

# Oldham

# Local Plan

**Local Plan Review: Draft Local Plan  
Consultation Statement**

December 2023



**Oldham**  
Council

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## Introduction

### Purpose of the Report

- 1.0 Oldham Council is preparing a new local plan for the borough. Once agreed (formally adopted) it will replace the current Local Plan (the [Joint Core Strategy and Development Management Policies Development Plan Document](#)<sup>1</sup>) that was adopted in 2011, and any [saved planning policies](#)<sup>2</sup> from the Unitary Development Plan (UDP) 2006.
- 1.1 This Consultation Statement has been prepared in accordance with Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012 and demonstrates how public involvement is consistent with Oldham's Statement of Community Involvement (SCI).
- 1.2 This Statement, accompanying the Draft Local Plan, details the consultation that has been undertaken at each stage of the Local Plan preparation to date – that is the Regulation 18 Notification and Issues and Options. It sets out the consultation methods that have been employed, summarises the responses received and explains how the Local Plan has evolved because of the consultation.
- 1.3 The Consultation Statement will be updated at each of stage of consultation and when the council submits the Local Plan to the Secretary of State for Independent Public Examination.

### Statement of Community Involvement

- 1.4 The Planning and Compulsory Purchase Act 2004 (The Act) requires the council to produce a Statement of Community Involvement (SCI).
- 1.5 The SCI identifies how the council will involve the community in the consideration of planning applications, the preparation and revision of the Local Plan, the preparation of Places for Everyone Joint Development Plan Document; and it also sets out policies for giving advice or assistance on neighbourhood planning.
- 1.6 The SCI was first adopted as council policy in April 2007 after an independent examination and public consultation. It was then reviewed in 2010, 2016, 2019, 2020 and 2021 to reflect changes in regulations and guidance during this time as well as the commencement of the Greater Manchester Spatial Framework (GMSF), now Places for Everyone (PfE). The current [SCI 2021](#)<sup>3</sup> was adopted by the council on 28th July 2021.

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<sup>1</sup> This document can be found online at [https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/978/joint\\_core\\_strategy\\_and\\_development\\_management\\_policies\\_development\\_plan\\_documents\\_dpds](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds)

<sup>2</sup> This document can be found online at [https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/1005/saved\\_unitary\\_development\\_plan\\_policies](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/1005/saved_unitary_development_plan_policies)

<sup>3</sup> This document can be found online at [https://www.oldham.gov.uk/homepage/1252/statement\\_of\\_community\\_involvement\\_2021](https://www.oldham.gov.uk/homepage/1252/statement_of_community_involvement_2021)

- 1.7 The SCI 2021 sets out a range of consultation methods that the council could use to engage in the preparation of the Local Plan. Paragraph 4.65 of the SCI states that as a minimum all draft Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) will benefit from the following approaches to community engagement:
- Public Notice outlining details of the Local Plan documents will be published;
  - a press release with details of the Local Plan documents will be issued;
  - the Local Plan documents will be published on the council's website;
  - the Local Plan documents will be made available at Oldham's public libraries;
  - the Local Plan documents will be made available at the council's principal office, i.e. at Access Oldham; and
  - a letter or email will be sent to those relevant parties on the Local Plan mailing list, including statutory consultees, Oldham Partnership and Oldham Councillors explaining that the Local Plan documents are available for consultation and information on where they can be found.
- 1.8 During the Regulation 18 Notification consultation (see paragraphs 2.1 to 2.9 below) SCI 2016 was in place and during the Issues and Options consultation (see paragraphs 3.1 to 3.5) SCI 2020 was in place. An [archive for previous SCI's](#)<sup>4</sup> is available online on the council's website. The minimum requirements set out at paragraph 4.65 of the SCI 2021 were the same in both the 2016 and 2020 SCI's. The only exception being that in SCI 2020 reference was made to special arrangements required in response to coronavirus restrictions.
- 1.9 Additional consultation techniques that the council may make use of over and above this minimum, if considered appropriate and resources permitting, are set out in Table 1 of SCI 2021.
- 1.10 The evidence in this Consultation Statement demonstrates that the scope of consultation and the range of techniques that have been employed to reach people to date exceed that required in the council's SCI (in place at the time of the relevant consultation) and accord with the requirements of the Regulations.

## Regulation 18 Notification

### Consultation undertaken

- 2.1 To begin preparation of the Local Plan the council carried out a 'Regulation 18' Notification consultation. Comments were invited over a six-week period from 10 July to 21 August 2017.
- 2.2 This was an early stage in the Regulation 18 process where the council sought views from the local community and stakeholders about:
- What the Local Plan should contain;
  - What the key planning issues are for Oldham; and

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<sup>4</sup> An archive of previous Statement of Community Involvements can be found at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

- What the aims of the Local Plan should be.
- 2.3 The [Regulation 18 Notification](#)<sup>5</sup> can be viewed on the council's website and at Appendix 1a.
- 2.4 In accordance with paragraph 4.37 of the [2016 SCI](#)<sup>6</sup> the following minimum requirements were met:
- Public Notice outlining details of the Local Plan document was published in the Oldham Evening Chronicle on Monday 10 July 2017 (see Appendix 1b).
  - A press release with details of the Local Plan document was issued (see Appendix 1c).
  - Details of the Regulation 18 Notification were published on the council's website (see Appendix 1d). Content can still be viewed on the [Regulation 18 Notification](#)<sup>7</sup> consultation stage by visiting the council's Local Plan review webpage.
  - the Local Plan document was made available at public libraries and the council's principal office (see Appendix 1e for copy of poster put on display).
  - the Local Plan document was sent to all relevant Statutory Consultees, Oldham Council Councillors, the Oldham Partnership and relevant parties on the Local Plan mailing list electronically and explaining that the Regulation 18 Notification was available for consultation (see Appendix 1f to 1i).
- 2.5 Alongside the Regulation 18 Notification the council prepared an Integrated Assessment Scoping Report. This is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework. As required the council consulted the following three consultation bodies on the Scoping Report for a minimum of five weeks:
- Historic England;
  - Natural England; and
  - Environment Agency.
- 2.6 A copy of the email send to the three prescribed consultation bodies can be found at Appendix 1j.
- 2.7 The [Integrated Assessment Scoping Report](#)<sup>8</sup> can be viewed on the council's Local Plan review webpage.

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<sup>5</sup> This document can be found online at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/2738/local\\_plan\\_review\\_regulation\\_18](https://www.oldham.gov.uk/info/201233/local_plan_review/2738/local_plan_review_regulation_18)

<sup>6</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

<sup>7</sup> Information on the Regulation 18 Notification and it's consultation can be found online at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/2738/local\\_plan\\_review\\_regulation\\_18](https://www.oldham.gov.uk/info/201233/local_plan_review/2738/local_plan_review_regulation_18)

<sup>8</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/file/7666/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/file/7666/integrated_assessment_scoping_report)

2.8 Key messages that arose from the Regulation 18 Notification are set out in Table 1 below.

Table 1: Summary of key messages from Regulation 18 Notification

<p><b>Key Issue Relationship with other plans:</b></p> <ul style="list-style-type: none"> <li>• Need to make clear how the Local Plan will relate to GMSF (now Places for Everyone) and how delineation will be made between strategic and non-strategic policies.</li> <li>• Need to support Saddleworth Neighbourhood Plan.</li> </ul>
<p><b>Green Belt and rural policies:</b></p> <ul style="list-style-type: none"> <li>• Oppose the release of Green Belt for development needs.</li> <li>• The Local Plan should allocate non-strategic sites at the micro level for development. Need to allow the development of low-quality Green Belt or safeguarded land.</li> <li>• The Local Plan should identify land to be safeguarded for future development needs. Green Belt policies should remain strong.</li> <li>• There is a need for rural policies.</li> </ul>
<p><b>Other Protected Open Land:</b></p> <ul style="list-style-type: none"> <li>• Oppose loss / development on Other Protected Open Land (OPOL).</li> <li>• OPOL sites need to be reviewed and fully / partly released for development.</li> </ul>
<p><b>Brownfield land:</b></p> <ul style="list-style-type: none"> <li>• Preference for development on brownfield land first before greenfield land.</li> <li>• Mills and vacant buildings / land should be used for redevelopment. The need to establish a brownfield register.</li> </ul>
<p><b>Transport Infrastructure - Congestion:</b></p> <ul style="list-style-type: none"> <li>• Concerns around traffic / congestion and road safety.</li> </ul>
<p><b>Sustainable transport:</b></p> <ul style="list-style-type: none"> <li>• Improvements in walking and cycling infrastructure needed.</li> <li>• The need for frequent reliable public transport.</li> <li>• Housing should have electric vehicle charging points.</li> </ul>
<p><b>Accessibility needs to be addressed:</b></p> <ul style="list-style-type: none"> <li>• Footpaths and pavements need to be planned for wheelchair users.</li> <li>• Some areas have no / very narrow pavements.</li> <li>• Need more disabled car parking spaces.</li> <li>• Buildings need to be accessible to wheelchair users.</li> </ul>
<p><b>Green Infrastructure:</b></p> <ul style="list-style-type: none"> <li>• The need to maintain and enhance green infrastructure, including nature designations and provide safe open space, including recreation facilities, to deliver a wide range of benefits.</li> <li>• Impacts from development on biodiversity need to be considered.</li> </ul>

- Landscape character must be protected, conserved and enhanced.

**Social Infrastructure:**

- Concerns around social infrastructure e.g, school places, health care, leisure centres etc.

**The need for other infrastructure:**

- Electricity, gas, water and sewerage.
- Broadband - the need to improve broadband speeds.

**Housing type:**

- The need for affordable and social housing that meet local need.
- Size, type and tenure are important considerations.
- No need for executive style homes.
- Do not wish to see a lot of high tower accommodation.
- Need housing for older people wishing to downsize.
- The need for adapted homes for people with disabilities.
- Need to tackle homelessness and homes for younger people.
- Need to address the impact of Houses of Multiple Occupation.

**Housing numbers:**

- Figures need to be revisited.
- Supply of housing land should be increased.
- Need to demonstrate sites are deliverable.
- Need a combination of large and small sites to deliver housing.

**Locations:**

- Need to be in accessible locations and next to public transport.
- Town centres can be redeveloped for higher density housing that respects landscape and character.
- Consider proximity to wastewater treatment works as could have adverse impacts.
- Consider sites previously used for employment.

**Employment:**

- Need to rethink the industrial strategy, considering the location to Manchester.
- Do not need more warehouses.
- The need for job creation and economic growth that matches growing sectors;
- Support digital businesses.
- Need a range of employment sites in suitable locations. Support small businesses and technology companies in Saddleworth.



**Centres and retail:**

- Must define hierarchy of centres and define extent of centres and primary shopping areas.
- Retail study needs updating.
- Need to ensure appropriate provision of retail. The need for shops - independent and national.
- New retail should not leave existing buildings derelict. Impact on traffic should be a defining factor.
- Should invest in smaller local centres and introduce new retail areas to support neighbourhoods where there is no retail provision.
- Support mixed use developments.
- Need high quality amenities.
- Need to provide parking and improve local transport to encourage residents to shop local.
- Too many fast-food shops.
- Need to introduce Article 4 Directions.

**Culture:**

- The need to safeguard and promote culture activities and venues.
- The need to promote tourism Heritage: Heritage is an asset in the borough and should be used to enhance the borough and protect distinctiveness.
- Need to ensure the conservation and enhancement of the historic environment.
- Need to ensure new sites do not have an adverse impact on heritage assets.

**Design:**

- Need to reduce crime and anti-social behaviour.
- Housing must be in keeping with the area.
- Need to be careful not to spoil adversely impact areas.
- Development should have to meet standards such as BREEAM.
- Design policies should not be too prescriptive.

**Flood Risk and water quality:**

- Development should not take place in areas prone to flooding.
- Water storage should take place in the uplands.
- Impermeable surface water runoff must be considered. Sustainable drainage encouraged.
- Need to consider Groundwater Source Protection Zones.

**Climate Change and Energy:**

- High energy efficiency and renewable energy sources should be imposed on new developments.
- Affordable warmth is important.
- Support for larger renewable / low carbon energy schemes.
- There is poor air quality.

**Health:**

- Issues of obesity, mental health and wellbeing, loneliness and inequalities across the borough.
- Impacts from air quality.

**Communication:**

- Issues raised over consultation techniques
- Website is dated and unhelpful.

2.9 A summary of the comments received to the [Regulation 18 Notification](#)<sup>9</sup> can be found online on the council's website.

## Issues and Options

3.1 The second stage of consultation in the Local Plan review was on the Issues and Options document 5th July to 29th August 2021.

3.2 This built upon the comments received from the Regulation 18 Notification and was informed by on-going studies and evidence work. It described the key challenges facing Oldham and sought views on the issues facing Oldham and the kind of place residents would like Oldham to be. Alongside questions and options relating to specific areas of planning such as the location of future housing, design of new buildings and protection of open spaces.

## Consultation undertaken

3.3 In accordance with paragraph 4.65 of the [2020 SCI](#)<sup>10</sup> the following minimum requirements were met:

- Public Notice (see Appendix 2a) outlining details of the Local Plan document was published in the Oldham Evening Chronicle on 5 July 2021 (see Appendix 2b).
- A press release with details of the Local Plan document was issued (see Appendix 2c).
- Details of the Issues and Options consultation were published on the council's website. Content can still be viewed on the [Issues and Options consultation](#)<sup>11</sup> stage by visiting the council's Local Plan review webpage.

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<sup>9</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/file/6989/regulation\\_18\\_summary\\_of\\_comments](https://www.oldham.gov.uk/downloads/file/6989/regulation_18_summary_of_comments)

<sup>10</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

<sup>11</sup> Details regarding the Issues and Options consultation can be found online at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/1809/issues\\_and\\_options](https://www.oldham.gov.uk/info/201233/local_plan_review/1809/issues_and_options)

- The Issues and Options consultation documentation was made available at public libraries and the council's principal office (see Appendix 2d for copy of poster put on display and Appendix 2e for copy memo sent to all libraries).
- The Local Plan document was sent to all relevant Statutory Consultees, Oldham Council Councillors, the Oldham Partnership and relevant parties on the Local Plan mailing list electronically and explaining that the Local Plan Document is available for consultation (see Appendix 2f and 2g).

3.4 Various social media posts were also issued at regular intervals during the Issues and Options consultation.

#### Comments received

3.5 A summary of the comments raised at the Issues and Options consultation is provided in Table 2 below. A schedule of responses received to the consultation will be published alongside the Draft Local Plan.

Table 2: A summary of the Issues and Options consultation responses

<p><b>Vision for Oldham</b></p> <p>General support for the Vision which was considered positive in its intent and ambitions. Encouraging an appropriate scale of housing and employment growth and protecting the natural and historic environment were broadly supported. Comments highlighted the need to include reference to improving health and wellbeing for the residents of Oldham.</p>
<p><b>Plan Objectives</b></p> <p>The objectives were generally supported, particularly in relation to the supply of housing to meet housing needs. Some amendments were suggested including that multi-functional sustainable drainage should be prioritised and including references to transport in objectives PO4, PO5, PO6 and PO7.</p>
<p><b>Homes</b></p> <p>Concerns relating to building homes on Green Belt.  Support for developing brownfield sites.  Concerns relating to an over-reliance on brownfield sites.  General support for providing for the needs of an ageing population.  Some support for all new homes to be built as lifetime homes however concerns around viability.  General support for housing mix, but some responses highlight the need to be flexible as a prescriptive mix can be restrictive as needs and demand will vary depending on location.  Some support for 30% affordable housing across the borough, however some developers/agents expressed the need to undertake assessments for need as well as the viability implications of providing an affordable housing requirement.  Mixed response around Vacant Building Credit (VBC).  The level of private rented accommodation should not be set as a policy requirement  Concern was expressed for the increase in Houses in Multiple Occupation (HMOs).  Mixed response to questions relating to custom and self-build with support for custom and self-build towards overall housing supply but acknowledgment that there can be challenges in delivery.  Support for a specific policy on the use of properties as children's homes.  A mixed response was received to the question relating to minimum density assumptions.  More clarity was sought in relations to centres and comments that residential density should be based on local character.</p>

### **Economy and Employment**

Impact of online shopping on the economy must be considered.  
Concerns of an oversupply of logistics warehousing due to Northern Gateway.  
Mills should be considered on an individual basis in terms of employment use.  
Oldham's Green New Deal and tackling climate change should be at the heart of the development of the economy and employment.  
Support for a flexible approach to employment areas, sites considered on own merits and some site specific comments.  
In relation to allocating employment land, one comments was received in support for a combination of providing some new employment land and improving sustainable connectivity to existing and neighbouring districts key employment sites.  
Request that sites with heritage assets have Historic Impact Assessments and that sites in close proximity to SAC and SSSI's are assessed in Habitats Regulations Assessment.  
Support for the inclusion of a policy that protects and promotes cultural venues.  
Suggestions for building on Oldham's tourism base.  
Growing need for overnight/long stay accommodation in appropriate rural locations (log cabins, camp sites).  
Need to promote our green areas.  
Should support Northern Roots as a sustainable attraction for visitors as well as for the range of other environmentally friendly benefits it will bring.  
Support for the retention of a farm diversification policy.

### **Our Centres**

Support for the distinction between the different centres in the borough.  
Suggestions that the existing retail hierarchy should be replaced as it does not reflect the retail distribution of the area.  
Suggestion that the type of housing that would be suitable for centres would be single person households and older people.

### **Addressing Climate Change**

Support for climate change policy to be intrinsically linked to wider policies in the Plan including those related to design of new development and the provision of green and blue infrastructure.  
Suggestion that chapter could make reference to Greater Manchester's Environment Plan targets.  
Support for Modern Methods of Construction (MMC) and mapping out opportunities for renewable and low carbon energy though some developers consider a policy is unnecessary.  
Support for policies managing surface water runoff which accord with either national standards or standards referenced in the Greater Manchester SFRA. Support for SUDs and using natural processes to mitigate flood risk.  
Comments that the natural environment is important for mental health.  
Concerns raised over the development of the Green Belt and Other Protected Open Land.  
General support for Green Belt enhancement opportunities.

### **The Natural Environment and Open Land**

Mixed responses to the question of whether sites that have met Local Green Space criteria should be designated as such.  
Some felt that sites not meeting the criteria should not be de-designated as Other Protected Open Land (OPOL).  
Some OPOL sites were put forward as needing safeguarding from future development.  
Suggestion that the Accessible Natural Greenspace Standard (ANGSt) could be a useful tool.

### **Green Infrastructure**

Some comments advocated the need to protect ancient woodland.  
Should use brownfield land rather than greenfield.

A mixed response to the options put forward to ensure that green infrastructure is embedded across the borough and in the built environment.  
 General support for biodiversity net gain to be delivered as close to the site as possible.  
 Support for net gain being delivered on local projects.  
 Mixed response in terms of whether a higher than minimum biodiversity net gain should be applied to developments.  
 General support for restricting the paving of front gardens. Some respondents favoured setting minimum garden requirements.  
 Varying responses in relation to open space, preferences for on-site provision and pooling.  
 Recommendations that decisions for open space provision are made based on evidence.  
 Peak District National Park requested to be referenced in enhancing the access to the wider countryside.  
 Support for space for food growing new developments.  
 Support for a policy regarding the protection of trees.

**The Built Environment – Historic Environment**

Most respondents agreed that the extensions to the Oldham Town Centre Conservation Area should be included on the policies map. However, one respondent stated that the conservation area should not be extended.  
 Important policy areas specific to Oldham are the future use of textile mills and seeking to enhance Oldham Town Centre Conservation Area with the aim to remove it from the ‘at risk’ register.  
 Localised policies supported.  
 A mixed response was received to the question of the proposed policy approach to high, medium and low priority mills and mill clusters.

**The Built Environment – Design**

Support for the production of a Local Design Code.  
 Some comments around detailed design policies needing to be flexible and not hinder development delivery or stifle imaginative high-quality design.

**Transport and Improving Connectivity**

General support for suggestions to improve transport and connectivity.  
 Additional key services could include digital connectivity (broadband and mobile phone).  
 Suggestion that major developments should have access to all or the majority of services.  
 Level of public transport accessibility should be high.  
 General support for the principle of 20-minute neighbourhoods, although one commented that this is not practical in a rural environment such as Saddleworth.  
 General support for all new development to provide EV charging points.  
 Support for a standalone policy for utilising the Streets for All guidance.  
 A policy may also be required that ensures that all access roads into new developments and all roads within new developments that are to be delivered by developers, are designed to be compliant with Streets for All principles. Support for Bee Network proposals to be identified on the proposals map.  
 TfGM suggest that the proposals map shows the ‘confirmed infrastructure’ only (i.e. Oldham’s sponsored schemes).  
 Support for public transport pass as part of some new developments.

**Communities**

Recognise the importance of protecting heritage assets and assets of community value.  
 The council should commit to maintaining the register of assets of community value.  
 Mixed responses in relation to Hot Food Takeaway question. Support for a policy which restricts the location of hot food takeaways within 400m of a school and in areas with high levels of obesity but another commented that proximity-based policies are weak and conflicting and that there should be no assumption that takeaway outlets will only sell cheap fast food.  
 Health Impact Assessments should be mandated for all developments.  
 Support for protecting suitable sites for potential future education facilities/services.

Mixed response as to whether pubs should be included within the definition of community facilities.

Community facilities should also include churches, libraries and schools.

Support for Article 4 Direction in rural areas.

Support for social value in developments policy.

Support for a policy outlining the agent of change principle.

Support for separate policies relating to the local environment.

### **Infrastructure**

Financial contributions should be channelled into communities where the development occurs.

Suggestion that policy be worded to support utility sites in Green Belt /Open Countryside for operational purposes.

Support for policy seeking the provision of supporting necessary infrastructure.

A policy that provides a formula and clarity over what planning obligations will likely be sought is supported. Suggestion that any policy should allow for flexibility and site-specific circumstances. Suggestion that the council produce a Planning Obligations SPD.

### **Monitoring**

A range of comments suggesting further indicators that should be included.

Advice that monitoring indicators should meet the requirements of the Environmental Assessment of Plans and Programmes 2004 to included suitable monitoring indicators in the Sustainability Appraisal, Local Plan or post adoption statement.

### **Overarching**

Comments received relating to PfE and specific planning application which are separate to the Local Plan Issues and Options consultation.

More could be added to the Spatial Portrait - a brief narrative on the evolution of the borough's historic environment and the growth of the town during the 19th century.

## Appendix 1 – Regulation 18 Notification consultation



**TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012**

**(REGULATION 18)**

**NOTICE OF CONSULTATION ON THE SUBJECT AND SCOPE OF OLDHAM  
LOCAL PLAN**

Notice is given that Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Development Plan Document adopted November 2011. Views are sought on what the Local Plan ought to contain.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where this development should be built as well as areas where development should be restricted.

It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

**Greater Manchester Spatial Framework**

Together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

**Proposed scope of the Oldham Local Plan**

The Oldham 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:

- Sustainable development
- Housing
- Other Protected Open Land
- Built environment and heritage
- Retail and town centres
- Climate change and flood risk
- Communities, health and well-being
- Natural environment
- Economy and employment
- Green Belt
- Design
- Transport and accessibility
- Infrastructure
- Open spaces, sports and recreation

The Oldham Local Plan will be accompanied by an adopted Proposals Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, incorporating Sustainable Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.

The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

**Comments**

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Plan should be seeking to address and the reasonable options for addressing these.

**To inform this, the Council is currently seeking views on what you think the Local Plan should contain in terms of what you feel are the key planning issues for Oldham and what should in broad terms, be the main aims of the Local Plan.**

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.

Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address on no later than **17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team:

By phone on:           0161 770 4061  
Or by email to:        [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

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**PUBLIC NOTICES**

**TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 (REGULATION 18) NOTICE OF CONSULTATION ON THE SUBJECT AND SCOPE OF OLDHAM LOCAL PLAN**

Hodge is pleased that Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Framework Plan Document adopted November 2011. Views are sought on whether the Local Plan ought to proceed.

**What is a Local Plan?**  
 A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies areas where this development should be built as well as areas where development should be restricted. It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the longer planning of the area.

**Greater Manchester Spatial Framework**  
 Together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

**Proposed focus of the Oldham Local Plan**  
 The Oldham 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:

- Sustainable development
- Housing
- Other Protected Open Land
- Built environment and heritage
- Retail and town centres
- Climate change and flood risk
- Communities, health and well-being
- Natural environment
- Economy and employment
- Green Belt
- Design
- Transport and accessibility
- Infrastructure
- Open spaces, sports and recreation

The Oldham Local Plan will be accompanied by an adopted Pre-Submission Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, Incorporating Sustainability Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.

The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is in the strategic responsibility of the Park District National Park Authority.

**Comments**  
 As it is an early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that we should be seeking to address and the possible options for addressing these.

To inform this, the Council is currently seeking views on what you think the Local Plan should contain in terms of what your feel are the key planning issues for Oldham and what should be listed in it, in the main areas of the Local Plan.

Comments are invited over a six-week period from 10th July to 21st August 2017.

The Council is keen to provide the opportunity of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.

Comments can be submitted online at <http://www.oldham-chronicle.co.uk/yourvoice/consulting.asp> or returned by post to the following address in no later than 17.00 on 21st August 2017:

Strategic Planning and Information  
 Economy, Skills and Neighbourhoods  
 Room 310, Love 3, Civil Centre  
 West Street  
 Oldham  
 OL1 1LH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail addresses will not be published, but your name and organisation if relevant will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan in accordance to the consultation database if contact details will additionally be added to the consultation database if you are already listed. If you do not want to be contacted about future Local Plan consultations please state this in your response.

Should you wish to discuss any queries or require any further information please call: 0161 770 4061. Or by email to: [sp@oldham.gov.uk](mailto:sp@oldham.gov.uk)

**NOTICE OF MAKING OF AN ORDER (HIGHWAYS ACT 1980) WITH EXTENDING DRAINAGE ORDER (HIGHWAYS ACT 1980)**

**OLDHAM BOROUGH COUNCIL (FOOTPATH AT LANE HEAD INTO THE LANE, GREENFIELD ROAD, WORTH)**  
**PUBLIC PATHS EXTENSION ORDER 2017**

The above order, made on July 5, 2017, under section 118 of the Highways Act 1980, will authorise the public rights of way over the footpaths named 'Footpath A' and 'Footpath B' in the Planning (Infrastructure) Order 2017 relating to the 'Footpath A' and 'Footpath B' in the Planning (Infrastructure) Order 2017. The order will be made on the 10th August 2017.

A copy of the order and the order map may be seen from 10th August 2017 to 21st August 2017, at the offices of the Director of Legal Services, Oldham Borough Council, West Street, Oldham, OL1 1LH. A copy of the order and the order map may also be seen from 10th August 2017 to 21st August 2017, at the offices of the Director of Legal Services, Oldham Borough Council, West Street, Oldham, OL1 1LH.

**OLDHAM BOROUGH COUNCIL**  
 Director of Legal Services

**NOTICE OF MAKING OF AN ORDER (HIGHWAYS ACT 1980) WITH WILDLIFE AND COUNTRYSIDE ACT 1991**

**OLDHAM BOROUGH COUNCIL (FOOTPATH 228 SADDLEWORTH PUBLIC PATH IN WESTON AND DEFENSIVE MAP)**  
**MODIFICATION ORDER 2017**

The above order, made on July 5, 2017, under section 118 of the Highways Act 1980 will amend the public rights of way over the footpaths named 'Footpath A' and 'Footpath B' in the Planning (Infrastructure) Order 2017 relating to the 'Footpath A' and 'Footpath B' in the Planning (Infrastructure) Order 2017. The order will be made on the 10th August 2017.

A copy of the order and the order map may be seen from 10th August 2017 to 21st August 2017, at the offices of the Director of Legal Services, Oldham Borough Council, West Street, Oldham, OL1 1LH. A copy of the order and the order map may also be seen from 10th August 2017 to 21st August 2017, at the offices of the Director of Legal Services, Oldham Borough Council, West Street, Oldham, OL1 1LH.

**OLDHAM BOROUGH COUNCIL**  
 Director of Legal Services

**SIMPLY THE BEST**

**ALICE CALLAGHAN**  
 Congratulations Alice on achieving a 2.1 in Mechanical Engineering at Lancaster University.  
 Happiness and success in your new job and for the future.  
 All our love, Grandma, Gury, Ian, John.

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**THE OLDHAM - CHADDSWORTH WAP TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 (REGULATION 18) NOTICE OF CONSULTATION ON THE SUBJECT AND SCOPE OF OLDHAM LOCAL PLAN**

Hodge is pleased that Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Framework Plan Document adopted November 2011. Views are sought on whether the Local Plan ought to proceed.

**What is a Local Plan?**  
 A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies areas where this development should be built as well as areas where development should be restricted. It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the longer planning of the area.

**Greater Manchester Spatial Framework**  
 Together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

**Proposed focus of the Oldham Local Plan**  
 The Oldham 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:

- Sustainable development
- Housing
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- Built environment and heritage
- Retail and town centres
- Climate change and flood risk
- Communities, health and well-being
- Natural environment
- Economy and employment
- Green Belt
- Design
- Transport and accessibility
- Infrastructure
- Open spaces, sports and recreation

The Oldham Local Plan will be accompanied by an adopted Pre-Submission Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, Incorporating Sustainability Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.

The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is in the strategic responsibility of the Park District National Park Authority.

**Comments**  
 As it is an early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that we should be seeking to address and the possible options for addressing these.

To inform this, the Council is currently seeking views on what you think the Local Plan should contain in terms of what your feel are the key planning issues for Oldham and what should be listed in it, in the main areas of the Local Plan.

Comments are invited over a six-week period from 10th July to 21st August 2017.

The Council is keen to provide the opportunity of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.

Comments can be submitted online at <http://www.oldham-chronicle.co.uk/yourvoice/consulting.asp> or returned by post to the following address in no later than 17.00 on 21st August 2017:

Strategic Planning and Information  
 Economy, Skills and Neighbourhoods  
 Room 310, Love 3, Civil Centre  
 West Street  
 Oldham  
 OL1 1LH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail addresses will not be published, but your name and organisation if relevant will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan in accordance to the consultation database if contact details will additionally be added to the consultation database if you are already listed. If you do not want to be contacted about future Local Plan consultations please state this in your response.

Should you wish to discuss any queries or require any further information please call: 0161 770 4061. Or by email to: [sp@oldham.gov.uk](mailto:sp@oldham.gov.uk)

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## Appendix 1c – Copy of Press Release issued for Regulation 18 Notification

As Oldham Council starts work preparing its Local Plan (LP) we are asking residents how they think the borough should develop in coming years.

This document helps to guide and manage future growth and development so we can meet the needs of the borough and its population.

The LP contains planning policies that will be used as the basis for determining applications and identifies sites where developments should be built as well as areas for protection.

It is essential that the council has an up to date Local Plan in order to provide a framework for development. Failure would reduce control over where building can take place.

Together with the other Greater Manchester local authorities, the council is involved in the preparation of the Greater Manchester Spatial Framework – and our LP will form a complementary part of that.

Areas the Oldham LP will cover include:

- Sustainable development
- Natural environment
- Housing
- Economy and employment
- Other Protected Open Land
- Built environment and heritage
- Green Belt
- Design
- Retail and town centres
- Transport and accessibility
- Climate change and flood risk
- Communities, health and well-being
- Infrastructure
- Open spaces, sports and recreation

As a key early stage in the preparation of the LP we will be producing a report setting out the main issues that the Plan should be seeking to address and the reasonable options for addressing these.

We want to hear what you think the Local Plan should contain in terms of key planning issues and what should be the document's main aims.

Councillor Barbara Brownridge, Cabinet Member for Neighbourhoods and Communities, said: "Oldham, and the region as a whole is changing, especially when it comes to employment patterns and job types, and if we are to play a leading role in a changing economy then our borough needs to reflect that."

“As a council we know the borough needs more housing, but this is your opportunity to tell us your thoughts about transport and roads, the green belt and the local economy, for example. These are all important for sustainable and inclusive growth.

“We know residents feel strongly about these issues so it’s important people get involved and have their say on the Local Plan.”

You can comment from July 10 to 5pm on August 21, 2017.

Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/> or via email to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) Alternatively you can post comments to Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310, Level 3, Civic Centre, West Street, Oldham OL1 1UH.

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

For further information or any questions contact [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or call 0161 770 4061.

#### **NOTES TO EDITORS**

**The Oldham Local Plan will be accompanied by an adopted Proposals Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, incorporating Sustainable Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.**  
**The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.**

## Appendix 1d – Copy of Regulation 18 Notification Website Text

### Regulation 18 Notification

Oldham Council is seeking the views of residents as we prepare a new Local Plan. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Development Plan Document'), which was adopted November 2011.

The Local Plan helps to guide and manage future growth and development so we can meet the needs of the borough and its population. It contains planning policies that will be used as the basis for determining planning applications and identifies sites where developments should be built, as well as areas for protection.

It is essential that the council has an up to date Local Plan in order to provide a framework for development. Failure to do so would reduce control over where building can take place.

Together with the other Greater Manchester local authorities, the council is involved in the preparation of the Greater Manchester Spatial Framework – and our Local Plan will form a complementary part of the Spatial Framework.

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:

- Sustainable development
- Housing
- Other Protected Open Land
- Design
- Retail and town centres
- Climate change and flood risk
- Infrastructure
- Natural environment
- Economy and employment
- Built environment and heritage
- Green Belt
- Transport and accessibility
- Communities, health and well-being
- Open spaces, sports and recreation

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the options for addressing these.

**To inform this work we are seeking views about what the local community and stakeholders think:**

- a). **the Local Plan should contain and what are the key planning issues for Oldham; and**
- b). **what, in broad terms, should be the main aims of the Local Plan.**

The formal Regulation 18 Notification can be viewed [here](#).

*How to comment:*

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than **by 17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response. For further information or any questions contact [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or call 0161 770 4061.

### **Integrated Assessment Scoping Report**

The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document; however its findings will be integrated into the IA.

The role of an IA is to promote sustainable development through assessing the emerging Local Plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the Plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process (Stage A). It identifies the scope and level of detail to be included in the IA report. The council has prepared an IA Scoping Report to satisfy Stage A.

The council is now required to consult the following three consultation bodies on the Scoping Report for a minimum of five weeks:

- Historic England;
- Natural England; and
- Environment Agency.

The Integrated Assessment can be viewed [here](#)

# What kind of place do you want Oldham to be?

The council is starting to prepare a new Local Plan for the borough.

The Local Plan will guide future development across Oldham.

As part of this we would like to know:

- what are the key planning issues for Oldham; and
- what should be the main aims of the Local Plan?

To find out more about the Local Plan and how to comment visit our website at **[www.oldham.gov.uk/localplan](http://www.oldham.gov.uk/localplan)**

Alternatively, contact the Strategic Planning and Information Team on **0161 770 4061** or by email at **[spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)**

Comments are invited over a six week period from 10 July to 5pm, 21 August 2017.





## Appendix 1f: Copy of Regulation 18 Notification email / letter text to all relevant Statutory Consultees

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



SPI  
To  
Cc



Mon 10/07/2017 08:46



Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached.

### Integrated Assessment Scoping Report

The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document. However, its findings will be integrated into the IA. The scope of these assessments is explained in more detail in the IA Scoping Report.

The role of an IA is to promote sustainable development through assessing the emerging local plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework.

Stage A (Setting the context and objectives, establishing the baseline and deciding on the scope) involves the following tasks:

1. Identify other relevant policies, plans and programmes and strategies;
2. Collect baseline information;
3. Identify sustainability, health and equality issues;
4. Develop the IA appraisal framework; and
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

In light of the technical nature of the IA the council is now carrying out a 'focused' consultation with key consultees on the IA Scoping Report for six weeks.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/downloads/download/1166/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/download/1166/integrated_assessment_scoping_report)

### How to comment:

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.timehouse.co.uk/portal/consultation.aspx/>

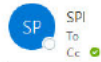
Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spk@oldham.gov.uk](mailto:spk@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



SPI  
To  
Cc



Mon 10/07/2017 08:46



2. Carry out strategic environmental assessment;
3. Identify sustainability, health and equality issues;
4. Develop the IA appraisal framework; and
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

In light of the technical nature of the IA the council is now carrying out a 'focussed' consultation with key consultees on the IA Scoping Report for six weeks.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/downloads/download/1168/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/download/1168/integrated_assessment_scoping_report)

**How to comment:**

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/fac/planning/spi/>

Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017.

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Economy, Skills and Neighbourhoods  
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OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you, we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

Yours sincerely

## Appendix 1g: Copy of Regulation 18 Notification email to all Oldham Councillors

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



SPI  
To  
Cc



Mon 10/07/2017 08:54

Dear Councillor,

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the Joint Core Strategy and Development Management Development Plan Document), which was adopted November 2011.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the reasonable options for addressing these.

To inform this work, we are seeking views about what the local community and stakeholders think:

- the Local Plan should contain and what are the key planning issues for Oldham; and
- what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification enclosed.

A short briefing note has also been attached providing further information regarding the purpose of the consultation, why we need to do it and its relationship with the emerging Greater Manchester Spatial Framework.

### How to comment

Comments are invited on the scope of the Local Plan over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limchouse.co.uk/portal/cc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organization (if relevant) will.

### Other Local Plan Documents

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

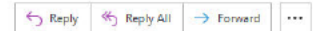
Yours sincerely

## Appendix 1h: Copy of Regulation 18 Notification email to all the Oldham Partnership

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



SPI  
To  
Cc



Mon 10/07/2017 08:46



Regulation 18 Notification Final.pdf  
32 KB

Dear

**Note: Please forward this email on to relevant organisations to make them aware of the designation.**

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Development Plan Document'), which was adopted November 2011. Views are sought on what the Local Plan ought to contain.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework (GMSF). The approach set out within the emerging Local Plan will form an integral part of the GMSF.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the reasonable options for addressing these.

To inform this work we are seeking views what the local community and stakeholders think:

- a). the Local Plan should contain and what are the key planning issues for Oldham; and
- b). what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached.

### How to comment

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/cc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by **17:00 on 21st August 2017**.

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you, we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

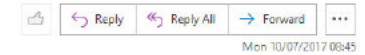
Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4081 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

## Appendix 1i: Copy of Regulation 18 Notification email / letter text to all 'others' on the Local Plan Mailing List

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



Dear Sir or Madam

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the Joint Core Strategy and Development Management Development Plan Document), which was adopted November 2011.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that, together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the options for addressing these.

To inform this work we are seeking views about what the local community and stakeholders think:

- the Local Plan should contain and what are the key planning issues for Oldham; and
- what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached and on our website at [https://www.oldham.gov.uk/info/200585/local\\_plan](https://www.oldham.gov.uk/info/200585/local_plan)

### How to comment

Comments are invited over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/ocoplanreq/sp/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

### Other Local Plan Documents

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

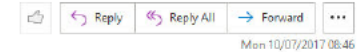
Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

## Appendix 1j: Copy of Regulation 18 Notification and Integrated Assessment Scoping Report email / letter text sent to the ‘prescribed consultation bodies’

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document. However, its findings will be integrated into the IA. The scope of these assessments is explained in more detail in the IA Scoping Report.

The role of an IA is to promote sustainable development through assessing the emerging local plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework.

Stage A (Setting the context and objectives, establishing the baseline and deciding on the scope) involves the following tasks:

1. Identify other relevant policies, plans and programmes and strategies;
2. Collect baseline information;
3. Identify sustainability, health and equality issues;
4. Develop the IA appraisal framework; and
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

The council is now required to consult the following three consultation bodies on the Scoping Report for a minimum of five weeks:

- Historic England;
- Natural England; and
- Environment Agency.

As one of the three consultation bodies we request your comments on the scope of the IA.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/downloads/download/1168/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/download/1168/integrated_assessment_scoping_report)

### How to comment:

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by **17:00 on 21st August 2017**.

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spt@oldham.gov.uk](mailto:spt@oldham.gov.uk).

Yours sincerely



## Appendix 2 – Issues and Options consultation

### Appendix 2a – Copy of Issues and Options Public Notice

**OLDHAM COUNCIL LOCAL PLAN REVIEW**  
**The TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)**  
**REGULATIONS 2012 (AS AMENDED)**  
**(REGULATION 18)**

**OLDHAM LOCAL PLAN: ISSUES AND OPTIONS**

**Statement of Availability**

**Document Title**

Oldham Local Plan: Issues and Options

**Subject Matter**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Policies Development Plan Document adopted November 2011. Views are sought on the Issues and Options for the Local Plan and its supporting documents.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted. It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

Places for Everyone Joint Development Plan Document (PFE) is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PFE will form part of the Local Plan for Oldham. Please note: PFE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

**Availability of Documents:**

The Issues and Options Report, together with supporting documents: Integrated Assessment (including the Equalities Impact Assessment), Habitats Regulations Assessment and Regulation 18 Summary of Comments received and the Council's Response can all be viewed on the council's website:

[https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation)

In addition, where open, hard copies will be placed in the borough's libraries. Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit:

[https://www.oldham.gov.uk/info/201170/coronavirus\\_update\\_and\\_advice/2432/coronavirus\\_libraries](https://www.oldham.gov.uk/info/201170/coronavirus_update_and_advice/2432/coronavirus_libraries)

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

**How to Comment:**

The Issues and Options Report, together with its supporting documents is subject to an eight-week consultation period that runs from 5th July until 29th August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham.objective.co.uk/portal/>

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk);

Or, addressed to

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5.00 pm on 29th August 2021

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

If you require further information about this consultation, please contact the Strategic Planning and Information section via telephone on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

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**OLDHAM COUNCIL LOCAL PLAN REVIEW**  
The TOWN AND COUNTRY PLANNING  
(LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012 (AS AMENDED) (REGULATION 18)  
OLDHAM LOCAL PLAN: ISSUES AND OPTIONS  
Statement of Availability

**Statement Title**  
Oldham Local Plan Issues and Options

**Subject Matter**  
Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Framework (Development Plan Document) adopted November 2011. Views are sought on the Issues and Options for the Local Plan and it's supporting documents.

**What is a Local Plan?**  
A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, engineering and retail). It contains planning policies that will be used as the basis for determining planning applications and identifying sites where development should be permitted as well as areas where development should be restricted. It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Greater Manchester Joint Development Plan Document (JDPD) is being jointly prepared by nine of the Greater Manchester local authorities (Oldham, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, the JDPD will form part of the Local Plan for Oldham. Please note that the JDPD and its supporting documents are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

**Availability of Documents**  
The Issues and Options Report, together with supporting documents (Environmental Assessment (including the Equalities Impact Assessment), Habitats Regulations Assessment and Regulation 18 Summary of Comments received) and the Council's Response can all be viewed on the council's website: [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation)

In addition, where open, hard copies will be placed in the borough's libraries. Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit [https://www.oldham.gov.uk/info/201176/coronavirus\\_updates\\_and\\_advice/2432/coronavirus-libraries](https://www.oldham.gov.uk/info/201176/coronavirus_updates_and_advice/2432/coronavirus-libraries)

You can also arrange to view a copy at the Civic Centre - please phone 0161 770 4100 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

**How to Comment**  
The Issues and Options Report, together with its supporting documents is subject to an eight-week consultation period that runs from 8th July until 29th August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham.council.ni.uk/portal/>

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).  
Or, addressed to:  
Strategic Planning and Information  
Economic, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UR

Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5.00 pm on 29th August 2021

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

If you require further information about this consultation, please contact the Strategic Planning and Information section via telephone on 0161 770 4100 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

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## Appendix 2c – Copy of the Issues and Options Press Release

### **Have your say on the future of planning and development in Oldham**

Published: Monday, 05th July 2021

People across Oldham are urged to take part in a new consultation which will help to shape the future of planning and development across the borough.

The Local Plan will guide development in Oldham up to 2037 setting the rules with which new homes and industrial buildings have to comply, and establishing where they can be built. It will also guide how we make decisions on whether or not planning applications can be granted.

To ensure the plan reflects what is most important to residents, Oldham Council has launched an 'Issues and Options' consultation.

Cllr Hannah Roberts, Cabinet Member for Housing and Planning, said: "Planning affects many aspects of our lives and our environment – from where we live, work, shop and how we spend our leisure time.

"In producing the Local Plan, we will not just consider land uses but we will also consider other issues that can be affected by land use, including health, education and community safety. It is important we get a wide range of opinions and views so that we can create the most effective plan possible."

In particular we would like your views on:

The issues Oldham, and your particular area of the borough, faces;

- What kind of place you would like Oldham to be in 15 years; and
- Specific areas of planning, such as the location of future development, design of new buildings and protection of our open spaces.
- The Local Plan complements Places for Everyone (formerly Greater Manchester Strategic Framework) - our strategic plan for housing and growth - by defining what will be approved and rejected.

We want to know what matters most to our residents and businesses so that we have the buildings, homes and jobs that work for Oldham.

Issues addressed by the consultation reflect a previous community consultation on the developing Local Plan. Key considerations that we would like your thoughts on include:

- What homes we need for an ageing population
- How we provide a diverse housing offer including homes for disabled people, families, affordable homes and private rented homes
- Whether we should amend planning policy for homes in multiple occupation (HMOs) so that they can no longer be developed without planning permission (permitted development rights)
- Our policy approach to self-build, custom build and community right to build
- Providing for children's homes
- Making the most effective use of land and the density of developments
- Allocation of sites for development

- Retail, leisure, cultural venues, tourism and policies on farm diversification
- Steps we can take to address sustainable development including renewable and low carbon energy
- How we address flood risk
- Protecting and enhancing local green spaces, green infrastructure, open space, trees and biodiversity
- The policy approach to mills

Policies which address the design of buildings including provision for bike and bin storage and electric vehicle charging

Health and wellbeing including whether we should introduce a policy which restricts the location of hot food takeaways within 400m of a school; or in areas with high levels of obesity; or both

How planning can support education provision and if we should protect some suitable sites for potential future education facilities/services.

The Local Plan Issues and Options consultation is open now until 5pm on 29th August 2021 and you can feedback on as many or as few points as you like.

If you can, please submit comments via

[https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/) where you can find full details of the consultation. Alternatively, you can email your comments to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

The above documents can all be viewed on the council's website at [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview). Consultation documents will also be available to view at all public libraries in Oldham. Visit [oldham.gov.uk/libraries](http://oldham.gov.uk/libraries) for opening times.

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

If you are unable to submit comments online or via email, you can send them in writing, to be received by 5pm 29th August 2021, to:

Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310, Level 3, Civic Centre, West Street, Oldham, OL1 1UH

Please note all comments received (both electronically and by post) will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.



## Share your views

### Consultation on Oldham's Local Plan

Take part in our consultation and help shape planning and development in Oldham over the next 15 years.

The Local Plan is an important document which guides planning and development including how and where things are built and how planning applications are decided.

We're preparing a new Local Plan and want you to help us develop it by telling us what matters most to you when it comes to the future development of your town.

The Local Plan will help to set the rules with which new homes and industrial buildings have to comply, and establish where they can be built. It will boost health and well-being for our residents, support investment in our centres and make the most of the assets that make Oldham unique.

Find out more and take part at [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

#### What is a Local Plan and why are you reviewing it?

The council has to prepare a Local Plan to set the rules with which new homes and industrial buildings have to comply, and establish where they can be built. The current local plan is reaching the end of its lifespan.

The Local Plan addresses issues that are specific to Oldham.

Planning affects many aspects of our lives and our environment – from where we live, work, shop and how we spend our leisure time. In producing the Local Plan, we will not just consider land uses but we will also consider other issues that can be affected by land use, including health, education and community safety.

#### What are the issues and options?

You can either answer specific questions set out in the online consultation or share your views on any or all of the topics in the consultation - some of which are listed below:

- What homes we need for an ageing population
- How we provide a diverse housing offer including homes for disabled people, families, affordable homes and private rented homes
- Whether we should amend planning policy for homes in multiple occupation (HMOs) so that they can no longer be developed without planning permission (permitted development rights)
- Our policy approach to self-build, custom build and community right to build
- Providing for children's homes
- Making the most effective use of land and the density of developments
- Allocation of sites for development
- Retail, leisure, cultural venues, tourism and policies on farm diversification
- Steps we can take to address sustainable development including renewable and low carbon energy
- How we address flood risk
- Protecting and enhancing local green spaces, green infrastructure, open space, trees and biodiversity

- The policy approach to mills
- Policies which address the design of buildings including bike and bin storage and electric vehicle charging
- Health and wellbeing including whether we should introduce a policy which restricts the location of hot food takeaways within 400m of a school; or in areas with high levels of obesity; or both
- How planning can support education provision and if we should protect some suitable sites for potential future education facilities/services.

The consultation closes at 5pm on 29 August 2021.

Share your views and help make Oldham a thriving place.

#### How do I take part?

Go online:  
[www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

email:  
[SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Write to:  
Strategic Planning and Information,  
Economy, Skills and Neighbourhoods,  
Room 310 Civic Centre,  
West Street, Oldham  
OL1 1UH

Scan the QR Code:



# Memo

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<b>To</b>	All Libraries	<b>Date</b>	5 <sup>th</sup> July 2021
<b>From</b>		<b>Ext</b>	4105
<b>Subject</b>	<b>Consultation on the Oldham Local Plan: Issues and Options</b>		

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**This memo outlines details of a planning consultation and asks if you could help publicise it.**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Development Plan Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

## **What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan must conform with Places for Everyone Joint Development Plan Document (PfE). PfE is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PfE will form part of the Local Plan for Oldham. Please note: PfE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

## **What is the Issues and Options stage?**

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 18 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this

Issues and Options document. Emerging evidence has also helped to shape to Issues and Options document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 18 Notification Summary of Comments Received and the Council’s Response).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

### **What are we asking in this consultation?**

We welcome comments on any part of the Issues and Options document. However, to guide and get the most from the consultation we have asked specific questions and presented spatial options within the document that we would like responses on.

The Issues and Options is supported by the following documents, which comments are invited on:

- Integrated Assessment (including the Equalities Impact Assessment and Health Impact Assessment);
- Integrated Assessment Scoping Report Update 1; and
- Habitats Regulations Assessment.

Further details regarding the Local Plan Issues and Options consultation can be found on the Statement of Availability attached.

The above documents can all be viewed on the council’s consultation portal [https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/) and on the council’s website at: <https://www.oldham.gov.uk/localplanreview>.

Topic papers and evidence are also available on the council’s website.

**Please display the following documents until 5pm on 29<sup>th</sup> August 2021 for members of the public to view:**

- Statement of Availability
- Oldham Local Plan Review: Issues and Options
- Oldham Local Plan Review: Issues and Options Appendices
- Integrated Assessment (including the Equalities Impact Assessment and Health Impact Assessment)
- Integrated Assessment Scoping Report Update 1
- Habitats Regulations Assessment
- Regulation 18 Notification Summary of Comments Received and the Council’s Response

### **Place Standard:**

In addition to the Issues and Options documents we are also using a Place Standard tool as a way of engaging with the community. This is supplementary to the Issues and Options consultation documents.



The Place Standard can assist the council and the community to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes. The Place Standard is not a formal way of restricting development.

Completion of the Place Standard tool must take place by **5pm on 29th August 2021**.

For further information on the Place Standards and how to complete please visit:  
<https://www.oldham.gov.uk/localplanreview>.

### **How to comment**

The Issues and Options report, together with its supporting documents is subject to an eight-week consultation period that runs from **5th July** until **29th August 2021**.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at  
[https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/).

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk);

Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by **5pm on 29th August 2021**.

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be added to or removed from the mailing list please visit [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation) or contact us via the details below.

Details of our data protection and commitments and the Strategic Planning and Information Privacy Notice can be found on the council's website at  
[https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation).

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Once again, thanks for your help in assisting us with getting people's views on planning issues.

Yours sincerely

## Appendix 2f – Copy of email / letter text sent to all relevant Statutory Consultees, all Oldham Councillors and relevant parties on the Local Plan mailing list

### Consultation on the Oldham Local Plan: Issues and Options



To  
Cc: .



Mon 05/07/2021 13:51



Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Development Plan Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDF) 2006.

Underpinning the plan will be the principles of sustainable development. It will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

#### What is a Local Plan?

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan must conform with Places for Everyone Joint Development Plan Document (PIE). PIE is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PIE will form part of the Local Plan for Oldham. Please note, PIE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

#### What is the Issues and Options stage?

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 18 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this Issues and Options document. Emerging evidence has also helped to shape the Issues and Options document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 18 Notification Summary of Comments Received and the Council's Response). This can be viewed on the council's website 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) and at public libraries (please check opening times).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

#### What are we asking in this consultation?

We welcome comments on any part of the Issues and Options document. However, to guide and get the most from the consultation we have asked specific questions and presented spatial options within the document that we would like responses on.

The Issues and Options is supported by the following documents, which comments are invited on:

- Integrated Assessment (including the Equalities Impact Assessment and Health Impact Assessment);
- Integrated Assessment Scoping Report Update 1; and
- Habitats Regulations Assessment.

Further details regarding the Local Plan Issues and Options consultation can be found on the Statement of Availability attached.

The above documents can all be viewed on the council's consultation portal [https://oldham.objective.co.uk/portal/oc/planning/spv/local\\_plan\\_review/02021/](https://oldham.objective.co.uk/portal/oc/planning/spv/local_plan_review/02021/) and on the council's website at <https://www.oldham.gov.uk/localplanreview>.

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## Consultation on the Oldham Local Plan: Issues and Options



To

Cc



[https://www.oldham.gov.uk/info/2/117/coronavirus\\_update\\_and\\_advice/244/coronavirus\\_updates](https://www.oldham.gov.uk/info/2/117/coronavirus_update_and_advice/244/coronavirus_updates)

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

### Place Standard:

In addition to the Issues and Options documents we are also using a Place Standard tool as a way of engaging with the community. This is supplementary to the Issues and Options consultation documents.

The Place Standard can assist the council and the community to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes. The Place Standard is not a formal way of restricting development.

Completion of the Place Standard tool must take place by 5pm on 29<sup>th</sup> August 2021.

For further information on the Place Standards and how to complete please visit: <https://www.oldham.gov.uk/localplanreview/>

### How to comment

The Issues and Options report, together with its supporting documents is subject to an eight-week consultation period that runs from 5<sup>th</sup> July until 29<sup>th</sup> August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at [https://oldham-objective.co.uk/portal/oc/planning/spulocal\\_plan\\_review/62021/](https://oldham-objective.co.uk/portal/oc/planning/spulocal_plan_review/62021/)

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Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

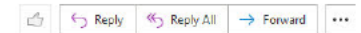
Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5pm on 29<sup>th</sup> August 2021.

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be removed from the mailing list please visit [https://www.oldham.gov.uk/info/2/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/2/200585/local_plan/1825/consultation) or contact us via the details below.

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Mon 05/07/2021 13:51

## Appendix 2g – Copy of email sent to representative of the Oldham Partnership

### Consultation on the Oldham Local Plan: Issues and Options



To  
Cc



Issues and Options Public Notice.pdf  
.pdf File



Local Plan Consultation A5.pdf  
.pdf File



Mon 05/07/2021 14:55

**Note: Please feel free to pass on details of this consultation to your partners and customers.**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Development Plan Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2005.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

#### What is a Local Plan?

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The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

#### What is the Issues and Options stage?

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 16 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this Issues and Options document. Emerging evidence has also helped to shape to Issues and Options document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 16 Notification Summary of Comments Received and the Council's Response). This can be viewed on the council's website at [https://www.oldham.gov.uk/info/200199/planning\\_and\\_building/1599/local\\_plan\\_review](https://www.oldham.gov.uk/info/200199/planning_and_building/1599/local_plan_review) and at public libraries (please check opening times).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

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**How to comment**

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Room 310, Level 3, Civic Centre  
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OL1 1UH

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Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).