

**Report to CABINET**

## **Oldham Town Centre Development Framework**

**Portfolio Holder:**

Cllr Arooj Shah, Cabinet Member for Building a Better Oldham

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**Ext.** 1917

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**Reason for Decision**

To consider endorsing the amended Oldham Town Centre Development Framework, following public engagement.

**Recommendations**

That Cabinet endorse the Oldham Town Centre Development Framework

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## Oldham Town Centre Development Framework

### 1 Background

- 1.1 As part of the Council's Creating a Better Place programme to transform Oldham Town Centre, including the delivery of 2,000 new homes, Cabinet approved the appointment of Muse Place Ltd as our long-term Strategic Delivery Partner in June 2023, following an extensive OJEU compliant competitive procurement exercise.
- 1.2 Since this time, a Master Development Agreement (MDA) between the Council and Muse has been entered into in September 2023 and a Detailed Business Plan for the partnership was approved by the Council in March 2024.
- 1.3 A key element of the Detailed Business Plan covers how the core Town Centre housing sites, including the Civic Centre, Former Leisure Centre and Former Magistrates Court will be taken forward. The first stage of this is the production of a draft Town Centre Development Framework, which will help to guide future planning and development proposals in the Town Centre.
- 1.4 A draft Town Centre Development Framework was consulted upon from 24th July until 11th September (seven weeks in total). The draft Development Framework itself and the full range of consultation material can be viewed at <https://oldhamtownliving.co.uk>.
- 1.5 The Town Centre Development Framework document has now been refined, taking onboard the feedback received through the consultation, and this report is seeking the endorsement of that final Development Framework by Cabinet.

### 2 Current Position

- 2.1 The Consultation Feedback Report at Appendix III summarises the feedback received during the public engagement over the Summer. This feedback has been really helpful and has been taken into consideration, and the Town Centre Development Framework has been refined where possible and appropriate. A schedule of the amendments made to the draft Framework as a result of this feedback is included at Appendix IV for reference.
- 2.2 As a result, as a partner in the Oldham Town Living partnership with Muse, the council is being asked to endorse the final Development Framework (see appendices I and II) to form a basis on which all future detailed plans for each development site in the partnership will need to have regard. In particular, the Framework will be a material consideration in any planning decisions on future planning applications on the development sites in the partnership.

### 3 Options/Alternatives

- 3.1 Option 1 – to endorse the finalised Oldham Town Centre Development Framework.  
Option 2 – to not endorse the finalised Oldham Town Centre Development Framework
- 3.2 The Development Framework provides a clear overview of what the council and partners have been doing, and continue to do, in and around the town centre, and how the proposed developments in the Oldham Town Living partnership with Muse will fit in this context and enhance the town centre. Having gone through a public consultation, in which there was significant engagement, and taken onboard the feedback from this engagement, the finalised Development Framework is now suitable for endorsement and use by the council and

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partners going forward. Therefore, option 1 is recommended, and there are no disadvantages to this option.

- 3.3 Not endorsing the Development Framework brings no advantages, as it leaves the Development Framework with no true status and proposals for the Town Centre with no overarching framework to work to (or for the council to hold partners to). As such, option 2 is not recommended.

#### 4 **Preferred Option**

- 4.1 As referred to above, it is recommended that Cabinet endorse the Oldham Town Centre Development Framework (option 1 in the previous section).

#### 5 **Consultation**

- 5.1 The consultation feedback report at Appendix III provides a summary on the engagement undertaken and the feedback from it.

#### 6 **Financial Implications**

- 6.1 There are no direct financial implications in relation to the endorsement of the Town Centre Development Framework. Any financial implications in relation to the development of the town centre will be reported separately as the Oldham Town Living Partnership with Muse progresses. (James Postle)

#### 7 **Legal Implications**

- 7.1 The Oldham Town Centre Development Framework does not supersede adopted planning policy and any planning application for detailed proposals would need to be considered in the context of all adopted and emerging local planning policies and national guidance. However, it will be a material consideration in the determination of planning applications and will assist in guiding future development in the town centre, but as it will not form part of the Council's adopted local plan it will have less weight than adopted plans. (A Evans)

#### 8 **Equality Impact, including implications for Children and Young People**

- 8.1 Yes – see Impact Assessment Tool at Appendix V

#### 9 **Key Decision**

- 9.1 Yes

#### 10 **Key Decision Reference**

- 10.1 ESR-22-24

#### 11 **Background Papers**

- 11.1 None

#### 12 **Appendices**

- I. The final Development Framework document
- II. The final Development Framework appendices
- III. a) A Summary of the Consultation Feedback Report

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- b) the full Consultation Feedback Report
  - IV. A Schedule of Amendments made to the Development Framework as a result of the feedback received
  - V. Impact Assessment of the final Development Framework