

Oldham Town Centre Development Framework – Schedule of Amendments

October 2024

The table below sets out the amendments which have been made to the Development Framework document following the extensive stakeholder and public consultation.

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
1		Throughout Document	References to ‘draft’ document.	Throughout	Removed the references to ‘draft’ document throughout.
2	22	Introduction	OMBC Strategic Planning comment: <i>15 years seems quite a short time to deliver around 2,000 dwellings. Would welcome further investigation in future iterations in terms of build-out rates that could be achievable considering the time frame.</i>	<i>The purpose of this document is to deliver transformational change over the next 15 years...</i>	Amend to: <i>The purpose of this document is to deliver transformational change over the next 15 years and beyond...</i>
3	28 & 29	Delivering Social Value	References to Social Value Strategy	Text on Pages 28 & 29	Amend to: <i>Social Value Framework</i>
4	37	Success So Far	The commencement of the St Mary’s Way remodeling is not due to 2025.	Commencement of St Mary’s Way remodeling to improve town centre connectivity.	Remove reference due to works commencing in 2025.
5	40	Creating a Better Place Projects	Prudential Building - Update on the CPO position	The building is currently in private ownership and following a period of attempted negotiations the Council is	The Council recently completed the Compulsory Purchase Order for the building and is now turning its short-

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				commencing the Compulsory Purchase Order process in order to deliver the scheme. The restoration and redevelopment of this prominent heritage asset will contribute to the regeneration of the Cultural and Creative Quarter, enhancing the office supply of the town centre.	term focus to safeguarding and weatherproofing the building after years of neglect by the previous owners before exploring wider options for the future of the building. The restoration and redevelopment of this prominent heritage asset will contribute to the regeneration of the Cultural and Creative Quarter.
6	42	Creating a Better Place Projects	Heritage Building Strategy – update given change in the location of the new theatre, and move to under the section on the Egyptian Room	Delete all text on the Heritage Building Strategy on the existing Page 43.	<p>Insert the following new text on Page 42.</p> <p>Heritage Building Strategy</p> <p>As well as the projects for the Prudential Building, Old Library, the Lyceum Building and the Egyptian Rooms, Oldham Council is progressing with plans for a heritage buildings strategy in the town centre, focusing on bringing the collection of historic buildings at the corner of Union Street and Greaves Street – the Grade II listed former Post Office building, the former Museum and the former Friends Meeting House – back into use.</p>
7	43	Creating a Better Place Projects	New text associated with the Fairbottom Street Coliseum Theatre	N/A	<p>Insert the following new text and associated images:</p> <p>Fairbottom Street Coliseum Theatre</p> <p>In July 2024, Oldham Council announced that it will re-open the Oldham Coliseum theatre on</p>

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					Fairbottom Street in time for Panto 2025. The £10m project is being supported by £6.1m from the Towns Fund and the remainder from Oldham Council's regeneration budget. This plan replaces previous proposals for a new performance space on Union Street and is a vital part of retaining the cultural offer in the town centre.
8	47	Accessible Oldham	OMBC Strategic Planning comment: <i>The map on page 47 does not show the conservation area clearly. If it is not already it should be showing the extended conservation area.</i>	Map	Amend map to remove Oldham Town Centre Conservation Area boundary & listed buildings as this isn't relevant here. The relevant maps are in Appendix B.
9	48	Enhancing Oldham's Green Infrastructure	OMBC Strategic Planning comment: <i>Whilst evidence is referenced, we would like to see earlier reference and more explanation of how the Council's Green Infrastructure Strategy has been considered and incorporated. The spatial data sets produced (as shown on the online web map) within the Green Infrastructure Strategy, highlight opportunity areas aligned to local need and can be used to guide development decisions.</i>	Additional paragraph after introductory text	Additional text: <i>Oldham's Green Infrastructure Strategy provides an up-to-date assessment of current Green Infrastructure provision and future opportunities, using spatial data. There is specific reference to opportunities within the town centre including the new Linear Park, and linking new and existing open spaces as 'stepping stones' within and surrounding the town centre. This aligns with Draft Local Plan Policy OTC4 and Places for Everyone Policy N3.</i>
10	51	Oldham Greenway	OMBC Strategic Planning comment	The Oldham Greenway is a movement strategy that will link the town centre	Amend to: The Oldham Greenway is a movement strategy that will link the town centre

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				(notably the Green Shoots Centre and Linear Park) with Northern Roots.	(notably the Green Shoots Centre and Linear Park) with Northern Roots, Beal Valley and Broadbent Moss.
11	58	New Homes in the Town Centre	General comments raised about the provision of a mix of housing types and tenure	<i>The delivery of a significant number of new homes...</i>	Amend to: <i>The delivery of a significant number of new homes in a range of tenure (including BtR and Social Housing) can...</i>
12	63	Local Strategies	OMBC Strategic Planning comment: <i>Specific mention of the Oldham Town Centre Conservation Area Appraisal and Management SPD should be reflected within the Framework. It's not clear how it has been incorporated, although it is acknowledged that it is referred to in the appendices.</i>	None	New section: Oldham Town Centre Conservation Area Appraisal and Management SPD (2019) <i>The SPD provides guidance on how to root regeneration in the conservation area, preserving and enhancing the character and appearance of the conservation area and introducing good quality, contemporary design alongside protecting and improving existing buildings and townscape features. The three objectives of the SPD are: Enhancement; Regeneration; and Community Engagement.</i>
13	84	Key Priorities	General comments raised about the provision of a mix of housing types and tenure	<i>Building quality homes</i>	Amend to: <i>Building quality homes, with a range of housing types and tenure</i>

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14	98	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	<i>The new development plots will enable new linkages by reconfiguring the built form to create open spaces between buildings and elements of green space and new public realm.</i>	Amend to: <i>The new development plots will enhance access to public transport and enable new linkages by reconfiguring the built form to create open spaces between buildings and elements of green space and new public realm.</i>
15	99	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	N/A	Additional text: <i>Ensuring that development plots provided linkages to public transport that make it the preferred option for medium to long distance journeys.</i>
16	100-1001	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	Plan showing the Reprioritised Street for Bus Travel.	Amendment to the plan which shows the full extent of the Quality Bus Transit Corridor.
17	103	Car Parking Strategy	Responses in relation to the loss of car parking in the town centre and the use and issues around parking in the Spindles Town Centre Shopping Centre car park.	Improving the connectivity and extending opening hours of the Spindles Town Square Shopping Centre car park to attract visitors and increase utilisation of parking spaces outside of traditional retail hours.	Amend to: <i>Implementing improvements to the Spindles Town Square Shopping Centre car park by improving pedestrian access and extending the opening hours to attract visitors and increase utilisation of parking spaces outside of traditional retail hours.</i>
18	103	Car Parking Strategy	Responses in relation to the loss of car parking in the town centre and the use and issues around parking in the Spindles Town Centre Shopping Centre car park.	N/A	Add: <i>Review the potential to introduce mezzanine decks to surface level car parks to provide targeted increases in capacity at locations that would benefit from it.</i>

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19	104	Car Parking Context	Comments made about the amount of surface level parking retained.	Remove: <i>The majority of the current spare capacity is in the Spindles Town Square car park, which can provide an alternative option for future visitors to the town centre.</i>	Amend to: <i>Spindles Town Square is the highest capacity car park with 1,288 spaces although is temporarily reduced to 950 spaces as part of the ongoing construction works in the shopping centre. Located in the heart of the town the car park should be a perfect location for access to the central core, however, it is one of the most underutilised car parks, likely because of its restricted opening hours and lack of pedestrian access and permeability, particularly from the south.</i>
20	104	Car Parking Context	Comments made about the amount of surface level parking retained.	<i>One of the most underutilised car parks is the Prince's Gate car park, which likely reflects the post-COVID change in working patterns to hybrid working and people travelling less often.</i>	Amend to: <i>One of the most underutilised car parks is the Prince's Gate car park, following the introduction in 2017 of TfGM's Oldham Mumps Park & Ride car park. The ongoing underutilisation of the car park likely reflects the post-COVID change in working patterns to hybrid working and people travelling less often.</i>
21	105	Parking for new development	Comments made about adequate levels of parking/	<i>Each development will also be supported by a Travel Plan which will promote sustainable travel.</i>	Amend to: <i>Each development will also be supported by a Travel Plan which will promote sustainable travel and reflect</i>

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					<i>the aims of the Council's Parking Action Plan.</i>
22	107	Landscape & Public Realm	OMBC Strategic Planning comment	List of policies	Amend to: <i>D6, HE3, OTC3 and OTC4</i>
23	107	Landscape & Public Realm Strategy	Comments raised regarding the safety of spaces created.	Design for all to feel welcome, comfortable and safe;	Amend to: <i>Design for all to feel welcome, comfortable and safe, taking account of relevant guidance such as Secured by Design.</i>
24	107	Landscape & Public Realm Strategy	Comments raised regarding the long term management of public realm and open space		Add: <i>A Landscape Management and Stewardship Strategy will be developed for the long term maintenance and management of the open spaces and public realm.</i>
25	108-109	Landscape & Public Realm Strategy	OMBC Strategic Planning comment	Map key: <i>Long-range landscape views</i>	Amend to: <i>Long-range landscape outlooks</i>
26	110	Landscape & Public Realm	OMBC Strategic Planning comment: <i>In line with the CAAMP SPD Policy B.4a</i>	Public realm enhancements	Additional text: <i>Proposals for additional street trees and planting need to be carefully considered and not be positioned so as to obscure positive buildings or block views.</i>

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27	112	Landscape & Public Realm	United Utilities & OMBC Strategic Planning feedback	Implementation of sustainable urban drainage solutions	Additional text: <i>Preference should be given to multi-functional sustainable drainage systems, and to solutions that offer Green Infrastructure benefits and allow surface water to be managed via infiltration wherever possible.</i>
28	112	Landscape & Public Realm	United Utilities & OMBC Strategic Planning feedback	Approach to surface water drainage.	Additional text: <i>A detailed surface water drainage strategy will be developed for each site as they come forward. The aim will be to restrict the rate of surface water run-off from new developments.</i>
29	113	Landscape & Public Realm	OMBC Strategic Planning comment	Comments made around accessibility of spaces	Amended text: <i>All elements of Oldham Town Centre should feel comfortable, safe and welcoming to all taking account of relevant standards and guidance.</i>
30	113	Landscape & Public Realm	OMBC Strategic Planning comment	Design for all to feel welcome, comfortable and safe	Additional text: <i>New lighting must be planned carefully to ensure residential amenity is maintained and energy consumption minimised.</i>
31	124	Civic & Residential Quarter	Update on Eton Star	The scheme is currently in its RIBA 2 feasibility stage.	<i>The proposals for the site are currently at design development stage.</i>
32	124	Civic & Residential Quarter	Update on Eton Star	The building will accommodate 480 pupils.	Amend to:

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					<i>The building will accommodate approximately 480 pupils.</i>
33	129	Civic Centre & Queen Elizabeth Hall	Comments raised about the design of sites and ensuring they are accessible for all.	Enhanced pedestrian permeability through the site...	Amend to: <i>Enhanced pedestrian permeability and accessibility through the site and buildings should...</i>
34	154	Retail Core	OMBC Strategic Planning comment: <i>The Retail Core that is shown is different to the Retail Core that is designated in the adopted Local Plan, however as part of the draft Local Plan a key diagram for the town centre was presented. The retail core that was shown in that key diagram is the same as in this Framework and was in line with the Muse work that had been done to date. It would be beneficial to understand the justification and the evidence used for this new Retail Core boundary so that it can be further explored and evidenced during the Local Plan review process and formally designated through the plan making process.</i>	‘the focus for an enhanced, vibrant and sustainable retail offer’	Additional text: <i>The boundary for the Retail Core is in line with the key diagram for the town centre that was presented as part of the draft Local Plan, as this is felt to more closely align with the spatial experience of the town centre by its current users.</i>
35	171	Mumps, Wallshaw Street and Prince’s Gate	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Remove text: <i>Additionally, there is an opportunity for a new retail use (Use Class E) adjacent to the Prince Street entrance alongside smaller retail units (Use Class E) facing</i>	N/A

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				<i>on to the Mumps Metrolink stop to the north.</i>	
36	171	Mumps, Wallshaw Street and Prince’s Gate	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Remove text: <i>...some of which will use existing levels changes to facilitate car parking under the supermarket building which will be supported by stilts. The parking on site will principally serve the supermarket/ retail elements.</i>	
37	174-175	Mumps, Wallshaw Street and Prince’s Gate	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Figure 6.32 – Indicative Scale and Massing.	Updated Figure 6.32.
38	176-177	Mumps, Wallshaw Street and Prince’s Gate	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Figured 6.33 – Indicative Layout	Updated Figure 6.33.
39	198-199	Illustrative Masterplan	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the	Figure 7.1 – Illustrative Masterplan	Updated Figure 7.1 – Illustrative Masterplan

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			removal of the supermarket / large retail unit.		
40	205	Implementation & Delivery	Comments received throughout the consultation in relation to the delivery of key local services to support the housing growth in the town centre.	<i>....to support the deliver of mitigation measures under Section 106...</i>	Amend to: <i>...to support the delivery of mitigation measures and local services to support development under...</i>
41	205	Implementation & Delivery	United Utilities feedback	Phasing	Additional text: <i>It is critical that the delivery of new development and phasing is undertaken in accordance with a holistic and co-ordinated strategy for new infrastructure (including foul drainage, surface water drainage and water supply) across the area covered by the development framework. This should consider how the infrastructure for each phase interacts with the infrastructure required for other phases.</i>
APPENDIX A					
42	14	Local Policy	Strategic Planning feedback: <i>In addition, following on from the adoption of PfE, two SPDs are being prepared, the latter of which will be of more relevance. The Framework should have regard to these as they become available.</i>	Supplementary Planning Documents	Additional text: <i>In addition, following on from the adoption of PfE, two SPDs are being prepared:</i> <ul style="list-style-type: none"> - <i>South Pennine Moors to support implementation of PfE Policy JP-G5; and the</i> - <i>Holcroft Moss Planning Obligations SPD, which sets out how the nine</i>

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					<i>PfE Plan authorities will seek to secure contributions from developers to mitigate the impacts of development proposals on Holcroft Moss and supports PfE Policy JP-C8: Transport Requirements of New Development.</i>
APPENDIX B					
43	40-41	Green Infrastructure & Public Realm	<p>United Utilities feedback:</p> <p><i>It is not clear if the development framework has been informed by a flood risk assessment of the area which considers the risk of flooding from all sources. Flood risk could be material to the detailed design and the location of development. For example, it may be necessary to identify specific areas of the masterplan to accommodate exceedance flows from overwhelmed drainage systems.</i></p>	New section: flood risk	Detail has been added to the three Core Sites in relation to flood risk and surface water flooding.