

Oldham

Local Plan

Local Development Scheme

22 December 2023



Oldham
Council

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1. Availability of document

1.0 This document can be made available in other formats. Please call 0161 770 4105 for

2. Introduction

2.0 The Local Development Scheme (LDS) is a public statement setting out the council's project plan for preparing the Local Plan and its supporting documents. This LDS shall have effect from 22 December 2023.

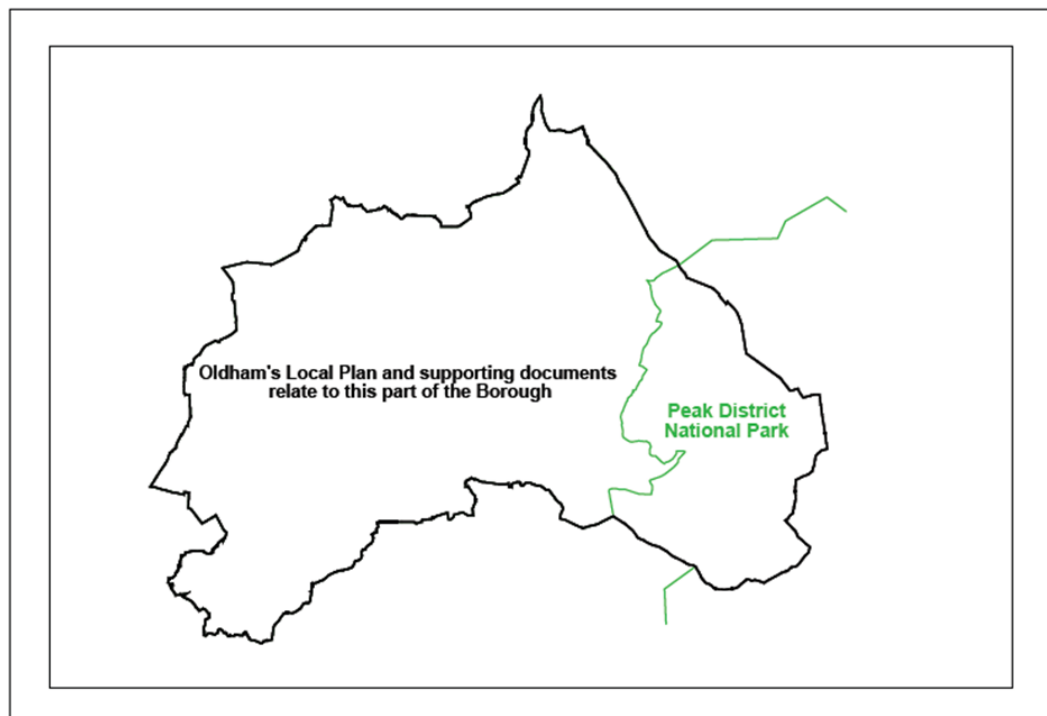
2.1. Purpose

2.1.1. The purpose of the LDS is to:

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

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

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



- 2.1.3. The LDS must be made available to the public and kept up to date. It is important that local communities and interested parties can keep track of progress. Once completed local authorities are required to publish the LDS on their website.
- 2.1.4. The main changes to this LDS and that published in November 2022 ('Issue 13') relate to the following:
- The profiles for the Local Plan review and Policies Map (previously referred to as the Proposals Map) have been amended to reflect changes to the timetable.
 - An update to the Places for Everyone profile to reflect the current timetable.

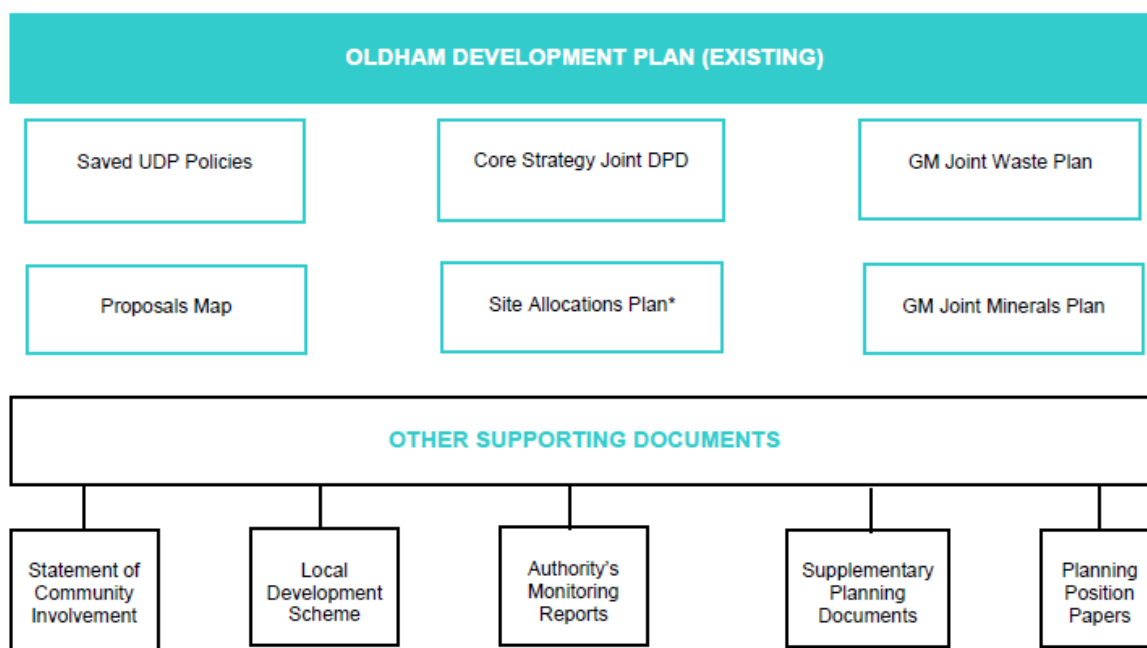
3. Oldham's Local Plan

- 3.0 This section provides details of the individual components that make up Oldham's Local Plan

3.1. Components of Oldham's Local Plan

- 3.1.1. Figure 2 shows the existing components of Oldham's Local Plan.

Figure 2 - Existing Oldham Local Plan Structure



*No longer being prepared

- 3.1.2. Oldham's Local Plan, as shown in figure 2 above, comprises a series of documents which together provide the statutory development plan for the borough:
- The Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy), adopted in November 2011;
 - Proposals Map, dated April 2013;
 - The Greater Manchester Joint Waste Plan, adopted in April 2012; and
 - The Greater Manchester Joint Minerals Plan, adopted in April 2013.
- 3.1.3. There are also a limited number of policies from the Oldham Unitary Development Plan (adopted 2006) that have been 'saved' as part of the Core Strategy and which continue to form part of the borough's Local Plan. These policies are listed in Appendix 1.
- 3.1.4. Other documents that sit alongside and support the Local Plan include:
- The Statement of Community Involvement (SCI), adopted 28 July 2021¹;
 - Supplementary Planning Documents² on:
 - Oldham Town Centre Conservation Area Appraisal and Management Plan; and
 - Vibrant Centres.

¹ [Statement of Community Involvement | Statement of Community Involvement | Oldham Council](#)

² [Supplementary planning information | Supplementary planning information | Oldham Council](#)

- Interim Planning Position Papers³ on:
 - Securing Affordable Housing;
 - Other Protected Open Land;
 - Education Contributions;
 - Open Space;
 - Supporting Oldham's Economy; and
- The authorities Monitoring Reports⁴.

3.1.5. Further details of each of these documents are set out below.

3.1.6. Following adoption of the Core Strategy, the SPDs listed below are still considered to be material considerations in the determination of planning applications as they continue to provide relevant advice:

- Urban Design SPD;
- Air Quality and Development SPD; and the
- Contaminated Land SPD.

3.2. Joint Core Strategy and Development Management Development Plan Document

3.2.1. The current statutory development plan is the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy), adopted in November 2011.

3.2.2. The Core Strategy is made up of the:

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

3.2.3. All other documents forming part of, and sitting underneath, the Core Strategy, such as Neighbourhood Plans and Supplementary Planning Documents, must be prepared in conformity with it.

3.3. Saved Unitary Development Plan policies

3.3.1. Oldham Council adopted the Unitary Development Plan (UDP) on 14 July 2006. At the time the UDP policies were automatically 'saved' for a period of three years under the 2004 Planning Act. The Secretary of State, in May 2009, agreed to extend

³ [Supplementary planning information | Supplementary planning information | Oldham Council](#)

⁴ [Oldham's Monitoring Report | Oldham's Monitoring Report | Oldham Council](#)

the life of the UDP policies until they are replaced by the relevant part of the Local Plan.

- 3.3.2. Most of the 'saved' UDP policies have now been superseded by the Core Strategy, the GM Waste Plan and the GM Minerals Plan.
- 3.3.3. There are a small number of UDP policies that remain 'saved' as part of the Local Plan⁵ and these are listed in Appendix 1.
- 3.3.4. The remaining 'saved' UDP policies will either be replaced by Places for Everyone or the updated Local Plan where appropriate, or not taken forward.

3.4. Site Allocations DPD

- 3.4.1. Following adoption of the Core Strategy it was the council's intention to prepare a separate Site Allocations DPD that would allocate land for certain uses, including homes and employment. Consultation was carried out on an Options Report in February 2014 after which work on the Site Allocations DPD was put on hold whilst the Greater Manchester Spatial Framework (now Places for Everyone (see below)) was progressed. It is now proposed to incorporate site allocations as part of a wider review of the Local Plan.

3.5. Proposals Map

- 3.5.1. It is the job of the Proposals Map to express spatially Oldham's Local Plan, illustrating on a map any site-specific designations and land use allocations.
- 3.5.2. The Proposals Map was adopted in November 2011 alongside the Core Strategy. The Proposals Maps must be updated whenever a new DPD is adopted that has a site-specific element to it. As such Oldham's Proposals Map has been updated following adoption of the GM Waste Plan and the GM Minerals Plan.
- 3.5.3. A new proposals map, which will be referred to as the Policies Map going forward, will be prepared and published to accompany Places for Everyone (see below) and the reviewed Local Plan as appropriate.

3.6. Waste and Minerals

- 3.6.1. The GM Waste Plan and GM Minerals Plan were both prepared by the Greater Manchester Minerals and Waste Planning Unit on behalf of the ten GM districts. Upon adoption these formed part of Oldham's Local Plan.
- 3.6.2. The GM Waste Plan came into effect on 1 April 2012 and includes detailed development management policies. It also identifies sites and/or preferred areas

⁵ [Saved UDP Policies document | Oldham Council](#)

for a range of waste management facilities. It supports Core Strategy Policy 7 on Sustainable Use of Resources –Waste.

- 3.6.3. The GM Minerals Plan came into effect on 26 April 2013. It includes detailed criteria-based policies in relation to minerals development across GM, as well as policies covering Areas of Search and Minerals Safeguarding Areas. It supports Core Strategy Policy 8 on Sustainable Use of Resources – Minerals.
- 3.6.4. A review of the GM Waste and Minerals Joint Plans will be undertaken to determine whether an update to these plans may be required. Any planned update to these plans will be reflected in a future LDS update as appropriate.

3.7. Supplementary Planning Documents

- 3.7.1. Supplementary Planning Documents (SPDs) expand on policies contained in the Local Plan, providing more guidance to help in their interpretation and implementation.
- 3.7.2. SPDs do not form part of the statutory development plan and are not subject to public examination. Changes brought in by the Planning Act 2008 mean the LDS does not have to include details of SPDs that may be prepared to support the Local Plan. As such, there are no SPD profiles included in this LDS.
- 3.7.3. Several SPDs were prepared to support the UDP. Following adoption of the Core Strategy, the SPDs listed below are still considered to be material considerations in the determination of planning applications as they continue to provide relevant advice:
- Urban Design SPD⁶
 - Air Quality and Development SPD⁷; and the
 - Contaminated Land SPD⁸.
- 3.7.4. The Vibrant Centres SPD⁹ was adopted 23 July 2012 and supports Core Strategy policies 15 and 16. The SPD:
- Provides clear and consistent guidance for promoting and maintaining the vitality and viability of Oldham Town Centre and the borough's other Centres.
 - Provides clear and consistent guidance for new proposals and for changes of use for food and drink uses including hot food takeaways.
 - Manages the concentration and clustering of hot-food takeaways and their potential impact on the local environment or amenity of neighbouring residents and businesses.

⁶ [Urban Design Guide Supplementary Planning Document | Oldham Council](#)

⁷ [Supplementary planning information | Supplementary planning information | Oldham Council](#)

⁸ [Contaminated Land Supplementary Planning Document | Oldham Council](#)

⁹ [Vibrant Centres SPD | Oldham Council](#)

- Ensures all relevant development contributes positively to the visual appearance of the area during opening and non-opening hours.

3.7.5. The Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) SPD¹⁰ was adopted 19 August 2019 and supports Core Strategy Policy 24 on the Historic Environment. In particular:

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

3.8. Interim Planning Position Papers

3.8.1. In addition to the SPDs the council has prepared several Interim Planning Position Papers¹¹, to provide further advice and guidance on the interpretation and implementation of policies in the Local Plan. These have less weight than an SPD but are material considerations in the determination of relevant planning applications.

3.8.2. The Interim Planning Position Paper on Securing Affordable Housing¹² provides an update to Core Strategy Policy 10 on Affordable Housing. It sets out the council's approach to:

- First Homes;
- Vacant Building Credit; and
- the dwelling threshold to which Policy 10 applies.

3.8.3. The Paper will be used when assessing planning applications and development proposals requiring affordable housing. It must be read alongside Policy 10 Affordable Housing of the Core Strategy, adopted by the council 9 November 2011.

3.8.4. The Other Protected Open Land Interim Planning Position Paper¹³, adopted 20 September 2021, sets out how the council will consider Other Protected Open Land

¹⁰ [Oldham Town Centre Conservation Area Appraisal and Management Plan \(CAAMP\) Supplementary Planning Document \(SPD\) | Oldham Council](#)

¹¹ [Supplementary planning information | Supplementary planning information | Oldham Council](#)

¹² [Securing Affordable Housing Interim Planning Position Paper | Oldham Council](#)

¹³ [Other Protected Open Land Interim Planning Paper | Oldham Council](#)

(OPOL) when assessing planning applications for development that may impact on the OPOL.

- 3.8.5. The Education Contributions Interim Planning Position Paper¹⁴, adopted 20 September 2021, sets out how the council will deal with education contributions for the borough when determining planning applications for relevant developments that may impact on education provision, such as school places.
- 3.8.6. The Open Space Interim Planning Position Paper¹⁵ sets out how the council will deal with open space contributions for the borough when determining planning applications for relevant development that may impact on open spaces. It must be read alongside Core Strategy Policy 23 on Open Spaces and Sports. In particular, the Paper:
- Identifies factors that should be considered when assessing if an open space contribution is considered appropriate;
 - Details the types of open space contribution that may be considered appropriate; and
 - Provides details on laying-out and maintenance costs of open spaces to act as guidance in negotiations.
- 3.8.7. The Supporting Oldham's Economy Interim Planning Position Paper¹⁶ provides further guidance on the interpretation and implementation of Core Strategy Policy 14 on Supporting Oldham's Economy. Policy 14 sets out that where the council is minded to permit the loss of an employment site it will work with developers to secure measures, as appropriate, to support Oldham's economy. The position paper provides further clarification, and examples, of the measures listed in Policy 14.

3.9. Statement of Community Involvement

- 3.9.1. The planning system places emphasis on community involvement in the preparation of a Local Plan. The council's Statement of Community Involvement (SCI) outlines when and how the council will engage the community and stakeholders in the preparation of the Local Plan, Places for Everyone and other planning documents. It outlines how we will provide guidance and assistance to neighbourhood planning groups. It also sets out how the community will be consulted on planning applications.
- 3.9.2. The current SCI¹⁷ was adopted in July 2021 and is available on the council's website at www.oldham.gov.uk.

¹⁴ [Education Contributions Interim Position Paper | Oldham Council](#)

¹⁵ [Open Space Interim Planning Position Paper | Oldham Council](#)

¹⁶ [Supporting Oldham's Economy | Oldham Council](#)

¹⁷ [Statement of Community Involvement | Statement of Community Involvement | Oldham Council](#)

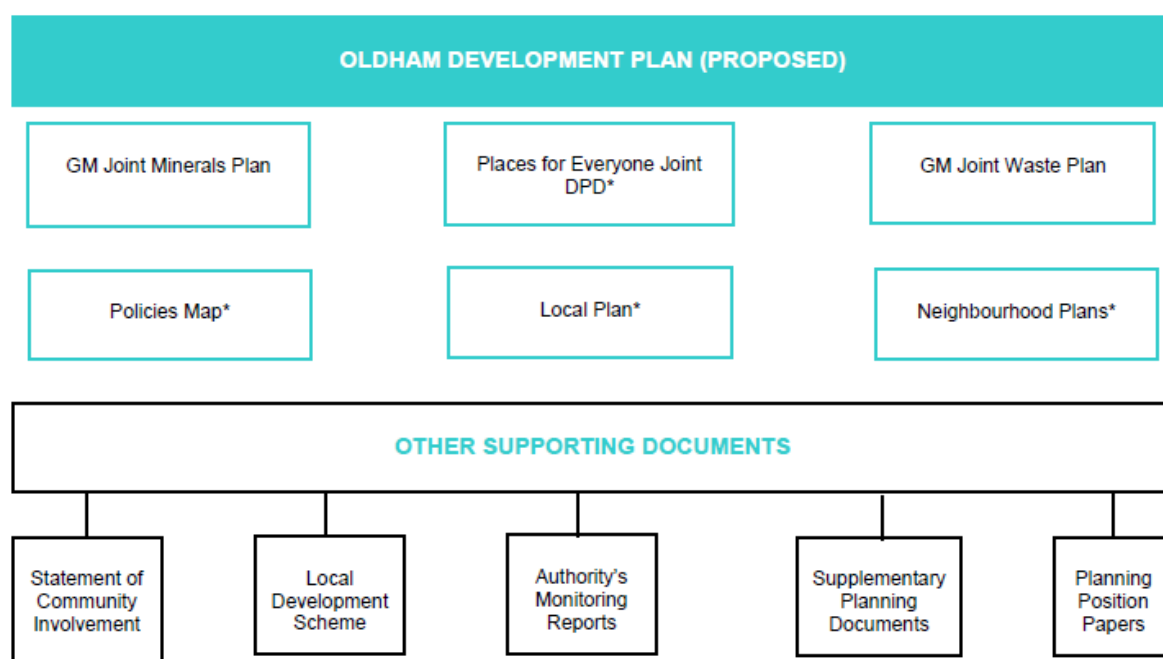
3.10. Monitoring Reports

- 3.10.1. The authorities Monitoring Report is prepared and published annually. It monitors and reviews the implementation of policies in the Local Plan and provides information on the progress of documents identified for production. The report also provides detailed information on levels of house building and the borough's potential housing land supply, including the five-year deliverable housing land supply.
- 3.10.2. The most recent Monitoring Report was published December 2022 and covers the period 1 April 2021 to 31 March 2022¹⁸. It is available on the council's website at www.oldham.gov.uk.

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

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

Figure 3 - Proposed Oldham Local Plan Structure



*In preparation / to be reviewed

4.1. Places for Everyone Joint Development Plan Document

- 4.1.1. Up until December 2020 a joint development plan document (DPD) of the ten Greater Manchester local authorities was being prepared, Greater Manchester's Plan for Jobs,

¹⁸ [Oldham Monitoring Report 2021_22 \(3\).pdf](#)

Homes & the Environment (known as the “GMSF”). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process, however, decisions taken by Stockport Council in December 2020 signalled the end of the joint plan of the 10. Following that decision, the remaining nine GM authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to progress a joint plan of the nine and this became known as “Places for Everyone” (PfE).

- 4.1.2. Consultation on the Places for Everyone Publication Plan was held for 8 weeks from 9 August 9 to 3 October 3 2021. The “Publication” stage is a formal consultation on the draft joint DPD pursuant to Reg. 19 of the Local Planning Regulations. It is a statutory stage that provides an opportunity for organisations and individuals to submit their views on the content of the plan.
- 4.1.3. All duly made representations, together with the Regulation 19 PfE plan, supporting background documents and a number of reports (including details of the consultation that took place, summaries of the main issues raised and the nine authorities’ responses to those issues) were submitted to the Secretary of State on February 14, 2022, pursuant to Regulation 22 of the Local Planning Regulations. This is called the “Submission” stage and marked the beginning of the independent examination into the plan.
- 4.1.4. At the time of writing this LDS GMCA and the nine districts are out to consultation on proposed modifications to Places for Everyone as part of the examination into the Plan. Further information can be found on the Places for Everyone website at [Places For Everyone - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://placesforeveryone-greatermanchester-ca.gov.uk).
- 4.1.5. A profile for the preparation of Places for Everyone can be found in section 6. Once adopted, Places for Everyone will become part of the Local Plan for Oldham.
- 4.1.6. Whilst Places for Everyone will be part of Oldham’s Local Plan it is a high level, strategic plan and does not cover everything that a district local plan would. Local plans will continue to be important to take forward the strategic policies set out in Places for Everyone and interpret these at a more detailed local level to support the creation of locally distinctive high-quality places and neighbourhoods. The council is therefore keen to progress the Local Plan review so that more detailed ‘local’ policies are in place as soon as practicable to support implementation of Places for Everyone.

4.2. Oldham’s Local Plan

- 4.2.1. The current joint Core Strategy and Development Management Development Plan Document was adopted in November 2011 and a review of Oldham's Local Plan is required to:
 - Meet the requirements set out in the National Planning Policy Framework (NPPF), particularly in relation to the need for local plans to be reviewed every five-years and then updated as appropriate.

- Update our policies, particularly those in relation to housing and employment, to take account of changes in market signals, local circumstances and priorities, and legislation, so as to provide a succinct and up-to-date plan in line with the requirements set out in the NPPF; and
 - Reflect Places for Everyone and provide further direction and guidance at a local level.
- 4.2.2. The Local Plan will deal with matters at the local level setting out the spatial vision, strategic objectives and strategy for Oldham and cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to (for example):
- Sustainable development;
 - Housing;
 - Economy and employment;
 - Communities and health and well-being;
 - Retail and town centres;
 - Built environment, design and heritage;
 - Natural environment;
 - Green Infrastructure, open spaces, sport and recreation;
 - Green Belt and Other Protected Open Land;
 - Transport and accessibility;
 - Infrastructure; and
 - Climate change and floodrisk.
- 4.2.3. Whilst the exact scope of the Local Plan review is dependent somewhat upon Places for Everyone it may include the following:
- The spatial vision, strategic objectives and spatial strategy for Oldham;
 - Locally specific strategic and development management policies where they provide additional policy direction for Oldham beyond that set out in Places for Everyone;
 - Designations and allocations for the use of land which may include, for example, housing; business and industry; mixed-use development; protected open land; safeguarded land; green infrastructure; retail and leisure; open space, sports and recreation; community facilities, health and education; the natural, built and historic environment; flood risk; and transport routes and highway or other transport schemes; and
 - Monitoring and implementation framework and delivery strategy.
- 4.2.4. To begin preparation of the Local Plan the council carried out a Regulation 18 Notification between July and August 2017, through which we asked what the local community and other interested parties thought the Local Plan should contain, the key planning issues Oldham, and what the main aims of the Local Plan should be.
- 4.2.5. Following on from the Regulation 18 Notification Issues and Options were prepared and consultation was carried out on these from 5 July 2021 to Sunday 29 August. Comments were also sought on the accompanying Integrated Assessment.

4.2.6. Further details and the timetable for reviewing the Local Plan, and Policies Map, is set out in the Local Plan profile in section 6.

4.2.7. Upon adoption, the new Oldham Local Plan and Places for Everyone will replace the Joint Core Strategy and Development Management Policies DPD (adopted November 2011); the remaining saved policies of Oldham's Unitary Development Plan (adopted 14 July 2006) where appropriate; and the Policies Map.

4.3. Neighbourhood Planning

4.3.1. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.

Neighbourhood planning allows communities to prepare:

- Neighbourhood Development Plans - general planning policies for the development and use of land in a neighbourhood;
- Neighbourhood Development Orders - can grant planning permission for specific types of development in a specific neighbourhood area; and
- Community Right to Build Orders - put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations they want them.

4.3.2. Neighbourhood Plans must be in general conformity with the strategic policies of Places for Everyone and the Local Plan and be aligned with the strategic needs and priorities of the wider local area. Neighbourhoods should plan positively to support the Local Plan and should not promote less development than that set out in the plan or undermine its strategic policies. Once in place they become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.

4.3.3. There are two neighbourhood areas designated in Oldham:

- Saddleworth Neighbourhood Area which covers the whole parish area (part of which also falls within the Peak District National Park Authority¹⁹). Saddleworth Parish Council has now begun to prepare a neighbourhood plan with advice and assistance from Oldham Council and the Peak District National Park Authority.
- Chadderton Neighbourhood Area²⁰ which covers the three wards of Chadderton Central, Chadderton North and Chadderton South. Approval to designate The New Chadderton Partnership as a Neighbourhood Forum and the Chadderton Neighbourhood Area was granted 28 February 2022.

4.3.4. The key stages in the preparation of a neighbourhood plan are as follows:

- Step 1: Designate a neighbourhood area;

¹⁹ An application was also made to the Peak District National Park Authority which covers part of the Parish Council area.

²⁰ [Chadderton Neighbourhood Plan | Neighbourhood Planning | Oldham Council](#)

- Step 2: Preparing a draft neighbourhood plan or order;
- Step 3: Pre-submission publicity and consultation;
- Step 4: Submission of a neighbourhood plan or order proposals to the local planning authority. At this point the proposals are published for six weeks and representations are invited;
- Step 5: Independent examination;
- Step 6: Referendum; and
- Step 7: Making the neighbourhood plan or order (bringing it into force).

4.4. Proposed Masterplans and Development Briefs

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

5. Local Plan Making Process

- 5.0 The process for reviewing, preparing and adopting Local Plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the key stage are summarised in this section.

5.1. Preparation of a Local Plan (Regulation 18)

- 5.1.1. The Local Plan Regulations allow for considerable flexibility to local planning authorities regarding how to carry out the initial stages of local plan production, provided they comply with the requirements set out in Regulation 18 and the council's adopted SCI.
- 5.1.2. As part of the preparation of a Local Plan, the council must notify specific consultation bodies, along with general consultation bodies, local residents and persons carrying out business in the areas as appropriate, of the subject of the Local Plan being considered and invite them to comment on what the document should contain. In line with this the council carried out a Regulation 18 Notification consultation from July to August 2017, setting out the council's intention to review and prepare a Local Plan.
- 5.1.3. Consultation has been carried out on Issues and Options during summer 2021, as part of the Regulation 18 stage. Whilst consultation on the Draft Plan is scheduled for winter 2023 as set out in the Local Plan profile at section 6.

5.2. Publication and submission

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

5.3. Sustainability Assessment and Strategic Environmental Assessment

- 5.3.1. To assess the potential significant social, economic and environmental effects of a plan it must be subject to a Sustainability Appraisal (SA). The SA process also incorporates the requirements of the European Strategic Environmental Assessment (SEA) Directive and the UK SEA Regulations. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives.

- 5.3.2. Appraisals are carried out at each stage of the plan preparation process, and the outcomes influence the content of the plan. Where appropriate, the SA may suggest measures to mitigate any potential adverse effects that are identified through the appraisal.

5.4. Habitat Regulation Assessment

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

5.5. Examination and adoption

- 5.5.1. Once the Local Plan, along with any representations submitted at the Publication stage and supporting documentation, has been submitted to the Secretary of State, it must be examined by an independent inspector before the council can adopt it.
- 5.5.2. The role of the Inspector is to consider whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.
- 5.5.3. To examine whether the submitted document is legally compliant the Inspector will check that it has:
- Been prepared in accordance with the LDS and in compliance with the SCI and the Regulations;
 - Been subject to SA and SEA;
 - Had regard to national policy; and
 - Had regard to any sustainable community strategy for the area.
- 5.5.4. The Inspector will also assess whether the plan has been prepared in accordance with the Duty to Co-operate and whether it is sound. A local planning authority should only submit a plan for examination which it considers to be 'sound' as set out at paragraph 35 of the NPPF:
- a. **Positively prepared** – providing a strategy, which as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other

authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- b. **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c. **Effective** - deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d. **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies set out in the NPPF.

6. Profiles

6.0 This chapter sets out the subject matter and geographical areas for the following documents, along with the timetables for their preparation:

- The Places for Everyone Joint Development Plan Document (PfE);
- Oldham's Local Plan; and
- Policies Map.

6.1. Places for Everyone Profile

6.1.1. The profile for Places for Everyone is set out below.

Title	Places for Everyone Joint Development Plan Document
Role and Content	Places for Everyone is a joint Development Plan Document for 9 Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Places for Everyone is our plan for sustainable growth in the nine boroughs, it; • sets out how they should develop up to the year 2039 (as amended by the proposed modifications); • identifies the amount of new development that will come forward in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused; • identifies the important environmental assets which will be protected and enhanced; • allocates sites for employment and housing required outside of the urban area; • supports the delivery of key infrastructure, such as transport and utilities; and • defines a new Green Belt boundary for the 9 boroughs.
Status	Places for Everyone is being progressed as a Joint DPD for nine Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted Places for Everyone will form part of Oldham's Local Plan and the Local Plan would need to be in general conformity with the Places for Everyone.
Chain of conformity	Consistent with NPPF and having regard to the Greater Manchester Strategy.
Geographical coverage	Nine Greater Manchester Local Authorities - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. It applies to the whole borough of Oldham except that part which falls within the Peak District National Park.

Timetable	
Initial consultation on the objectively assessed development need	November 2014
Consultation on vision, strategy and growth options	October 2015 to January 2016
Consultation on 2016 Draft GMSF	October 2016 to January 2017
Consultation on 2019 Draft GMSF	January 2019 to March 2019
Places for Everyone Publication Plan 2021	August 2021 to October 2021
Submission	February 2022
Adoption	2024

6.2. Oldham's Local Plan

6.2.1 The profile for Oldham's Local Plan is set out below.

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

Timetable	
Regulation 18 Notification and Integrated Assessment Scoping Report	July to August 2017
Issues and Options (Regulation 18)	July to August 2021
Draft Plan (Regulation 18)	January to February 2024.
Publication Plan (Regulation 19)	November 2024 to December / January 2025.
Submission	February / March 2025
Adoption	December 2025

Arrangements for production and monitoring	
Organisational lead	Executive Director for Place & Economic Growth
Management arrangements	To be approved according to the council's Local Planning Scheme of Delegation. Preparation led by Oldham Council Strategic Planning and Information Team.

Resources	Lead role by Oldham Council Strategic Planning and Information Team with input from other council directorates and partner organisations as appropriate. Local Plan to be prepared in-house. Supporting evidence base may be commissioned as necessary. The Planning Inspectorate, on behalf of the Secretary of State, will be responsible for carrying out the independent examination into the Local Plan and production of the Inspectors Report.
Community and stakeholder involvement	Community and stakeholder involvement will be in accordance with the council's SCI and statutory requirements.
Policies Map	A new policies map will be produced to support the Local Plan to reflect allocations and designations adopted through the Local Plan (see below).
Monitoring and review	The Local Plan is intended to be a long-term document. Performance of the Local Plan will be assessed against the monitoring indicators of the Local Plan's monitoring framework and report through the authorities Monitoring Report.

- 6.2.2 The Local Plan timetable will be kept under review and the council will have regard to any timetable changes that may arise in the preparation of Places for Everyone as appropriate.

6.3. Policies Map

- 6.3.1. The profile for the policies map supporting Oldham's Local Plan is set out below.

Title	Policies Map
Role and Content	An Ordnance Survey based plan, mapping development policy designations and site-specific land use allocations set out in the Oldham Local Plan. The policies map will be amended in the future alongside the Local Plan and Places for Everyone.
Status	Development Plan Document
Chain of conformity	With NPPF, Places for Everyone, GM Waste Plan, GM Minerals Plan and Oldham's Local Plan.
Geographical coverage	Borough-wide, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

Timetable
The policies map will be prepared and amended alongside the Local Plan.

Arrangements for production and monitoring
The policies map will be prepared and amended alongside the Local Plan.

7. Monitoring and review

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

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

7.1. Monitoring Report

7.1.1. Information on the effectiveness of the LDS is contained in the authorities monitoring report (AMR) which is published annually, normally in December.

7.1.2. The AMR will:

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

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

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

8.0 The NPPF sets out a Duty to Co-operate on planning issues that cross administrative boundaries. This section sets out duty to co-operate matters regarding local planning in Oldham.

8.1. Duty to Co-operate in Oldham

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

9. Risk assessment

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

9.1. Mitigation

- 9.1.1. Table 1 sets out that risks and associated mitigation measures for tackling these risks.

Table 1 - Risks and Mitigation Measures

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

10. Glossary of terms

10.0 Table 2 provides a glossary of key terms used throughout this document.

Table 2 – Glossary

Key Terms	Summary
Monitoring Report	An annual report which sets out the progress in terms of producing documents proposed as part of the Local Plan against the timetable set out in the LDS and the progress in implementing policies.
Development Management Policies	These are criteria-based policies which are required to ensure that all development taking place within the area meets the spatial vision and objectives set in the relevant strategic policies.
Development Plan Documents (DPD)	This is the generic time used to describe spatial planning documents that are subject to independent examination and will form part of the statutory development plan for the Borough.

Greater Manchester's Plan for Homes, Jobs and the Environment (GMSF)	The GMSF has now been replaced by the Places for Everyone Joint DPD.
Local Development Documents (LDD)	The generic name given to all constituent documents of the borough's local planning policies.
Local Plan	Prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012 and can either be a single document or a combination of separate documents, also known as Development Plan Documents (formerly known as the Local Development Framework).
Local Development Scheme	A project plan for the preparation of the Local Plan.
National Planning Policy Framework (NPPF)	The revised National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied.
National Planning Policy Guidance (NPPG)	Further guidance on the interpretation and implementation of policies contained in the NPPF.
Places for Everyone Joint DPD	A joint development plan document of nine Greater Manchester council's (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth across their boroughs.
Proposals Map / Policies Map	A map with an Ordnance Survey base that illustrates the policies and proposals of a Development Plan Document (or the "saved" UDP policies in Oldham at the moment).
Saved UDP policies	Existing adopted plans are saved for three years from commencement of the Act or by extension with the agreement of the Secretary of State or until replaced by a more up to date replacement plan.
Statement of Community Involvement (SCI)	Sets out the standards which the council will achieve in terms of engaging local communities and stakeholders in the preparation of local development documents and development control decisions.
Supplementary Planning Document (SPD)	Provides supplementary information in respect of policies contained in the development plan documents. SPD's are not subject to independent examination.
Sustainability Appraisal (SA) Strategic Environmental Assessment (SEA)	All policies and proposals in DPDs are subject to a sustainability appraisal that includes the requirements for a strategic environmental appraisal to ensure they reflect sustainable development principles.

11. Saved UDP policies

11.0 The following UDP policies remain unaffected with the adoption of the Core Strategy, GM Waste Plan or GM Minerals Plan and will continue to be 'saved' until they are replaced by the relevant part of Place of Everyone or the Local Plan where appropriate.

UDP Reference	UDP Policy Name
B1	Business and Industrial Land Allocations (overarching policy)

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

12. Schedule of local development documents

12.0 This section sets out the schedule of local development documents to be prepared as part of the Local Plan. Further information can be found in the individual profiles at section 6.

12.1. Schedule

12.1.1. Table 3 below sets out the schedule of proposed Development Plan Documents to prepared jointly or solely by Oldham Council together with a description of the purpose of each document.

Table 3 – Schedule of Local Development Documents

Purpose	Chain of conformity	Preparing the Plan (Reg 18)	Publication Plan (Reg 19)	Submission (Reg 22)	Adoption (Reg 26)
Places for Everyone - A Joint Development Plan Document for 9 Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan).	National Planning Policy	2016 Draft GMSF – October 2016 to January 2017 2019 Draft GMSF – January 2019 to March 2019	August 2021 to October 2021	February 2022	2024
Oldham Local Plan - Deals with matters at the local level, setting out the spatial vision, strategic objectives and strategy for Oldham. It will cover planning policies and site allocations, where they provide additional policy direction for Oldham	National Planning Policy, Places for Everyone, GM Waste Plan, GM Minerals Plan	Issues and Options – July 2021 to August 2021 Draft Plan – January to February 2024	November 2024 to December / January 2025	February / March 2025	December 2025

Purpose	Chain of conformity	Preparing the Plan (Reg 18)	Publication Plan (Reg 19)	Submission (Reg 22)	Adoption (Reg 26)
Policies Map - An Ordnance Survey based plan, mapping development policy designations and site-specific land use allocations set out in the Oldham Local Plan. The policies map will be amended in the future alongside the Local Plan and Places for Everyone.	National Planning Policy, Places for Everyone, GM Waste Plan, GM Minerals Plan	Issues and Options – July 2021 to August 2021 Draft Plan – January to February 2024	November 2024 to January 2025	February / March 2025	December 2025