



# Appendix 8

## Summary of Key Actions

# Oldham Mills Strategy

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Priority Level	Summary of Key Actions
<b>High</b>	<ul style="list-style-type: none"> <li>▪ Identification of high priority mills as non-designated heritage assets.</li> <li>▪ Imposition of Article 4 Directions to remove permitted development rights for demolition relating to high priority mills.</li> <li>▪ Planning applications relating to high priority mills to be accompanied by detailed Heritage Statements to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme.</li> <li>▪ Oldham Council to update validation checklist to reflect the need for proposals affecting high priority mills to be accompanied by a Heritage Statement.</li> <li>▪ Proposals involving the full demolition or partial loss of important mill elements will need to be supported by robust evidence including detailed viability assessments and evidence of marketing to demonstrate the re-use of the mill for alternative uses is not viable.</li> <li>▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of high priority mill building fabric.</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ Supporting text to the future Mill Policy to be incorporated to confirm that medium priority mills could be considered as non-designated heritage assets on a case by case basis as, for example, planning applications come forward for their redevelopment based upon their relative heritage and landscape value.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Imposition of Article 4 Directions to remove permitted development rights for demolition relating to medium priority mills identified as being of high landscape or heritage value or lying within an identified Mill Cluster.</li> <li>▪ Planning applications relating to medium priority mills to be accompanied by detailed Heritage Statements to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme.</li> <li>▪ Oldham Council to update validation checklist to reflect the need for proposals affecting medium priority mills to be accompanied by a Heritage Statement.</li> <li>▪ The alteration, extension or demolition of any buildings contributing to the landscape or heritage interest will require clear justification in relation to the significance and setting of the asset.</li> <li>▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of medium priority mill building fabric.</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>▪ Supporting text to the future Mill Policy to confirm that low priority mills could be considered as non-designated heritage assets on a case by case basis as, for example, planning applications come forward for their redevelopment based upon their relative heritage and landscape value.</li> <li>▪ Development proposals involving the comprehensive redevelopment of low priority mills to be supported in principle subject to compliance with other policies of the Local Plan.</li> <li>▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of low priority mill building fabric, where deemed appropriate.</li> </ul>
<b>General</b>	<ul style="list-style-type: none"> <li>▪ The LPA need to remain proactive in identifying potential funding streams that remain available to support landowners, developers and other parties seeking to bring forward mill conversion schemes.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Prospective designation of identified mill clusters as Conservation Areas.</li> <li>▪ Definition of Visual Buffer Zones around the identified mill clusters.</li> <li>▪ Preparation of View Management Framework to protect key views.</li> <li>▪ Development of a Mill Streetscape Project to improve the setting of individual mills.</li> <li>▪ Early engagement with mill owners and other key stakeholders in relation to individual mills that may become partly or fully vacant in the future to develop individual mill-specific strategies to support the active re-use of the building in question, which could involve input from representatives of the Council's Business &amp; Housing Teams, the Local Enterprise Partnership and Historic England.</li> <li>▪ It is imperative that the LPA recognise the risks associated with bringing residential mill conversion schemes forward, particularly large-scale mill sites, and adopt a progressive and supportive policy framework and decision-making approach to support such proposals. This could include relaxing affordable housing contributions and other planning obligations, which can significantly impact on the delivery of such schemes subject to appropriate viability testing.</li> <li>▪ A supportive environment should be developed in order to maximise the contribution that suitable mill sites within appropriate and attractive locations can make to supporting established and emerging key employment sectors within Oldham through both a positive planning regime and other support mechanisms.</li> <li>▪ Development of a marketing strategy collaboratively between bodies including Oldham Council, the Local Enterprise Partnership, mill owners, local business groups and other key stakeholders to promote the existing mill stock for employment and residential use to the development sector. Such a strategy would need to highlight the</li> </ul>
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	<p>potential suitability of mill buildings to accommodate such uses, affordable rental / land values and the strategic advantages offered by Oldham relative to the motorway network and the wider Greater Manchester region.</p> <ul style="list-style-type: none"><li>▪ Use of appropriate enforcement powers for any mills which may fall into disrepair.</li></ul>
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