan making process

### Local Plan Making Process

- 5.1** The processing for reviewing, preparing and adopting Local Plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 5.2** The key stages in reviewing and preparing the Local Plan are as follows:
- Preparation of a local plan - Regulation 18;
  - Publication of the local plan - Regulation 19;
  - Submission;
  - Examination; and
  - Adoption.

### Preparation of a Local Plan

- 5.3** The Local Plan Regulations allow for considerable flexibility to local planning authorities regarding how to carry out the initial stages of local plan production, provided they comply with the requirements set out in Regulation 18 and the council's adopted SCI.
- 5.4** As part of the preparation of a Local Plan, the council must notify specific consultation bodies, along with general consultation bodies, local residents and persons carrying out business in the areas as appropriate, of the subject of the Local Plan being considered and invite them to comment on what the document should contain. In line with this the council carried out a [Regulation 18 Notification](#) <sup>(1)</sup> consultation from July to August 2017, setting out the council's intention to review and prepare a Local Plan.
- 5.5** Going forward, the council intend to consult at the following stages of preparing the Local Plan:
- Issues and Options; and
  - Draft Plan.
- 5.6** Details of these consultation stages are set out in the Local Plan profile at section 5.

### Publication and Submission

- 5.7** Following the plan preparation stage the council will prepare the document for publication, also known as the proposed submission stage under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended). This will be published by the council to allow people to view the plan. Once published there is a statutory six week period for representations to be made on issues of soundness and legal compliance.
- 5.8** The council may make, if necessary, 'minor amendments' to the Publication Plan following the consultation before submitting it, and relevant supporting documentation, to the Secretary of State for examination under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended).

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1 Further information on the Regulation 18 Notification is available at:  
[https://www.oldham.gov.uk/info/200199/planning\\_and\\_building/1809/local\\_plan\\_review](https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review)



## **Sustainability Assessment and Strategic Environmental Assessment**

- 5.9** To assess the potential significant social, economic and environmental effects of a plan it must be subject to a Sustainability Appraisal (SA). The SA process also incorporates the requirements of the European Strategic Environmental Assessment (SEA) Directive and the UK SEA Regulations. As part of the plan preparation process reasonable alternatives are appraised to ensure that the plan is the most appropriate option.
- 5.10** Appraisals are carried out at each stage of the plan preparation process, and the outcomes influence the content of the plan. Where appropriate, the SA may suggest measures to mitigate any potential adverse effects that are identified through the appraisal.

## **Habitat Regulation Assessment**

- 5.11** Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitat Regulations Assessment (HRA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of European Sites and to ascertain whether it would adversely affect the integrity of those sites.
- 5.12** The process of HRA involves an initial screening stage, followed by an Appropriate Assessment (AA) if proposals are likely to have a significant adverse impact on a European site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
- 5.13** The council intends to prepare an Integrated Assessment to inform and support preparation of the Local Plan. This will combine the SA, SEA and HRA requirements with an Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA) , ensuring the sustainability factors - environmental, social and economic, are considered in the round.

## **Examination and Adoption**

- 5.14** Once the Local Plan, along with any representations submitted at the Publication stage and supporting documentation, has been submitted to the Secretary of State, it must be examined by an independent inspector before the council can adopt it.
- 5.15** The role of the Inspector is to consider whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.
- 5.16** To examine whether the submitted document is legally compliant the Inspector will check that it has:
- Been prepared in accordance with the LDS and in compliance with the SCI and the Regulations;
  - Been subject to SA and SEA;
  - Had regard to national policy; and
  - Had regard to any sustainable community strategy for the area.



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**5.17** The Inspector will also assess whether the plan has been prepared in accordance with the Duty to Co-operate and whether it is sound. A local planning authority should only submit a plan for examination which it considers to be 'sound' as set out at paragraph 35 of the NPPF:

- a. **Positively prepared** - providing a strategy, which as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b. **Justified** - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c. **Effective** - deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d. **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies set out in the NPPF.

## 6 Profiles

- 6.1** This chapter sets out the subject matter and geographical area for the following documents, along with the timetables for their preparation:
- The Places for Everyone Joint Development Plan Document (PfE Joint DPD);
  - Oldham's Local Plan; and
  - Proposals Map
- 6.2** The main changes to this LDS and that published in September 2020 ('Issue 11') are as follows:
- References to Greater Manchester's Plan for Homes, Jobs and the Environment (GMSF) have been replaced with Places for Everyone Joint Development Plan Document and the profile has been amended to reflect the most recent timetable; and
  - The profiles for the Local Plan review and Proposals Map have been amended to reflect changes to the timetable.
- 6.3** Previous versions of the LDS can be found on the council's website at [www.oldham.gov.uk](http://www.oldham.gov.uk).

Title	Places for Everyone Joint Development Plan Document
Role and Content	<p>Places for Everyone Publication Plan 2021: A Joint Development Plan Document for 9 Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan)</p> <p>The PfE Joint DPD is our plan for sustainable growth in the 9 boroughs, it;</p> <ul style="list-style-type: none"> <li>• sets out how they should develop up to the year 2037,</li> <li>• identifies the amount of new development that will come forward in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused,</li> <li>• identifies the important environmental assets which will be protected and enhanced,</li> <li>• allocates sites for employment and housing required outside of the urban area,</li> <li>• supports the delivery of key infrastructure, such as transport and utilities,</li> <li>• defines a new Green Belt boundary for the 9 boroughs.</li> </ul>
Status	<p>Places for Everyone is being progressed as a Joint DPD for 9 Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan).</p> <p>Once adopted the PfE Joint DPD will form part of Oldham's Local Plan and the Local Plan would need to be in general conformity with the PfE Joint DPD.</p>

<b>Title</b>	<b>Places for Everyone Joint Development Plan Document</b>
Chain of conformity	Consistent with NPPF and having regard to the Greater Manchester Strategy.
Geographical coverage	9 Greater Manchester Local Authorities - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan

<b>Timetable</b>	
Initial consultation on the objectively assessed development need	November 2014
Consultation on vision, strategy and growth options	October 2015 to December 2015
Consultation on 2016 Draft GMSF	October 2016 to January 2017
Consultation on 2019 Draft GMSF	January to March 2019
Places for Everyone Publication Plan 2021	August to October 2021
Submission	January 2022
Examination	
Adoption	December 2022

Title	Oldham's Local Plan
Role and Content	<p>The Local Plan will replace the Joint Core Strategy and Development Management Development Plan Document, adopted November 2011, and the Saved UDP policies.</p> <p>The Local Plan will need to be in conformity with the NPPF and the PfE Joint DPD. It will deal with matters at the local level, setting out the spatial vision, strategic objectives and strategy for Oldham.</p> <p>It will cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to: sustainable development; natural environment; housing; economy and employment; green belt and other protected open land; design, built environment and heritage; retail and town centres; transport and accessibility; climate change and flood risk; communities, health and well-being; infrastructure; open spaces, sports and recreation; and safeguarded land.</p> <p>The Local Plan will be accompanied by a Proposals Map (see below).</p>
Status	Development Plan Document
Chain of conformity	Relevant national planning policy and guidance (NPPF and NPPG), PfE Joint DPD (upon adoption), GM Waste Plan, GM Minerals Plan, SCI and having regard to other local strategic plans, programmes, policies and initiatives as appropriate.
Geographical coverage	Borough-wide, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

Timetable	
Regulation 18 Notification and Integrated Assessment Scoping Report	July to August 2017
Issues and Options (Regulation 18)	July to August 2021
Draft Plan (Regulation 18)	June to July 2022
Publication Plan (Regulation 19)	June to July 2023
Submission	September 2023
Examination	
Adoption	Summer 2024

Arrangements for production and monitoring	
Organisational lead	Deputy Chief Executive - People and Place
Management arrangements	To be approved according to the council's Scheme of Delegation for local planning. Preparation led by Oldham Council Strategic Planning and Information - lead responsibility for preparation of the Local Plan.
Resources	<p>Lead role by Oldham Council Strategic Planning and Information Team with input from other council directorates and partner organisations as appropriate.</p> <p>Local Plan to be prepared in-house. Supporting evidence base may be commissioned as necessary.</p> <p>The Planning Inspectorate, on behalf of the Secretary of State, will be responsible for carrying out the independent examination into the Local Plan and production of the Inspectors Report.</p>
Community and stakeholder involvement	Community and stakeholder involvement will be in accordance with the council's SCI and statutory requirements.
Proposals Map	A new proposals map will be produced to support the Local Plan to reflect allocations and designations adopted through the Local Plan (see below).
Monitoring and review	The Local Plan is intended to be a long-term document. Performance of the Local Plan will be assessed against the monitoring indicators identified as part of the Local Plan's monitoring framework and reported through the authorities Monitoring Report.

**6.4** The Local Plan timetable will be kept under review and the council will have regard to any timetable changes that may arise in the preparation of the GMSF as appropriate.

<b>Title</b>	<b>Proposals Map</b>
Status	Development Plan Document
Role and content	An Ordnance Survey based plan, mapping development policy designations and site specific land use allocations set out in the Oldham Local Plan. The proposals map will be amended in the future alongside the Local Plan and PfE Joint DPD.
Chain of conformity	With NPPF, GMSF and Oldham's Local Plan.
Geographical coverage	Borough-wide, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

#### **Timetable**

The proposals map will be amended alongside the Local Plan and PfE Joint DPD..

#### **Arrangements for production and monitoring**

The proposals map will be amended alongside the Local Plan and PfE Joint DPD..

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## 7 Monitoring and review

**7.1** The council is required to monitor, on at least an annual basis, how:

- Effective its policies and proposals are in meeting its vision and strategy for the future development of the borough; as well as
- How it is performing against the timescales set out within its LDS.

**7.2** This information is contained in the authorities monitoring report (AMR) which is published annually, normally in December.

**7.3** The AMR will:

- Report progress on the timetable and milestones for the preparation of documents set out in this LDS, including the reasons why they are not being met;
- Report progress on the delivery of policies in the Local Plan. This will include progress on any relevant targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met, are not on track or are having unintended effects, reasons will be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national policy; and
- Include progress against housing targets, and an update of the housing trajectory to demonstrate how policies are delivering housing provision in the Borough.

**7.4** As a result of monitoring the council will consider what changes, if any, need to be made and will bring forward such changes through the review of its LDS and Local Plan.

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## 8 Duty to Co-operate and cross-boundary issues

- 8.1** The NPPF sets out a Duty to Co-operate on planning issues that cross administrative boundaries. This includes joint working on areas of common interest for the mutual benefit of neighbouring authorities. Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.
- 8.2** Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Co-operation should be a continuous process of engagement, from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.
- 8.3** The council will prepare all documents that form part of the Local Plan in accordance with the Government's Duty to Co-operate as appropriate through consultation with the local community, landowners, development interests, national and local agencies and infrastructure providers, as well as ensuring the our plan fits in with those of neighbouring authorities and the wider sub-region. Its implementation will depend on collaboration between those groups and funding from the public, private and voluntary sectors.



## 9 Risk assessment

**9.1** Every effort will be made to ensure that the programme for the preparation of documents prepared as part of the Local Plan will be fulfilled. Nevertheless, there are clearly various risks which could potentially impact upon the ability to adhere to the timetable and it is important to identify these risks and consider how they may be minimised. Key risks associated with the preparation of the Local Plan and delivery of the LDS to timetable are identified below, together with an indication as to how they will be managed and minimised.

Risk	Action to mitigate risks / comments
Local Plan programme slippage	There are risks that the key milestones may not be met, particularly given that preparation of the Local Plan will be twin-tracked (as far as possible) and influenced by the GMSF. Resulting in potential delay to the review of the Local Plan. Risk will be managed through ensuring that effective and proper project management arrangements are in place.
PfE Joint DPD preparation	Breakdown in co-operation on the PfE Joint DPD preparation between the 9 council's of Greater Manchester. This will be addressed through regular meetings between GMCA and the 9 council's to identify early on any sources of disagreement and action to minimise them.
Increasing financial costs	There are risks regarding increasing financial resources required to prepare the necessary supporting evidence base as well as the document itself, may result in the review of the Local Plan being delayed. These risks will be managed through ensuring that there are effective budget management arrangements in place.
Consultation fatigue	There is a risk that work on documents prepared as part of the Local Plan could overwhelm communities in terms of consultation demands, particularly in light of consultation on the GMSF / PfE Joint DPD. This risk will be minimised by ensuring compliance with the council's SCI, the use of effective and proportionate consultation techniques and through the alignment with other council consultations that may be taking place (where appropriate).
Publication of new planning policy and guidance during review of Local Plan.	Central Government may, from time to time, publish new planning legislation and guidance which could necessitate changes in policy and procedures at a local level and delays. Risk will be managed through ensuring the policies are adaptable and flexible as appropriate to respond to changing circumstances.

## 10 Glossary of terms

Monitoring Report	An annual report which sets out the progress in terms of producing documents proposed as part of the Local Plan against the timetable set out in the LDS and the progress in implementing policies.
Development Management Policies	These are criteria based policies which are required to ensure that all development taking place within the area meets the spatial vision and objectives set in the relevant strategic policies.
Development Plan Documents (DPDs)	This is the generic time used to describe spatial planning documents that are subject to independent examination and will form part of the statutory development plan for the Borough.
Greater Manchester's Plan for Homes, Jobs and the Environment (GMSF)	The GMSF will provide the overarching framework to strategically manage sustainable growth and development across the conurbation. This has now been replaced by the Places for Everyone Joint DPD.
Joint DPD	This is the shorthand name for Oldham's adopted Joint Core Strategy and Development Management Policies DPD.
Local Development Document (LDD's)	The generic name given to all constituent documents of the borough's local planning policies.
Local Plan	Prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012 and can either be a single document or a combination of separate documents, also known as Development Plan Documents (formerly known as the Local Development Framework).
Local Development Scheme (LDS)	A project plan for the preparation of a Local Development Framework. It is a rolling 3 year programme which the Council should review and update every year.
National Planning Policy Framework (NPPF)	A single planning policy framework, produced by MHCLG, which replaces planning policy guidance and policy statements.
National Planning Policy Guidance (NPPG)	Further guidance, produced by MHCLG, on the interpretation and implementation of policies contained in the NPPF.
Places for Everyone Joint DPD	A joint development plan document of 9 Greater Manchester council's (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth across their boroughs.

Proposals Map	A map with an Ordnance Survey base that illustrates the policies and proposals of a Development Plan Document (or the “saved” UDP policies in Oldham at the moment).
Saved policies or plans	Existing adopted plans are saved for three years from commencement of the Act or by extension with the agreement of the Secretary of State or until replaced by a more up to date replacement plan.
Statement of Community Involvement (SCI)	Sets out the standards which the Council will achieve in terms of engaging local communities and stakeholders in the preparation of local development documents and development control decisions.
Supplementary Planning Document (SPD)	Provides supplementary information in respect of policies contained in the development plan documents. It is not subject to independent examination and does not form part of the Development Plan.
Sustainability Appraisal (SA) Strategic Environmental Assessment (SEA)	All policies and proposals in DPDs are subject to a sustainability appraisal that includes the requirements for a strategic environmental appraisal to ensure they reflect sustainable development principles.

## 11 Appendix 1 - Saved UDP policies and schedule of local development documents

**11.1** The following UDP policies remain unaffected with the adoption of the Joint DPD, GM Waste Plan or GM Minerals Plan and will continue to be 'saved' until they are replaced by the relevant part of the Local Plan or another development plan document as may be appropriate.

UDP Policy Ref.	UDP Policy Name
B1	Business and Industrial Land Allocations (overarching policy)
B1.1	Business and Industrial Allocations
B1.2	Business and Office Allocations
B1.3	Mixed Use Allocations
D1.5	Protection of Trees on Development Sites
D1.12	Telecommunications
H1.1	Housing land release - Phase 1
H1.2	Housing land release - Phase 2
OE1.8	Major Developed Site in the Green Belt
OE1.11	Farm diversification
TC1.1	Allocated site (Oldham Town Centre)
TC1.2	Allocated site (Oldham Town Centre)