Oldham Metropolitan Borough Local Development Framework

Review Statement of Community Involvement - Revisions to the Council's Adopted SCI

February 2010

Oldham Council

OLDHAM METROPOLITAN BOROUGH LOCAL DEVELOPMENT FRAMEWORK

Through the enactment of the Planning Act 2008, the Government has made a number of reforms to the Planning and Compulsory Purchase Act 2004. Further to this, national guidance in PPS12 was updated and published in September 2008. This review Statement of Community Involvement (SCI) has been produced as a result of these changes and represents a review of the current adopted SCI. The adopted SCI was published in 2007 and changes made to that SCI are indicated in this version as follows:

Adopted SCI text that has been deleted is shown struck through ~~like this.~~

New text added to the review SCI is shown underlined like this.

Text which is retained but moved to another section of the review SCI is shown struck through, with the new location indicated in italics ~~like this~~ *moved to paragraph x.*

The Government has reformed the system of development planning in England. Development Plans are used to control and guide the development and use of land. As part of the reformed system, Oldham Metropolitan Borough Council must prepare a "Local Development Framework".

The Local Development Framework will be a folder of different documents, one of which will be a "Statement of Community Involvement". The Statement of Community Involvement will set out how the ~~C~~council will involve the community in the preparation and revision of the Local Development Framework and the consideration of planning applications.

The ~~C~~council's Vision for the Statement of Community Involvement is to "enable, empower and encourage all residents and other stakeholders of Oldham Metropolitan Borough to actively participate in the planning to improve their ~~B~~borough".

If you would like further help in interpreting the Statement of Community Involvement, please contact the Strategic Planning and Information section on the following telephone numbers: 0161 770 4151/4163 ~~/ 4139 / 4163 / 4153.~~

You can also email the team on spi@oldham.gov.uk.

All documents connected with the Local Development Framework and the Statement of Community Involvement are available on the ~~C~~council's web site at www.oldham.gov.uk.

~~*The Council will arrange for this document to be made available in alternative formats including large print, electronically, and community languages if requested, and if appropriate. Please ring 0161 770 4151, 4163 or 4139 for further information.*~~ *To obtain a copy of this document in an alternative format please call 0161 770 4061*

ওল্ডহাম স্থানীয় উন্নয়ন অবকাঠামো

ইংল্যাণ্ডে উন্নয়ন পরিকল্পনা তথা ডিভালপ্‌মেন্ট প্লানিংয়ের পদ্ধতি সরকার সংশোধন করেছে। জমিজমার উন্নয়ন এবং ব্যবহারের বিষয়টি নিয়ন্ত্রণ এবং এ ব্যাপারে দিকনির্দেশনা দেয়ার জন্যে উন্নয়ন পরিকল্পনাগুলো ব্যবহৃত হয়ে থাকে। সংশোধিত পদ্ধতির অংশ হিসেবে, ওল্ডহাম মেট্রোপলিটান বারা কাউন্সিলকে অবশ্যই একটি "স্থানীয় উন্নয়ন অবকাঠামো" তৈরি করতে হবে।

"স্থানীয় উন্নয়ন অবকাঠামো"-টি হবে বিভিন্ন দলিলের একটি ফোল্ডার, যার একটি হবে "কমিউনিটি সংশ্লিষ্টতা বিষয়ক বিবৃতি"। স্থানীয় উন্নয়ন অবকাঠামোটি প্রস্তুতে এবং এটি পুনর্পরীক্ষার দ্বারা সংশোধনের ক্ষেত্রে এবং প্লানিংয়ের দরখাস্তগুলো বিবেচনায় কেমন করে কিভাবে কাউন্সিল স্থানীয় কমিউনিটিকে জড়িত করবে তা কমিউনিটি সংশ্লিষ্টতা বিষয়ক বিবৃতিতে তুলে ধরা হয়েছে।

কমিউনিটির সংশ্লিষ্টতা বিষয়ক বিবৃতির সুদূরপ্রসারী লক্ষ্য হচ্ছে "ওল্ডহাম মেট্রোপলিটান বারার সকল বাসিন্দা এবং অন্যান্য সংশ্লিষ্ট ব্যক্তিদেরকে তাদের শহরটিকে উন্নত করার কর্ম-পরিকল্পনায় সক্রিয়ভাবে অংশ নেয়ার ক্ষেত্রে তাদেরকে সক্ষম, আত্ম-নির্ভরশীল এবং উৎসাহী করে তুলা।"

"কমিউনিটি সংশ্লিষ্টতা বিষয়ক বিবৃতি' নামক দলিলটি বুঝার ব্যাপারে যদি আপনার আর কোন সাহায্যের প্রয়োজন পড়ে তবে অনুগ্রহ করে স্ট্র্যাটেজিক প্লানিং এবং ইন্‌ফরমেশন সেকশনে এই নম্বরগুলোতে টেলিফোন করুনঃ 0161 770 4151 / 4139 / 4163 / 4153;

আপনি ইচ্ছে করলে উক্ত টীমের কাছে ই-মেইলও করতে পারেনঃ spi@oldham.gov.uk

স্থানীয় উন্নয়ন অবকাঠামো এবং কমিউনিটির সংশ্লিষ্টতা বিষয়ক বিবৃতির সাথে সম্পর্কিত সকল দলিলপত্র কাউন্সিলের www.oldham.gov.uk ওয়েব্ সাইটটিতে রয়েছে।

যদি আপনি অনুরোধ করেন এবং যদি তা যথাযথ বলে গণ্য হয় তবে কমিউনিটির ভাষায়, ছাপার মোটা হরফে, বৈদ্যুতিক মাধ্যমসহ (যেমনঃ ই-মেইল, ওয়েব্) অন্যান্য বিকল্প মাধ্যমে এই দলিলটি পাবার বন্দোবস্ত কাউন্সিল করবে। আরো তথ্যের জন্যে অনুগ্রহ করে 0161 770 4151, 4163 অথবা 4139 নম্বরে যোগাযোগ করুন।

ઓલ્ડહામ સ્થાનિક વિકાસનું માળખુ

સરકારે ઈંગ્લેન્ડમાં વિકાસની યોજનાની પધ્ધતિમાં સુધારા કર્યા છે. જમીનના વિકાસ અને તેની ઉપર અંકુશ માટે હવે વિકાસની યોજનાઓનો ઉપયોગ થાય છે. આ સુધારેલ પધ્ધતિના ભાગરુપે ઓલ્ડહામ મેટ્રોપોલીટન બરો કાઉન્સિલે સ્થાનિક વિકાસનું માળખુ તૈયાર કરવુ જ પડશે.

સ્થાનિક વિકાસની યોજનામાં વિવિધ ત્રણ જાતના દસ્તાવેજો સાથેનું એક ફોલ્ડર હશે જમાનો એક દસ્તાવેજ કોમ્યૂનિટીની સામેલગિરી માટેનું વિધાન હશે. કોમ્યૂનિટીની સામેલગિરીના વિધાનમાં કાઉન્સિલ સ્થાનિક વિકાસના માળખાને તૈયાર કરવામાં અને તેની ઉપર ફરીથી નજર કરીને સુધારા વધારા કરવામાં તથા પ્લાનિંગની અરજીઓ ઉપર વિચાર કરવામાં કોમ્યૂનિટીને કેવી રીતે સામેલ કરશે તે જણાવશે.

કાઉન્સિલની કોમ્યૂનિટીની સામેલગિરીના વિધાન માટેની દૂરદ્રષ્ટિ છે કે તેઓ ઓલ્ડહામના દરેક રહેવાસીઓ અને હિત ધરાવની અન્ય વ્યક્તિઓને તેઓના બરોમાં સુધારા કરવા માટે યોજના બનાવવાના કામમાં સક્રિયરુપે ભાગ લેવા માટે સમર્થ બનાવે અને સત્તાધિકાર આપે.

જો તમારે કોમ્યૂનિટી ઈન્વોલ્વમેન્ટના વિધાનનું ભાષાંતર કરવામાં મદદની જરૂર હોય તો મહેરબાની કરીને સ્ટ્રેટેજીક પ્લાનિંગ અને ઈન્ફ્રર્મે શન સેક્શનનો આગળ જણાવેલ નંબર ઉપર સમ્પર્ક સાધો : 0161 770 4151/4139ય4163ય4153

તમે આગળ જણાવેલ સરનામે પણ આ ટીમનો સંપર્ક સાધી શકો છો. spi@oldham.gov.uk

સ્થાનિક વિકાસના માળખા સાથે સંકળાયેલ દરેક દસ્તાવેજો કાઉન્સિલની વેબસાઈટ ઉપરથી પણ ઉપલભ્ય છે. www.oldham.gov.uk

વિનંતી કરવાથી અને યોગ્ય હશે તો આ દસ્તાવેજ કાઉન્સિલ અન્ય રીતોથી ઉપલભ્ય કરી શકશે જેવાકે મોટા અક્ષરોમાં છપાણુ, ઈલેક્ટ્રોનીકલી , અને કોમ્યૂનિટીની અન્ય ભાષાઓમાં. વધુ વિગતો માટે મહેરબાની કરીને 0161 770 4151, 4163 અથવા 4139 ઉપર ટેલીફોન કરો.

اولڈہم کا مقامی تعمیر و ترقی کا لائحہ عمل

حکومت نے انگلینڈ میں تعمیر و ترقی کے سلسلے میں منصوبہ بندی کے نظام میں اصلاح و تجدید کی ہے ۔ تعمیر و ترقی کے منصوبوں کو زمین کی اصلاح و ترقی اور استعمال کو کنٹرول کرنے اور راہنمائی کیلئے استعمال کیا جاتا ہے ۔ اس ترمیم شدہ نظام کے حصے کے طور پر اولڈہم بارو کونسل کو لازمی طور پر مقامی تعمیر و ترقی سے متعلقہ ایک لائحہ عمل تیار کرنا چاہیئے ۔

مقامی تعمیر و ترقی سے متعلقہ لائحہ عمل مختلف دستاویزات پر مبنی ایک مجموعے کی شکل میں ہو گا ، جن میں سے ایک دستاویز "کمیونٹی کی شمولیت کے متعلق بیان" پر مشتمل ہو گی ۔ کمیونٹی کی شمولیت کے متعلق بیان پر مشتمل دستاویز میں یہ درج ہو گا کہ مقامی تعمیر و ترقی کے لائحہ عمل کی تیاری اور اس پر نظر ثانی کرنے اور تعمیری منصوبہ بندی کی درخواستوں کو زیر غور لانے کیلئے عمل میں کونسل کمیونٹی کو کیسے شامل کرے گی ۔

کمیونٹی کی شمولیت کے بیان کیلئے کونسل کا تصور یہ ہے کہ "اولڈہم میٹروپالیٹن بارو کے تمام رہائشیوں اور دیگر دلچسپی رکھنے والے حضرات کو اپنی بارو کی اصلاح و ترقی کی منصوبہ بندی میں سرگرم طریقے سے حصہ لینے کے قابل بنانا ، حوصلہ افزائی کرنا اور اختیار دینا" ۔

اگر آپ کو کمیونٹی کی شمولیت کے متعلق بیان کو سمجھنے کیلئے کوئی مزید مدد درکار ہو تو برائے کرم سٹریٹجک پلاننگ اینڈ انفارمیشن سیکشن کو درج ذیل نمبروں پر رابطہ کریں:

0161 770 4151/4139/4163/4153

آپ ٹیم کو spi@oldham.gov.uk پر ای میل بھی کر سکتے ہیں ۔

وہ تمام دستاویزات جن کا تعلق مقامی تعمیر و ترقی سے متعلقہ لائحہ عمل اور کمیونٹی کی شمولیت کے بیان سے ہے وہ کونسل کی ویب سائیٹ سے حاصل کی جا سکتی ہیں : www.oldham.gov.uk

اگر مناسب ہوا تو درخواست پر کونسل اس دستاویز کو متبادل صورتوں بشمول بڑی چھپائی ، الیکٹرانکی (ویب سائیٹ / ای میل) اور کمیونٹی کی زبانوں میں مہیا کرنے کا انتظام کرے گی ۔
مزید معلومات حاصل کرنے کیلئے برائے کرم 0161 770 4151,4163,4139 پر رابطہ کریں ۔

CONTENTS

Section	Title
1	Introduction
2	The Planning System and Community Involvement
3	The Council and Community Involvement
4	Community Involvement and the Local Development Framework
5	Reporting Back
6	Community Involvement and Development Management ~~Control~~
7	Minerals and Waste Management
8	Resources and Management of Community Involvement In Planning
9	Review and Monitoring
Appendix 1	Tests of “Soundness” for Development Plan Documents
Appendix 2	Consultees on the Local Development Framework and Development Management ~~Control~~
Appendix 3	Glossary of Terms
Appendix 4	Contact Details
Appendix 5	Useful Contacts and Websites

1 INTRODUCTION

1.1 In September 2004, the Planning and Compulsory Purchase Act 2004 came into effect. This legislation reforms the system of development planning in England. Development Plans are used to control and guide the development and use of land in the area they cover.

1.2 As a consequence of the new legislation, Oldham Metropolitan Borough Council, in its role as Local Planning Authority, must prepare a "**Local Development Framework**".

LOCAL DEVELOPMENT FRAMEWORK

1.3 The Local Development Framework is a folder of different documents as follows:

- "**Local Development Scheme**" – This is a project plan which sets out how and when the ~~C~~council will prepare the various documents making up the Local Development Framework. The latest Oldham Metropolitan Borough Local Development Scheme can be viewed on the ~~C~~council's website at www.oldham.gov.uk.
- "**Statement of Community Involvement**" – This sets out how the ~~C~~council will engage the community in the preparation and revision of Local Development Framework documents and in determining planning applications.
- "**Development Plan Documents**" – A series of spatial planning documents which set out the ~~C~~council's approach to future development of the ~~B~~borough.
- "**Supplementary Planning Documents**" – These may expand on policy outlined in a Development Plan Document or provide more detail on it to help in its implementation. These are not formally part of the statutory Development Plan, but are material considerations in determining planning applications.
- "**Annual Monitoring Report**" – This will be produced each December and which will review progress towards achieving the targets and milestones set out in the Local Development Scheme. It will also assess the impact and effectiveness of planning policies.

1.4 All constituent parts of the Local Development Framework are called "**Local Development Documents**". Although the documents share this generic name, they have differing legal status.

THE DEVELOPMENT PLAN

1.5 Planning decisions are made in accordance with the Development Plan unless there are other material considerations (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

1.6 The Development Plan for Oldham Metropolitan Borough comprises Development Plan Documents and the Regional Spatial Strategy.

1.7 The Development Plan Documents will include:

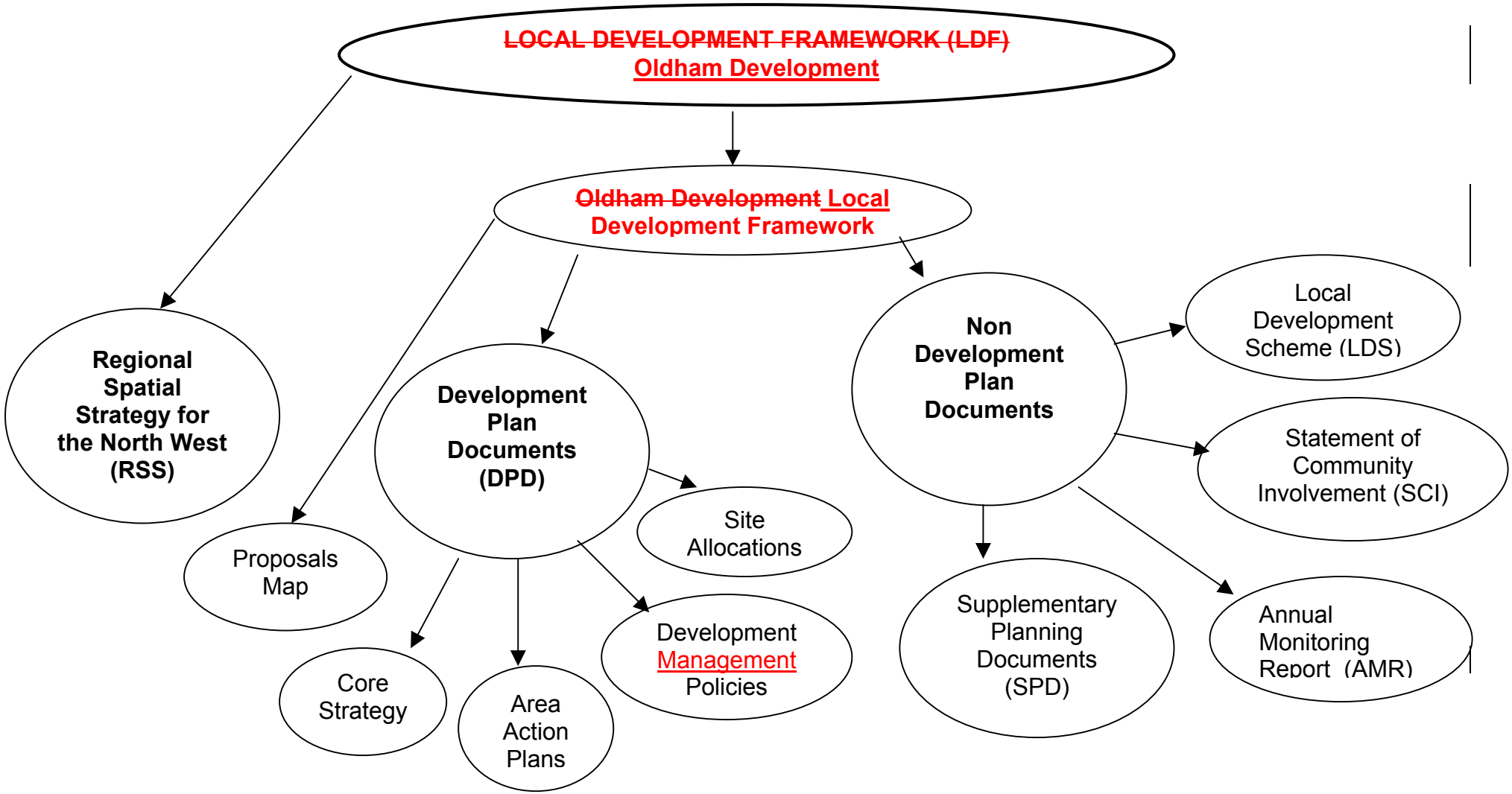
- "**Core Strategy**" – which sets out a spatial vision and strategic objectives for the ~~B~~borough, incorporating a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. The Core Strategy and Development Management Policies are being prepared jointly as a single document here in Oldham Metropolitan Borough.
- "**Site-specific allocations of land**" – a document that identifies where land is allocated for a specific use such as residential or business or retail or open space.
- "**Area Action Plans**" – these provide the planning framework for areas where significant change or conservation is needed.
- "**Development ~~Control~~ Management policies**" – these are policies setting out criteria against which planning applications for development and use of land or buildings will be assessed.
- "**Proposals Map**" – this provides a graphical representation on a base map of all the policies contained ~~in~~ within the Core Strategy. ~~Development Plan Documents.~~

1.8 The Regional Spatial Strategy is prepared by the ~~North West Regional Assembly~~ 4NW. Regional Spatial Strategy for the North West is currently under review. The policies set out in Development Plan Documents should be in general conformity with the Regional Spatial Strategy. For details, please refer to ~~the Assembly's~~4NW's website at ~~www.nwra.gov.uk~~ www.4nw.org.uk.

ASSESSMENT OF PLANS AND PROGRAMMES

1.9 A key part of the reformed planning system is the requirement for an assessment of plans and programmes that are likely to have significant effects on the environment. Development Plan Documents ~~and Supplementary Planning Documents~~ will therefore be subject to a "**Sustainability Appraisal / Strategic Environmental Assessment**". This is explained in Section 4.

Figure 1 Development Planning System



2 THE PLANNING SYSTEM AND COMMUNITY INVOLVEMENT

STATEMENT OF COMMUNITY INVOLVEMENT

2.1 The reformed planning system places a particular emphasis on Community Involvement in the plan-making process and development control. A key part of the Local Development Framework will be the "**Statement of Community Involvement**", which sets out how the ~~C~~council will involve the community in the preparation and revision of the Local Development Documents and the consideration of planning applications.

2.2 This Statement of Community Involvement defines "community" as all stakeholders with an interest in the future development of the Borough, which includes the general public, community and interest groups, organisations, businesses, land owners, developers, consultants and statutory consultees.

2.3 Engaging the community will allow stakeholders the opportunity to participate in the planning processes that will produce a range of benefits including that the fullest range of views are taken into consideration when forming land-use development proposals, strengthening the evidence base, fostering commitment and ownership and strengthening delivery.

2.4 The Statement of Community Involvement outlines the techniques that may be used to engage the community at the various stages of preparation of Development Plan Documents, Supplementary Planning Documents and Sustainability Appraisal/Strategic Environmental Assessment, as well as the Statement of Community Involvement itself. (See Section 4.)

2.5 Opportunities for Community Involvement on planning applications are outlined in the Statement of Community Involvement. (See Section 6.)

2.6 A Draft Statement of Community Involvement (the "Pre-Submission" document) was published for consultation for six-weeks during April-June 2006. The Statement of Community Involvement was submitted to the Secretary of State for independent examination (the "Submission" document), which was followed by a six-week consultation period during September-November 2006. Following independent examination, the Inspector produced a report that included binding recommendations. The Statement of Community Involvement was amended to incorporate the Inspector's recommendations. The Statement of Community Involvement ~~has now been~~ was adopted as ~~C~~council policy in April 2007. This document is the ~~Adopted~~ Review Statement of Community Involvement as is required by the Government Office in light of new Government legislation and revised Regulations and Guidance that was published in

2008. This draft review of the SCI is subject to public consultation but not to an independent examination.

INDEPENDENT EXAMINATION

2.7 The Statement of Community Involvement was subject to an Independent Examination by a Planning Inspector to test its "**soundness**", as set out in Planning Policy Statement 12. The Inspector took account of whether the:

- Council has complied with the minimum requirements for consultations as set out in the Town and Country Planning (Local Development) (England) Regulations 2004;
- Council's strategy for community involvement links with other community involvement strategies e.g. the Community Strategy;
- Statement of Community Involvement identifies in general terms which local community groups and other bodies will be consulted;
- Statement of Community Involvement identifies how the community and other bodies can be involved in a timely and accessible manner;
- Methods of consultation to be employed are suitable for the intended audience and for the different stages in the preparation of Local Development Documents;
- Resources are available to manage Community Involvement effectively;
- Statement of Community Involvement shows how the results of community involvement will be fed into the preparation of Development Plan Documents and Supplementary Planning Documents;
- Council has mechanisms for reviewing the Statement of Community Involvement; and
- Statement of Community Involvement clearly describes the Council's policy for consultation on planning applications

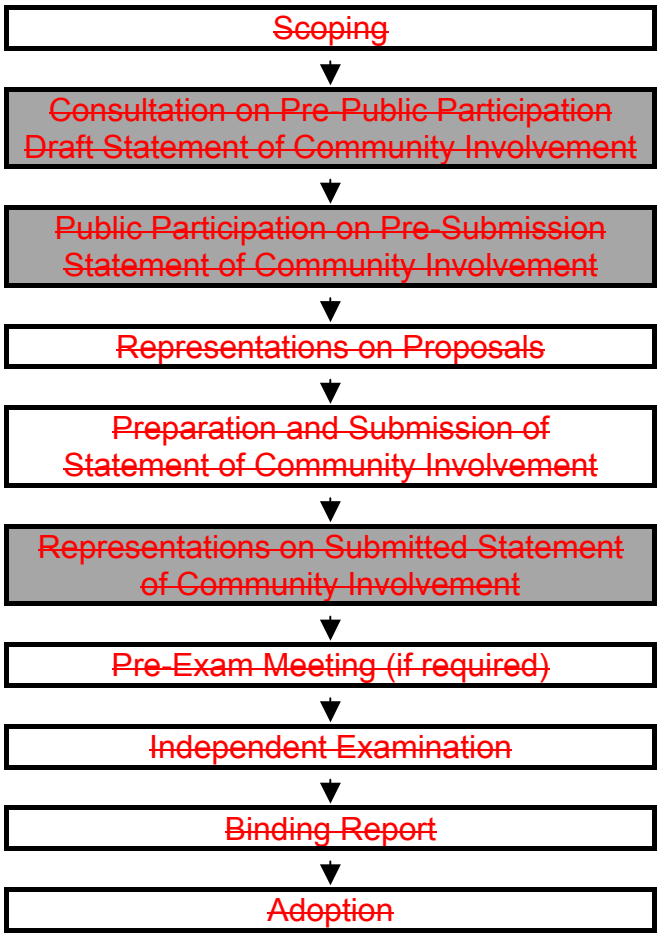
2.8 Representations made were also considered in the Inspector's examination of the Statement of Community Involvement.

2.9 Following the Independent Examination, the Inspector produced a report that is binding upon the Council. The Inspector's report was published.

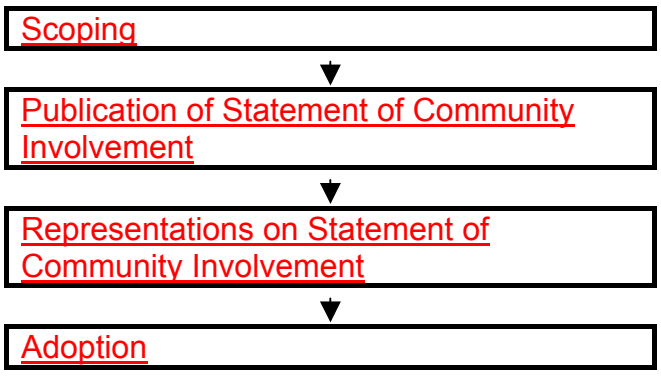
2.10 Figure 2 shows the process for preparing the Statement of Community Involvement, including the public participation stages.

Under The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 the review SCI is not subject to an independent examination.

Figure 2 Statement of Community Involvement Process



Key: = public participation stage



(source: Planning Policy Statement 12)

2.7 Now that the Statement of Community Involvement has been adopted, all Development Plan Documents and Supplementary Planning Documents that are prepared will have to take account of the procedures for Community Involvement.

2.8 A "**Statement**" will have to be issued for each Development Plan Document, showing how it meets the requirements outlined in the Statement of Community Involvement, when it is submitted to the Secretary of State.

2.9 All planning applications that are determined by the ~~C~~council will also have to meet the requirements outlined in the Statement of Community Involvement.

2.10 This Statement of Community Involvement has taken account of the following Government legislation and guidance:

- Planning and Compulsory Purchase Act 2004
- Town and Country Planning (Local Development) (England) Regulations 2004 (as amended in 2008)
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 12: Local Spatial Planning ~~Local Development Frameworks~~
- Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM, 2004)
- Diversity and Equality in Planning: A Good Practice Guide (ODPM, 2005)
- Development Plans Examination – a Guide to the Process of Assessing the Soundness of Statements of Community Involvement (The Planning Inspectorate, 2005)
- Plan Making Manual on the Planning Advisory Service (PAS) website.

2.11 The Statement of Community Involvement covers the whole ~~B~~borough except that part which falls within the Peak District National Park.

3 THE COUNCIL AND COMMUNITY INVOLVEMENT

3.1 ~~Oldham Metropolitan Borough Council's Mission is:~~

~~"…***to improve everyone's life, by providing quality local services and effective community leadership in a regenerated Borough***".~~

~~*(source: Oldham MBC Constitution)*~~

Oldham Council's four corporate objectives are:

- A confident place - with safe neighbourhoods and clean, green spaces for all to enjoy
- A university town – with good education, learning and training to improve the skills and choices of our citizens
- An address of choice – a healthy and active place, with suitable housing for all
- Services of choice – quality services that provide value for citizens

(*source: Oldham Corporate Plan 2009 – 2013*)

3.2 The Council's Main Aim is:

"***regenerating the Borough in a way that achieves greater Community Cohesion***".

(source: Oldham Corporate Plan, 2006-2009)

Oldham's vision for 2020 is to make:

"Oldham a place where everybody is proud to belong by increasing life opportunities for all".

(source: Oldham Sustainable Community Strategy for 2008–2020 and Local Area Agreement for 2008-2011)

OLDHAM COUNCIL'S APPROACH TO CONSULTATION

3.3 Oldham Council's approach to consultation is outlined in its:

- Consultation Strategy (2006-07) and
- Consultation Policy and Guidance 2005-08.

3.4 These documents outline that the Council believes that:

"***effective consultation with the people of the Borough improves the quality of the decisions that it makes and the services which it provides on their behalf***".

3.5 The Vision for this Statement of Community Involvement is:

"to enable, empower and encourage all residents and other stakeholders of Oldham Metropolitan Borough to actively participate in the planning to improve their Borough".

3.6 Certain key principles underpin all consultation good practice. To undertake consultation that is effective, consultation should follow these key principles as set out in the Council's Consultation Strategy. These are:

- Consultation will only be carried out where the outcome can influence or intends to influence decision-making.
- Decisions on service improvements/delivery will be informed by consultation findings.
- Consultation will adhere to other corporate strategies such as the Corporate Plan, Community Cohesion Strategy and the Corporate Equalities and Diversity Policy. Consultation will also adhere to national legislation such as the Race Relations (Amendment) Act, Disability Discrimination Act 2005 and the Gender Equality Duty.
- Feedback the findings and decisions made as a result to participants and residents through media.
- Details of all planned and completed consultation will be submitted onto ACE, the Council's consultation database.
- Consultation will involve hard to reach groups and other groups at disadvantage for their views, that is Black and Minority Ethnic

groups, older people, young people, faith groups and people with disability.

- Consultation will be inclusive. It is important to involve, where appropriate, residents or service users, potential service users, staff, stakeholders such as service providers and advocates, and elected members. It is also important to undertake geographically representative consultation.
- Both open and closed sampling techniques will be used.

3.3 These are the Vision and Guiding Principles for this Statement of Community Involvement.

It is proposed to establish an Oldham Partnership Consultation Network that will develop a partnership approach to coordinating consultation, reducing duplication and sharing information about consultation activity, results and methods across the borough. The Oldham Partnership Consultation Network aims to:

- help ensure that residents are able to influence decisions affecting their lives and local areas
- help ensure residents needs are met in the design and implementation of services, interventions and policies
- provide opportunities for sharing skills and knowledge of consultation methods, both with members of the network and beyond
- provide opportunities to share good practice in dissemination results to decision makers, those participating in consultation and the general public
- respond to the new 'duty to involve'.

It is envisaged that the network will be a subgroup of, and report regularly to, the Oldham Partnership Strategic Research Working Group (OPSRWG). The network will report to other bodies such as the Oldham Partnership's Steering Group and the Executive Group on an 'as and when needed' basis. Membership of the network will include officers across the Partnership with responsibilities for consultation.

RELATIONSHIP BETWEEN THE LOCAL DEVELOPMENT FRAMEWORK AND OTHER COMMUNITY INVOLVEMENT INITIATIVES

LINKS TO THE COMMUNITY STRATEGY

3.4 Oldham's Community Strategy, which has been produced on behalf of the Borough's Local Strategic Partnership, was revised in 2005 and identifies a number of key issues that will be delivered over the coming years. Oldham's Sustainable Community Strategy for 2008-2020 and Local Area Agreement for 2008-2011 represent the vision and blueprint for significantly improving the borough for all its residents.

3.5 The Local Development Framework is the key mechanism for delivering the land-use elements of Oldham's Sustainable Community

Strategy ~~*'Planning for Sustainable Communities'*~~. Oldham's Sustainable Community Strategy identifies a number of key outcomes which the Oldham Partnership (the name of the ~~B~~borough's Local Strategic Partnership) commits itself to deliver over the coming years.

3.6 The Sustainable Community Strategy and the Local Development Framework must be closely aligned. Spatial planning must help to deliver the ~~B~~borough's priorities. This may be through finding the right locations for facilities from which quality services can be delivered, or enabling the well planned, sustainable, physical regeneration of the ~~B~~borough. Equally the actions set out in the Sustainable Community Strategy need to be based, for instance, upon a good appreciation of land availability and the competing demands upon land and buildings.

3.7 The Oldham Partnership is committed to sustainable development and has indeed won national recognition for its work on this issue. It undertook a sustainability appraisal exercise of the Community Strategy to ensure that its commitment to sustainable development ran right through the strategy and was deliverable.

OLDHAM PARTNERSHIP

3.8 The Oldham Partnership includes representatives of public sector organisations, private sector businesses, and voluntary, community and faith groups, who are committed to working together to deliver the aims of the Sustainable Community Strategy and Local Area Agreement.

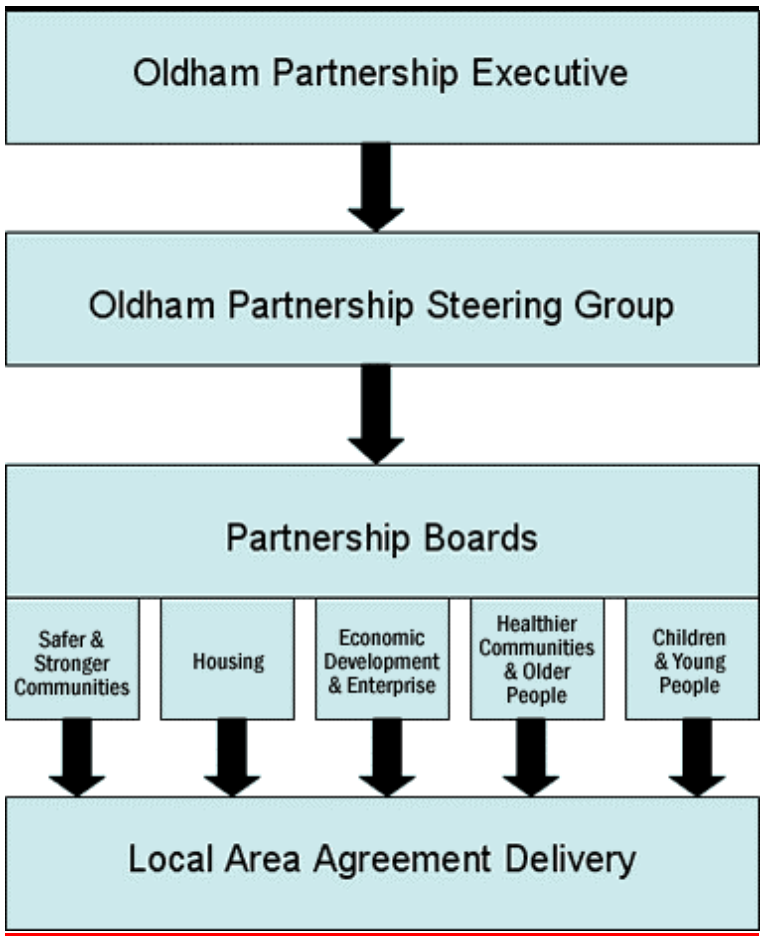
3.9 Within the Oldham Partnership there is an Executive Group and a Steering Group.

3.10 The Steering Group is responsible for the policy and performance management of the Partnership. The Executive Group is responsible for organising the effective delivery of the Partnership's objectives. The executive and steering groups are supported by five partnership boards, which are responsible for the delivery of the appropriate block of Oldham's Local Area Agreement.

3.11 The Oldham Partnership can be described as a "Partnership of Partnerships". ~~The Partnership is underpinned by a number of thematic partnerships.~~ Each of these ~~have~~has responsibility to the Oldham Partnership for delivery of its programme as set out in the Sustainable Community Strategy.

3.12 Figure 3 below shows the structure of the Oldham Partnership. The strategic decision making core of the Partnership is represented by the Executive Group and the Steering Group.

Figure ~~3 Oldham~~3 Oldham Partnership Structure



3.13 The Oldham Partnership will be used as a mechanism to engage with key stakeholders as part of the consultation process for Local Development Documents.

3.14 The thematic ~~partnerships~~ boards within the Partnership may in some instances provide an appropriate means of securing multi agency engagement about specific aspects of the Local Development Documents.

3.15 In developing the Development Plan Documents and Supplementary Planning Documents, the ~~C~~council will endeavour to undertake joint working with organisations represented on the Oldham Partnership, so as to maximise resources and reduce consultation fatigue. The Oldham Partnership has a proven track record in engaging stakeholders and members of the community on a range of social, economic and environmental issues facing local communities.

3.16 Consultation may take place with Oldham Metropolitan Borough Partnership Community Network to help the ~~B~~borough's voluntary,

community and faith groups have a greater involvement in the development of the Local Development Framework. The network comprises of a series of People's Panels to build on the strengths of communities and to address identified needs and inequalities. By utilising the existing Community Network, the ~~C~~council will ensure hard-to-reach groups, including black and minority ethnic, women and youth groups, are provided with an opportunity to be engaged in the consultation process.

3.17 See Appendix 4 for details of how to contact the Oldham Partnership.

~~AREA COMMITTEES~~ DISTRICT PARTNERSHIPS AND WARD FORUMS

3.18 The ~~B~~borough has six ~~Area Committees~~ District Partnerships and an Oldham Town Centre Partnership. ~~Partnership.~~[1]

3.19 ~~Area Committees are made up of ward Councillors and co-opted members of the community. They offer a forum for residents and representatives of groups in the area to discuss, comment on, and question proposals. To ensure that Area Committees can influence strategic decision-making, a number of their members are also represented on the Steering Group of the Oldham Partnership. The Oldham Town Centre Partnership brings together representatives of businesses and public sector organisations and town centre residents.~~ District Partnerships are made up of ward Councillors and senior representatives of the council and key organisations in the area. Their primary role is in setting priorities, allocating resources and reviewing progress.

3.20 ~~Area Plans, with detailed action programmes, have been developed by the Area Committees. The Oldham Town Centre Partnership has a similar "Business Plan". These plans identify specific issues, though not necessarily land-use issues, that will be addressed in the short, medium and long term. They also provide local people with an effective tool to monitor what is being achieved within their local areas. They help service providers identify where developments, activities and resources are needed to ensure the requirements of the most needy are met.~~ Each District Partnership will develop a plan for their area and allocate resources in support of this. The District Partnerships will act as champions for their area in discussions about the borough wide priorities, and develop a District Plan for the district reflecting both particular local concerns and how the borough wide priorities will be delivered within the District. District Partnerships will listen to the views of local people and feedback to them through the Ward Forums.

3.21 District Partnerships will be open to the public for them to observe, rather than public meetings.

[1] ~~Area Committees may be subject to future changes in their structure.~~

~~3.25 These area structures will be used as a mechanism for sharing information and consulting on matters relating to the Local Development Framework with communities, ward Councillors, co-opted members and business representatives.~~

~~3.26 The Area Plans and Business Plan referred to in paragraph 3.24 are different from the statutory "Area Action Plans" that may be prepared under the Local Development Framework. The similarity of the terminology creates a risk of confusion amongst consultees. The Council will ensure that the subject of consultation is made clear.~~

3.22 The primary role of the Ward Forums is community engagement. They will provide a regular mechanism for residents and businesses to meet representatives of the council and it's partners. This provides a way for the council to both listen to the views of residents, and feed back to them what is happening in the borough. Ward Forums are effectively the communication and influencing arm of the District Partnerships.

3.23 Ward Forums will be used as a mechanism for sharing information and consulting on matters relating to the Local Development Framework with communities, ward Councillors, co-opted members and business representatives.

~~LINKS WITH OTHER STRATEGIES~~

~~3.27 The Council is currently consulting on the recently developed Community Engagement Framework. The Framework, driven by the Community Cohesion Partnership which is part of the Oldham Partnership, sets out a number of key principles underpinning Oldham Metropolitan Borough's approach to community engagement. The Framework will overarch a number of emerging community engagement strategies including those of New Deal for Communities, Housing Market Renewal, the Children and Young People's Partnership Active Involvement Strategy and the Community Network protocols.~~

~~3.28 The Community Engagement Framework and subsequent Community Engagement Strategy, which is to be produced by the end of 2006, will support the implementation of the Local Area Agreement, underpinning the stated commitment to community cohesion. A Local Area Agreement is a three year agreement that sets out the priorities for a local area agreed between central government, represented by the Government Office, and a local area, represented by the local authority and Local Strategic Partnership (in this case the Oldham Partnership) and other key partners at a local level.~~

~~3.29 Following extensive consultation, the Oldham Partnership has adopted the Framework, contributing to a consistently high quality approach to community engagement.~~

~~3.30 See Appendix 4 for contact details relating to the Community Engagement Framework/Strategy.~~

4 COMMUNITY INVOLVEMENT AND THE LOCAL DEVELOPMENT FRAMEWORK

WHAT TO CONSULT ON

4.1 Community Involvement will take place on the preparation and revision of all Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement. The reformed planning system specifies various stages for public participation in the preparation of Development Plan Documents and Supplementary Planning Documents.

DEVELOPMENT PLAN DOCUMENTS – THE PROCESS

4.2 There will be four stages in the preparation of Development Plan Documents - Pre-Production, Production, Examination and Adoption. Figure 4 outlines the stages involved in the preparation of the Development Plan Document, including the public participation stages.

4.3 Pre-Production – This stage involves gathering of baseline information to assist preparation of the Development Plan Document. For example, information about the characteristics of the ~~B~~borough's population.

4.4 Production – The evidence gathering stage will inform the production of the Draft Development Plan Document. There will be public participation during this stage of the process as appropriate. ~~a series of "**Issues and Options**" that will be tested for their environmental, social and economic effects and subject to informal consultation (see Table 1). "**Preferred Options**" will then be published and comments invited over a six-week period.~~ Frontloading, whereby the potential participants are encouraged to engage early in the preparation process, will assist with these stages.

4.5 The ~~C~~council will then prepare a ~~Draft~~ Publication/Submission Development Plan Document and Final Sustainability Appraisal Report (see paragraphs 4.12-4.20 for explanation). Comments will be invited before it is submitted to the Secretary of State. ~~that will be submitted to the Secretary of State. Comments will then be invited over a six-week period.~~

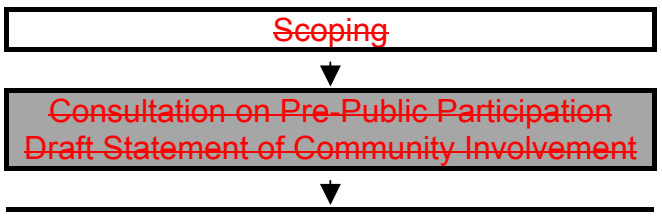
4.6 Additional consultation will be undertaken if alternative sites are proposed after the ~~six-week~~ consultation referred to in paragraph 4.5 above for any Site-specific Allocations of Land Development Plan Document, as required by Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004 and as amended 2008. This additional consultation will involve the following:

- Details of the alternative site representations will be made available for inspection;
- Representations will be invited on these alternative sites;
- A notice will be prepared detailing the ~~six-week~~ period in which representations can be made and to whom they should be sent;
- A statement will be prepared indicating the venues and times where the alternative site allocation representations can be viewed;
- Details of all the above will be made available on the ~~C~~council's website, at the Civic Centre and public libraries, and any other venues where the original consultation documents were also made available;
- Details of the alternative site representations, and the notice and statement will be sent to the "specific", "general" and "other" consultees;
- Individuals and organisations on the LDF mailing list will be notified about the additional consultation period;
- An advertisement will be placed in a local newspaper with details of the ~~new six-week~~ period in which representations on the alternative sites can be made, to whom any representations should be sent, and where and when the alternative site representations can be viewed.

4.7 Examination – The ~~Draft~~ Publication/Submission Development Plan Document will be subject to Independent Examination by a Planning Inspector who will test whether it is in general conformity with the Regional Spatial Strategy and its "soundness". (Appendix 1 sets out the tests for assessing "soundness".)

4.8 Adoption – The Inspector will produce a report that will be binding upon the ~~C~~council. The Inspector's report will be published. Any recommended changes would have to be incorporated into the Development Plan Document before the ~~C~~council formally adopts and publishes it.

Figure 4 Development Plan Document Process



~~Public Participation on Pre-Submission Statement of Community Involvement~~ ~~Regulation 26~~

↓

~~Representations on Proposals~~ ~~Regulation 27~~

↓

~~Preparation and Submission of Statement of Community Involvement~~ ~~Regulation 28~~

↓

~~Representations on Submitted Statement of Community Involvement~~ ~~Regulation 29~~

↓

~~Pre-Exam Meeting (if required)~~

↓

~~Independent Examination~~

↓

~~Binding Report~~

↓

~~Adoption~~

~~Key:~~ ~~= public participation stage~~

Evidence Gathering

↓

Public Participation in the preparation of Development Plan Document — Regulation 25

↓

Publication of Development Plan Document — Regulation 27

↓

Representations on Development Plan Document — Regulation 28

↓

Submission of Development Plan Document to Secretary of State — Regulation 30

↓

Representations on Alternative Sites — Regulation 32

↓

Pre-Examination Meeting

↓

Independent Examination

↓

Binding Report

↓

Adoption

↓

Sustainability Appraisal

Monitoring and Review

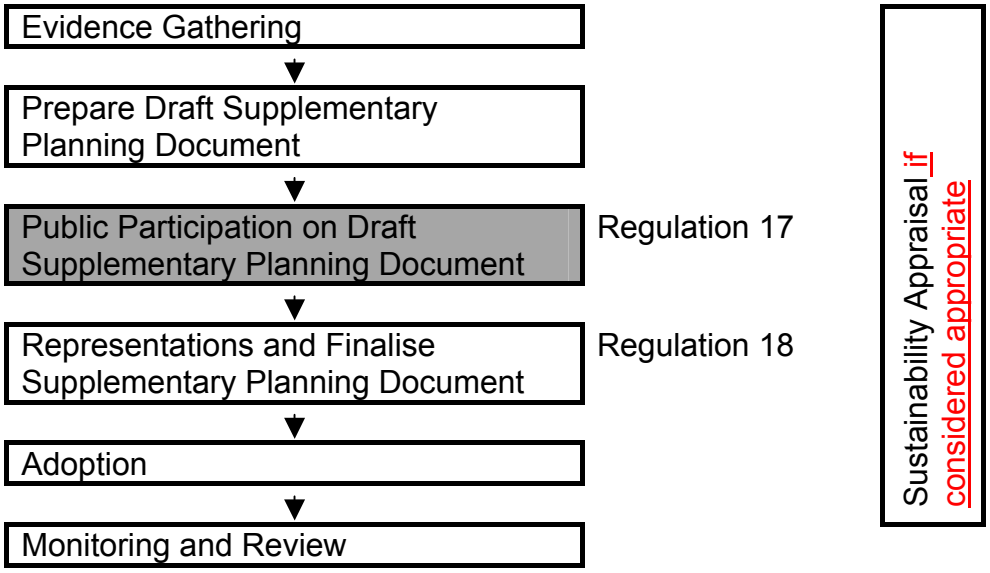
Key: = public participation stages
(source: Planning Policy Statement 12)

Please note that additional consultation will be undertaken if alternative sites are proposed as part of the public consultation stage for any Site-specific Allocations of Land Development Plan Document. This is required under Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004 and is explained more fully in paragraphs 4.24-4.25.)

SUPPLEMENTARY PLANNING DOCUMENTS – THE PROCESS

4.9 There will be three stages in the preparation of Supplementary Planning Documents - Pre-Production, Production and Adoption. They are not subject to Independent Examination. Figure 5 outlines the various stages involved in preparing each Supplementary Planning Document, including the public participation stages.

Figure 5 Supplementary Planning Document Process



Key: = public participation stage

(source: Planning Policy Statement 12)

4.10 Pre-Production – This stage involves gathering of baseline information to assist preparation of the Supplementary Planning Document. For example, information about the number of listed buildings in the ~~B~~borough.

4.11 Production – The ~~C~~council will prepare a Draft Supplementary Planning Document, taking account of the evidence gathering., ~~alongside a~~ A Sustainability Appraisal Report testing its environmental, social and

economic effects will be prepared when considered appropriate. Frontloading, whereby the potential participants are encouraged to engage early in the preparation process, will assist with these stages. Comments will then be invited. ~~over a four-to-six week period.~~

4.12 Adoption – The ~~C~~council will have regard to any comments received on the Draft Supplementary Planning Document and may make revisions, where appropriate, before it proceeds to adopt the Supplementary Planning Document.

SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

4.13 Under the Planning and Compulsory Purchase Act 2004, a sustainability appraisal is mandatory for ~~both~~ a Development Plan Document~~s~~. ~~and Supplementary Planning Documents.~~ The council may also choose to prepare a sustainability appraisal for a Supplementary Planning Document when appropriate. In essence, sustainability appraisal ensures the ~~C~~council fulfils the objective of contributing to the achievement of sustainable development.

4.14 The Brundtland Report created a widely used and accepted definition of sustainable development in 1987. That definition is:

> *'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'* ("The Brundtland Report", WCED, 1987: 43)

4.15 When preparing Development Plan Documents ~~and Supplementary Planning Documents~~, the ~~C~~council must also conduct an environmental assessment in accordance with the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment'. The aim of the Directive is to provide for a high level of protection of the environment and to integrate environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development. This requirement for an environmental assessment is met through 'Strategic Environmental Assessment'.

4.16 It is envisaged that the requirements for the sustainability appraisal and strategic environmental assessment can be met through the same process.

4.17 There are several opportunities for community involvement during the stages of the Sustainability Appraisal of Development Plan Documents. ~~and Supplementary Planning Documents.~~ These are explained below.

Pre-production

4.18 The ~~C~~council will carry out evidence gathering at this stage and in some instances, where data gaps exist, the community may be an appropriate source of this information.

Consulting on the Scope of the Sustainability Appraisal

4.19 This consultation stage may also give an opportunity for community involvement, however these documents will tend to be targeted at key stakeholders relative to their appropriateness of the subject being covered by the Development Plan Document or Supplementary Planning Document. This stage involves consulting on the scope of the Sustainability Appraisal for five weeks with Natural England, the Environment Agency and English Heritage (or any successor bodies).

Production

4.20 During the production of the Development Plan Document ~~or draft Supplementary Planning Document~~, an opportunity for community involvement will also be available. This will be during the development of the Development Plan Document options. ~~or draft Supplementary Planning Document options~~. The options are essentially the approaches that the Development Plan Document ~~or Supplementary Planning Document~~ could take. In order to ensure that the widest possible options available are considered at this stage, community involvement is essential. The methods that may be applied during this informal consultation are outlined in Table 1.

Formal Consultation

4.21 The final opportunity for community involvement in Sustainability Appraisal is the formal consultation period. For Development Plan Documents this is during the public participation in its preparation. ~~when the Sustainability Appraisal report is issued with the Development Plan Document during the pre-submission public participation stage on the preferred option or options. For Supplementary Planning Documents, the Sustainability Appraisal report is consulted upon at the same time as the draft Supplementary Planning Document.~~

REPRESENTATIONS ON LOCAL DEVELOPMENT DOCUMENTS

4.22 Any representations made about the Local Development Documents should relate to the soundness of the document. Appendix 1 sets out the tests for assessing "soundness". Representations made will be considered in the Inspector's examination of the document. If representations seek changes to the Local Development Document, they should specify the changes being sought to inform the Inspector.

4.23 Any representations made may be considered by the Inspector by way of written representations, although individuals may exercise their right to attend the examination and be heard.

4.24 Where representations seek to offer alternative site allocations or to change a boundary of a site allocation identified in a submitted Development Plan Document, the ~~C~~council will have to advertise these separately after the period for making representations has expired, in accordance with Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004 and as amended 2008.

4.25 Those promoting alternative sites should indicate how it complies with the tests of soundness and how the sustainability appraisal process has been or is to be carried out prior to consideration at the examination. It is the responsibility of those promoting alternative sites, not the ~~C~~council's, to make clear what the effects of the alternative site would be on sustainable development objectives and to show that proper procedures have been undertaken.

WHO TO CONSULT

4.26 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 and as amended 2008, outline the types of "**specific**", "**general**" and "**other**" consultation bodies and Government Departments that should be consulted on the Local Development Framework.

4.27 In line with Government advice, this Statement of Community Involvement does not identify all the separate agencies, organisations or individuals that the ~~C~~council will consult during the plan-making process. It does, however, provide guidance on the type of stakeholder that the ~~C~~council will consult. Appendix 2 lists the types of specific, general and other consultation bodies and Government Departments that will be consulted, where appropriate. The specific consultation bodies includes the ~~B~~borough's two parish councils – Saddleworth and Shaw & Crompton - that will be consulted at all formal consultation stages during the preparation of the Local Development Framework.

HARD TO REACH GROUPS

4.28 Many people and groups that are known about in the ~~B~~borough are not necessarily "hard to reach", but are hard to engage in the planning processes. The ~~C~~council's aspiration is to enable, empower and encourage all residents and other stakeholders of Oldham Metropolitan Borough to actively participate in the planning to improve their ~~B~~borough. The reformed planning system also places emphasis on Community Involvement that engages "**hard to reach groups**" that

have traditionally not participated in the planning process. This Statement of Community Involvement defines these groups as:

- Range of communities experiencing social and economic exclusion
- Black and Minority Ethnic communities
- People with physical disabilities
- People with learning disabilities
- Young People (under 21s)
- Older People
- Lesbian, Gay, Bisexual and Transgender (LGBT)
- Gypsy and Travellers
- Faith Groups
- Gender Groups

4.29 Engaging with those sections of the community that have not traditionally participated in the planning process will ensure that the widest range of views are taken into consideration when forming land-use development proposals. The ~~C~~council will arrange for the Local Development Documents to be made available in alternative formats (such as large print, electronically, community languages etc), where appropriate, in order to facilitate understanding of the Local Development Documents, if requested and resources permitting.

4.30 The ~~C~~council will also comply with the requirements of the Race Relations (Amendment) Act 2000 and the Disability Discrimination Act 1995 when preparing the Local Development Framework. An Equalities Impact Assessment, which is a thorough and systematic analysis to determine the extent of the impact of a new policy upon the equalities categories (gender, disability, sexual orientation, age, religious belief and transgendered and transsexual people), was undertaken ~~at the previous stage~~ in preparing the ~~Draft~~ 2007 Statement of Community Involvement. The Equalities Impact Assessment sought to establish whether the "hard to reach" groups and the consultation methods identified are appropriate~~,~~. ~~and i~~Its findings are reflected in the Statement of Community Involvement.

4.31 As the proposed consultation methods and identified "hard to reach" groups have not altered between the ~~Regulations 26 and 28 consultation stages and this Adopted~~ 2007 Statement of Community Involvement and this Review SCI, then the findings of the original Equalities Impact Assessment are still appropriate and it is not considered necessary to undertake a new Assessment.

4.32 Equalities Impact Assessments will be undertaken for the Development Plan Documents and Supplementary Planning Documents.

LOCAL DEVELOPMENT FRAMEWORK MAILING LIST

4.33 The ~~C~~council has established a mailing list containing details of the specific, general and other consultation bodies and Government

Departments specified in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 and as amended 2008 that will be consulted on the Local Development Framework. (See Appendix 2 for details of the consultation bodies.)

4.34 The mailing list also contains details of individuals and organisations that have specifically requested to be kept informed about preparation of the Local Development Framework.

4.35 Anyone can be added to, or removed from, the Local Development Framework mailing list at any time by contacting the Council's Strategic Planning and Information section. (See Appendix 4 for contact details.)

HOW TO CONSULT

CONSULTATION METHODS AND THE LOCAL DEVELOPMENT FRAMEWORK

4.36 There are a range of consultation methods that the ~~C~~council could use to engage the community in the preparation of the Local Development Documents. However, it has to be recognised that different consultation methods may be better suited to engaging different sections of the community. The consultation methods used may also depend on the type of Local Development Document in preparation. In deciding which consultation method to use, the ~~C~~council will have regard to its Consultation Strategy and the Community Engagement Framework/Strategy, as well as the consultation processes and techniques of the Oldham Partnership.

4.37 As a minimum, however, all draft Local Development Documents, at the relevant formal stages for public consultation with the community, will benefit from the following approaches to engaging the community:

- A Public Notice outlining details of the Local Development Document will be published.
- A press release with details of the Local Development Document will be issued.
- The Local Development Document will be published on the Council's website.
- The Local Development Document will be made available at public libraries.
- The Local Development Document will be made available at the Council's principal offices, i.e. Civic Centre Access Oldham ~~One-Stop Shop~~ and Level 12 Planning Reception.
- The Local Development Document will be sent to all relevant Statutory Consultees.
- All Oldham Metropolitan Borough Council Councillors will be sent a copy of the Local Development Document.
- The Oldham Partnership will be sent a copy of the Local Development Document.

- A letter or email will be sent to those relevant parties on the LDF mailing list, or those that have expressed a particular interest, explaining that the Local Development Document is available for consultation.

4.38 Table 1 details the main consultation methods that the ~~C~~council will use as a minimum standard as listed above in paragraph 4.36. It also details the consultation techniques that the ~~C~~council may make use of over and above this minimum, if appropriate and resources permitting. The table provides a summary of the benefits of each consultation method available to the ~~C~~council and also gives an indication of which section of the community the consultation method could be most appropriate at targeting.

Table 1 Types of Consultation Methods – Benefits and Groups Most Likely To Benefit

Consultation Methods	Benefits	Groups most likely to benefit from consultation method
Consultation Document	Publication of I~~ssues and Options / Preferred Options~~ Draft and Submission Document~~s~~ to allow public participation.	All
Statutory Notice / Letter to Statutory Consultees	Legal requirement to notify about document preparation and consultation dates.	Statutory Consultees
Council Website / Limehouse Consultation Portal	Legal requirement. Document made available on the ~~C~~council's website can be accessed 24 hours a day.	General Public. Interested Individuals and Organisations. Agents. Developers. Landowners.
Council Offices	Legal requirement. Document made available at principal ~~C~~council offices during opening hours.	General Public. Interested Individuals and Organisations.
Councillors	Community representatives' input and endorsement for the Document.	Councillors
Letter / Email to Parties on LDF Mailing List	Individuals and organisations that expressed interest in being informed can easily be notified about document preparation and consultation dates.	Interested Individuals and Organisations. Agents. Developers. Landowners.
Press Release	Notification of document preparation and consultation dates can achieve wide coverage.	General Public. Interested Individuals and Organisations.
Public Libraries	Copies of Document can be displayed in local libraries to inform the community.	General Public. Interested Individuals and Organisations.
Council Magazine ~~Newspaper~~	~~"The Oldhamer" newspaper~~ "One Magazine" produced every two/three months. Opportunity for articles about Local Development Framework preparation and consultation dates.	General Public
~~Area Committees~~ District Partnerships/Ward Forums	Exhibition about Document can be displayed in venues across the ~~B~~borough to generate publicity. Also an opportunity to present to the meeting and respond to queries, if appropriate.	General Public. Interested Individuals and Organisations.
Stakeholder meetings	Meetings of specific stakeholders with relevant interest in area/topic invited to provide input into Document.	Statutory Consultees. Agents. Developers. Oldham Partnership. Landowners.
Public Meetings	Meetings with community to provide input into Document.	General Public. Interested Individuals and Organisations.
Workshops	Meetings of stakeholders with relevant interest in area/topic invited to provide input into Document.	Statutory Consultees. Interested Individuals and Organisations. Agents. Developers. Landowners.
Survey /	Surveys/questionnaires of general public and	General Public.

Questionnaire	stakeholders with relevant interest in area/topic invited to provide input into Document.	Interested Individuals and Organisations.
Exhibition	Exhibition about Document can be displayed in venues across the ~~B~~borough to generate publicity.	General Public. Interested Individuals and Organisations.
Leaflets	Leaflets about Document can be prepared and circulated around the community to generate publicity.	General Public
Citizens' Panel	Council has a Citizens' Panel that is surveyed several times a year that could be used to gauge views about Document.	General Public
Helpline	Telephone numbers of ~~C~~council officers available for people wanting details about Document.	General Public. Interested Individuals and Organisations.
Oldham Partnership	Local Development Framework is spatial expression of the Community Strategy. Partnership structure allows relevant stakeholders to be involved in Local Development Framework preparation.	Business, Black and Minority Ethnic, Voluntary, Faith, Community groups

4.39 Table 2 provides an overview of when the different consultation methods could be used for the different types of Local Development Documents, if appropriate and resources permitting.

Table 2 Consultation Methods and the Local Development Framework

Consultation Methods	Type of Local Development Document					
	Statement of Community Involvement	**Core Strategy**	**Site Specific Allocation**	**Area Action Plans**	**Development Control Policies**	**Supplementary Planning Documents**
Consultation Document	√	√	√	√	√	√
Statutory Notice	√	√	√	√	√	√
Council Website	√	√	√	√	√	√
Council Offices	√	√	√	√	√	√
Councillors	√	√	√	√	√	√
Letters / Email	√	√	√	√	√	√
Press Release	√	√	√	√	√	√
Libraries	√	√	√	√	√	√
Council Newspaper	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
~~**Area Committees**~~ **District Partnerships / Ward Forums**	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Stakeholder Meetings	*possibly*	*possibly*	*possibly*	√	*possibly*	*possibly*
Public Meeting	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Workshop	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Survey/Questionnaire	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Exhibition	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Leaflets	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Citizens' Panel		*possibly*	*possibly*	*possibly*	*possibly*	*possibly*
Helpline	√	√	√	√	√	√

Oldham Partnership	√	√	√	√	√	√

WHEN TO CONSULT

4.40 There will be different stages for Community Involvement in the preparation of the Local Development Documents. Each Development Plan Document will have formal opportunities for consultation and public participation during the preparation of the draft Development Plan Document ~~at the Issues and Options stage, the Preferred Options stage~~ and the Submitted Development Plan Document stage, whilst each Supplementary Planning Document will have formal opportunities for public participation at the Draft stage. The ~~C~~council will also encourage `frontloading` consultation, which means that potential participants are to be encouraged to engage as early as possible in the preparation process. (See Table 3)

4.41 As referred to above there will also be additional consultation if alternative sites are proposed as part of the public consultation stage on a Site-specific Allocations of Land Development Plan Document.

4.42 Different consultation methods may be better suited to the different stages of preparation of the Local Development Documents as shown in Table 3.

Table 3 Consultation Methods for Different Stages of Local Development Document Preparation

Consultation Methods	**Local Development Documents**								
	Development Plan Documents (DPD)						**Supplementary Planning Documents (SPD)**		
	Pre-Production – Evidence Gathering	**Production - ~~Issues and Options / Preferred Options~~Draft Document**	**Production - Submission DPD / 6 week public participation**	**Alternative Sites Consultation**	**Independent Examination**	**Adoption of DPD**	**Pre-Production – Evidence Gathering**	**Production – public participation on Draft SPD**	**Adoption of SPD**
Consultation Document		√	√					√	
Statutory Notice		~~√~~ *possibly*	√	√	√	√		√	√
Council Website/ Limehouse Consultation Portal		√	√	√	√	√		√	√
Councillors	*possibly*	√	√	√	√	√	*possibly*	√	√
Letter / Email		√	√	√	√	√		√	√
Press Release		*possibly*	√	√	√	√		√	√
Public Libraries		√	√	√	√	√		√	√

Council Newspaper		*possibly*	*possibly*	*possibly*		√		*possibly*	√
~~Area Committees~~ District Partnerships / Ward Forums	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Stakeholder Meeting	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Public Meeting	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Workshop	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Survey/ Questionnaire	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Exhibition	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Leaflets	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Citizens' Panel	*possibly*	*possibly*	*possibly*	*possibly*			*possibly*	*possibly*	
Helpline		√	√	√				√	
Oldham Partnership	*possibly*	√	√	√	√	√	*possibly*	√	√

HOW TO COMMENT

4.43 All formal Local Development Framework consultation documents can now be viewed and comments submitted interactively online during the consultation period via Limehouse Consultation Portal which respondents will be encouraged to use. To access Limehouse, please register online at http://oldham-consult.limehouse.co.uk/portal. The ~~C~~council will also prepare official comments forms for the public participation stages of Local Development Documents. ~~which respondents will be encouraged to use.~~ The comments forms will be available in both paper format at all formal deposit points and on the ~~C~~council's website. However, comments will also be accepted by email, letter and fax.

5 REPORTING BACK

5.1 The ~~C~~council will acknowledge all comments submitted at public participation stages about Local Development Documents. Any comments submitted cannot be treated as confidential.

5.2 All comments will be summarised in a "**Public Schedule of Representations Report**". Where changes are being sought to the Local Development Document, a "**Responses Report**" will indicate whether or not the ~~C~~council agrees that the Local Development Document should be changed along the lines being suggested before the document is submitted for examination. These two reports may be combined into a single document.

5.3 The Reports will be made available on the ~~C~~council's website as well as in hard copy at Access Oldham ~~the One-Stop Shop~~, the Civic Centre Level 12 Planning Reception and public libraries.

5.4 Organisations and individuals that have made comments on the Local Development Document will be informed that the Reports are available.

5.5 All Local Development Documents will be subject to the approval processes outlined in the Local Development Framework Scheme of Delegation that has been approved by the full Council.

6 COMMUNITY INVOLVEMENT AND DEVELOPMENT ~~CONTROL~~ MANAGEMENT

6.1 The ~~C~~council is responsible for the processing of all planning applications within the ~~B~~borough. To ensure that people within the ~~B~~borough are aware of proposals and that they have the chance to be involved in decision-making, notification and engagement is vital.

6.2 As well as setting out the ways in which the ~~C~~council will involve the community in the preparation of the Local Development Framework, the Statement of Community Involvement will also set out the ways in which the ~~C~~council will involve the community in the decision making process for determining planning applications.

6.3 The purpose of this section is to set out what the ~~C~~council's decision-making process involves in relation to planning applications and to explain the ~~C~~council's approach to community involvement.

PRE-APPLICATION DISCUSSIONS

6.4 Developers are encouraged to contact the ~~C~~council prior to the submission of a major planning application, to discuss a development proposal and any issues that may arise from it. Developers are also encouraged to discuss their proposal with other specific consultation bodies, where appropriate, before submitting a planning application. This has the benefits of allowing relevant issues to be raised and resolved early, providing more time to consider and develop better quality solutions, and removing delay to the formal planning process.

6.5 Entering into pre-application discussions with potential developers does not indicate endorsement by the ~~C~~council for a particular application. It simply enables effective communication between the developer, the ~~C~~council and interested parties.

6.6 Where the ~~C~~council considers a proposal to be of a scale and/or nature that it is likely to generate significant levels of public interest, the

prospective developer will be encouraged to engage the local community and undertake wide consultation.

6.7 The developer will be expected to submit a statement outlining the extent of the consultation completed with the planning application, and explain how the feedback from the consultation process has influenced the submitted scheme.

HOW LONG DOES IT TAKE TO PROCESS PLANNING APPLICATIONS?

6.8 The ~~C~~council aims to process planning applications within the Government's target periods, i.e. at least 60% of major planning applications determined within 13 weeks, 65% of minor planning applications within 8 weeks and 80% of other planning applications within 8 weeks

METHODS OF PUBLICITY

6.9 Consultation and publicity on planning applications does not just involve the public. The ~~C~~council must also consult the appropriate statutory bodies. In deciding which statutory body is consulted, the ~~C~~council must take into account the nature and location of the proposal and the relevant legislative context. Statutory consultees have 21 days in which to respond. However, bodies such as Natural England will be allowed a longer period of time to comment on applications where this is prescribed by legislation. There are also a number of non-statutory bodies, which the ~~C~~council will consult, in appropriate circumstances. Consultation periods on planning applications will be time-limited because the ~~C~~council is under a duty to meet the targets outlined in paragraph 6.8.

6.10 The statutory requirements for publicity for all planning applications are laid out in Article 8 of the Town and Country Planning (General Development Procedure) Order 1995, (as amended), the GDPO.

6.11 There are several stages following the receipt of, and during the processing of a planning application, where the ~~C~~council will instigate community publicity and involvement and these are described below.

6.12 Planning applications and the accompanying plans are available for inspection at the Planning Services reception in the Civic Centre.

6.13 Copies of new planning applications, including forms and plans have been available on Oldham Council's website since December 2005.

6.14 A weekly list of all planning applications received by the ~~C~~council is made available and publicised in the following ways:

- The ~~C~~council's website, and
- Printed copies for those interest groups who do not have access to the Internet site.

6.15 The list will categorise applications by Ward and contain an initial assessment of the level at which the decision will be taken.

6.16 Site Notices are posted on, or near to, the application site in ~~the following~~ all circumstances~~:~~ and

- ~~Applications with Environmental Statement~~
- ~~Departures from the Development Plan~~
- ~~Applications that affect a right of way as defined by the Wildlife and Countryside Act 1981~~
- ~~Development affecting the character or appearance of a Conservation Area~~
- ~~Development affecting the setting of a Listed Building~~
- ~~Applications for Listed Building Consent or Conservation Area Consent~~
- ~~Major Development~~

~~6.17 Major applications are defined as follows:~~

- ~~Residential Development~~
  - ~~Ten or more dwellings; or~~
  - ~~On a site of 0.5 hectares or more~~
- ~~Other development~~
  - ~~With a floor space of 1000 sq m or above; or~~
  - ~~On a site of 1 hectare or more~~
- ~~Mineral applications~~
- ~~Waste applications~~ *~~Moved to paragraph 6.19.~~*

~~6.18~~ ~~Site notices~~ are displayed ~~in at least one location on or near the site or property in question~~ for not less than 21 days, during which time representations maybe made.

6.17 Press advertisements are undertaken in the following circumstances and normally request that any representations are made within 14 days of their publication:

- Applications with an Environmental Statement
- Departures from the Development Plan
- Applications that affect a right of way as defined by the Wildlife and Countryside Act
- Development affecting the character or appearance of a Conservation Area
- Development affecting the setting of a Listed Building
- Applications for Listed Building Consent or Conservation Area Consent
- Major Development

Major applications are defined as follows:

- Residential Development
    - Ten or more dwellings; or
    - On a site of 0.5 hectares or more
- Other development
    - With a floor space of 1000 sq m or above; or
    - On a site of 1 hectare or more
- Mineral applications
- Waste applications

6.18 The local press is used for such notices.

NEIGHBOUR NOTIFICATION LETTERS

6.19 Letters are sent to all 'adjoining' occupiers in respect of every planning application. 'Adjoining' in this sense means, as a minimum:

- Any properties which share a boundary with the application site
- In the case of developments or extensions adjoining a highway, properties that are directly across the road from the proposed development
- In the case of proposals that may have a significant impact on neighbours, the notification will be extended to include other properties close by. The Development Control case officer will make a judgement as to who will be notified.

6.20 Site notices are also displayed where the address details of adjoining properties or land are not known or are unclear.

6.21 Individual occupiers are invited to inspect the application and make written observations within 21 days.

WHEN IS WIDER CONSULTATION NECESSARY?

6.22 In the case of major planning applications, additional methods of publicity may be used to involve the community in the decision making process in addition to the statutory requirements detailed above.

6.23 Recent Government guidance has categorised significant/major developments into three tiers, each of which will require a different level of consultation.

6.24 The categorisation will depend upon the characteristics of the application and its conformity with national, regional and local planning policy.

6.25 The identification of the nature of the planning application allows the ~~C~~council to determine the type and extent of consultation that needs to be undertaken to ensure the residents of the ~~B~~borough are adequately informed and are able to provide comments that inform the decision making process.

6.26 The preparation of the Statement of Community Involvement has allowed consideration of the ~~C~~council's current practice for notification and consultation on planning applications. The current practice for many applications is appropriate and will continue.

6.27 The ~~C~~council appreciates that it is very often major planning applications that can, in certain instances, be of concern to the residents in the ~~B~~borough. The Statement of Community Involvement seeks to widen its consultation and engagement practices in these instances. However, this needs to be balanced with available resources and be within financial budgets.

6.28 The ~~C~~council will adopt a three-tiered approach, in line with Government advice, which will set out the framework for those applications that will be subject to wider community involvement. Table 4 intends to set out the approaches to community involvement that may be appropriate in each instance.

Table 4 Approaches to Significant / Major Planning Applications

APPROACH	**TIER 1 – Applications where there are issues of scale and controversy, or are contrary to/out of line with LDF policy**	**TIER 2 – Applications broadly in accordance with the LDF but raising controversial issue or detail**	**TIER 3 – Applications of a scale or on a site for which the authority requires local community involvement**
Public Meetings	√	√	
Public Exhibition	√	√	
Development Briefs	√		
Design Exercises	√		
Website	√	√	√
Media/Leaflets	√	√	√

6.29 The tiered approach allows the ~~C~~council to set out which of the planning applications that it receives need wider consultation, and what degree of wider consultation is appropriate. This will be determined on a case-by-case basis.

Tier Level 1

6.30 Planning applications will be subject to the widest level of community consultation. Appropriate levels of consultation for this tier may include such techniques as public meetings, design type exercises and more wide scale media.

Tier Level 2

6.31 Planning applications in this level will be given 'medium' level wider consultation. Appropriate levels of consultation at this tier may be such methods as general public meetings or exhibitions. The involvement of the community in the area of the proposal will be more appropriate.

Tier Level 3

6.32 These are major developments, which will only have implications at a local level on a site-by-site basis, and therefore only the local community, near the proposal site need to be involved through consultation.

PROCESS OF INVOLVEMENT

6.33 Where neighbour notification has taken place, the ~~C~~council will not determine planning applications within 21 days of the date of the notification letter. The results of any such ~~consultation~~ notification will be reported and taken into account in decisions made by, and on behalf of, the ~~C~~council.

6.34 Consideration will be given to all representations received later than 21 days provided the planning application has not been determined.

6.35 All representations need to be made in writing, or by email, giving the name and address of the respondent. Anonymous or verbal representations cannot be considered in the determination of a planning application.

6.36 Planning applications will often generate much public interest and lead to a large number of objections. The negotiation stage will often result in the submission of amendments to overcome some of these objections. Re-notification of neighbours on minor amendments, which can significantly delay consideration of an application, is left to the discretion of the Head of ~~Planning Services~~Transportation and Planning. Minor amendments are often made to overcome a particular objection or concern so there may be no need to re-~~consult~~ notify in such circumstances.

6.37 More significant alterations will require neighbour re-notification and those persons re-notified will be given a further seven days to make representations.

6.38 Once a decision has been made on a planning application, ~~the Council requires new planning applications to be submitted for any subsequent amendments, when the full consultation and notification procedures will be applied.~~legislation allows for applications to be made to the local Planning Authority for both material and non-material changes. Where material changes are proposed full consultation and notification procedures will be applied.

DECISION PROCESS

6.39 More than 90% of all planning applications are determined under delegated powers by the Head of ~~Planning Services~~Transportation and Planning. However, the Planning Committee determines most of the larger, more complex planning applications.

6.40 When Ward Councillors require a planning application to be determined by the Planning Committee they must submit a letter stating the reasons for referral~~, signed by at least two members of the Area Committee within whose area the site is located,~~ to the ~~Executive Director of Environmental Services~~Head of Transportation and Planning within 21 days of the date of the relevant list of planning applications registered. It is anticipated that referrals of this kind will be kept to a minimum to avoid delays and costs to both the ~~C~~council and applicants.

6.41 The Planning Committee meets approximately every four weeks in the Civic Centre at 6.00pm. Members of the public can attend if they so wish.

6.42 If a planning application is going to be considered by the Planning Committee, the ~~C~~council inform the applicant/agent, individuals who were ~~consulted~~ notified and anyone else who submitted comments on the proposal.

6.43 The letter will inform them of the date of the meeting and that they can attend and have a right to speak. The ~~C~~council allows one objector and one supporter to speak on each planning application, each for a maximum of three minutes.

6.44 An elected Ward Councillor can also address the Planning Committee, but there is no time restriction placed on how long they can speak for.

6.45 Those wishing to speak at Planning Committee must inform the ~~C~~council's Committee Services Section in advance and by no later than noon on the date of the meeting.

6.46 Planning Committee reports are made available on the ~~C~~council's website five working days before the Planning Committee meeting.

Copies of the Planning Committee agenda can also be obtained from the Council's Committee Services Section.

6.47 At the Planning Committee meeting, the Chair will introduce each item and will invite those wishing to speak to do so.

6.48 The Planning Officer in attendance will then bring any necessary information, in addition to that contained in the report, to the Planning Committee's attention.

6.49 A further discussion by Planning Committee Members will follow but members of the public cannot take part in the debate. A decision will then be made.

POST APPLICATION

6.50 All decisions relating to planning applications are published on the ~~C~~council's website.

PLANNING APPEALS

6.51 Only applicants have a right to appeal against a refusal of planning permission, against conditions imposed on a planning approval or after certain time periods against the non-determination of a planning application. There are no third party rights of appeal.

6.52 All individuals and organisations that were notified at the time the planning application was originally submitted and all those who subsequently made comments in relation to the planning application, will be notified in writing of any appeal and how to make their views known. All letters received by the ~~C~~council will be copied and sent to the Planning Inspectorate.

6.53 Where an appeal is to be heard at a public inquiry the ~~C~~council will also erect a site notice and publicise the details in the press.

7 MINERALS AND WASTE MANAGEMENT

~~JOINT WASTE DEVELOPMENT PLAN DOCUMENT FOR GREATER MANCHESTER~~

7.1 Under the provisions of the Planning and Compulsory Purchase Act 2004 the ten unitary authorities in Greater Manchester have decided to produce a Joint Waste Development Plan Document for Greater Manchester, the JWDPD. At the end of 2009 the local authorities also agreed on the preparation of a joint minerals plan, the JMDPD. The Greater Manchester local authorities consider that this arrangement

offers the most potential for effective joint working in the production of the ~~Waste Development Plan Document~~ JWDPD and the JMDPD.

7.2 The Waste Plan will include detailed development ~~control~~ management policies and the identification of sites and preferred areas for a range of waste management facilities. ~~and~~ The minerals plan will include development management policies and safeguarding areas. Each will form an integral part of each of the ten Greater Manchester local authorities' Local Development Frameworks.

7.3 A planning team located within the Greater Manchester Geological Unit ~~will be~~ is responsible for the production of the Plan including consultation with assistance from the ten authorities as and when required. A consultation strategy has been prepared detailing methods for engagement with stakeholder and the community on the JWDPD. The consultation methods ~~to be~~ being used in preparing the JWDPD will be consistent across the Greater Manchester area, and in conformity with the ten Statements of Community Involvement of Greater Manchester. For further information please visit the JWDPD website at www.gmwastedpd.co.uk.

~~**MINERALS DEVELOPMENT PLAN DOCUMENT**~~

~~7.4 It is the intention of the Greater Manchester local authorities that a joint plan will be prepared for minerals. As yet no formal agreement has been reached on the production of this document, therefore work on the plan cannot commence till this is in place. It is envisaged that consultation arrangements for this document will be similar to that proposed for the Joint Waste Development Plan Document, however procedures can not be formalised until agreement on the document has been reached.~~

MINERALS AND WASTE MANAGEMENT PLANNING APPLICATIONS

7.4 Details of how the ~~C~~council will determine minerals and waste management planning applications are addressed in Section 6.

8 RESOURCES AND MANAGEMENT OF COMMUNITY INVOLVEMENT IN PLANNING

8.1 There will be resource implications, both financial and staff time, for the ~~C~~council depending on the type of consultation method used for each Local Development Document. The ~~C~~council's ~~Strategic Planning and Information section~~ planning policy team will lead on the consultation for Local Development Documents, with input from other sections of the ~~C~~council and the Oldham Partnership as appropriate.

8.2 The ~~Strategic Planning and Information section~~ planning policy team currently comprises six planners. ~~seven permanent members of staff~~.

However, it has to be recognised that its workload also encompasses other planning and corporate work in addition to the Local Development Framework. Therefore, the staff resources that will be available for public consultation may vary during the preparation of the different Local Development Documents.

8.3 The ~~Strategic Planning and Information section's~~ planning policy team's budget will include an element for consultations on Local Development Documents.

8.4 The ~~C~~council's Development Control section is responsible for managing the public consultation processes on planning applications, as outlined in Section 6.

8.5 The work on the Local Development Framework may be subject to call-in by the ~~Regeneration and Environment Overview and Scrutiny Commission~~relevant Overview and Scrutiny Commission.

9 REVIEW AND MONITORING

9.1 Planning Policy Statement 12: Local Spatial Planning ~~Development Frameworks~~ emphasises that review and monitoring are important elements of the reformed planning system and, as such, monitoring will be required to check that the targets and milestones set out in the Local Development Scheme are being met in order to implement the spatial vision and objectives of the Local Development Framework.

9.2 The ~~C~~council will monitor, through the Local Development Framework Annual Monitoring Report, the Statement of Community Involvement to see how it is performing in terms of involving the community. As part of this the ~~C~~council will evaluate the consultations undertaken in terms of resources used, response rates and expected outcomes. The ~~C~~council will also review the success and effectiveness of the various community involvement techniques used and will use the findings to review the appropriateness of the methods and procedures used. If any amendments are required to take account of significant changes in whom and how the ~~C~~council should be consulting, then a revised Statement of Community Involvement will be prepared that will be subject to the same procedures used in the preparation of this first Statement of Community Involvement.

9.3 The Annual Monitoring Report has to be prepared for each December and covers the previous financial year period.

APPENDIX 1 TESTS OF "SOUNDNESS" FOR DEVELOPMENT PLAN DOCUMENTS

Planning Policy Statement 12: Local Spatial Planning ~~Development Frameworks~~ sets out the tests against which an independent Planning Inspector will assess the "soundness" of Development Plan Documents. The assumption will be that the Development Plan Document is "sound", unless it is shown to be otherwise as a result of evidence considered at the Examination. To be "sound" a Development Plan Document must be justified, effective and consistent with national policy. ~~A Development Plan Document will be "sound" if it meets the following tests:~~

"Justified" means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

~~Procedural~~

~~(i) it has been prepared in accordance with the Local Development Scheme;~~

~~(ii) it has been prepared in compliance with the Statement of Community Involvement;~~

~~(iii) the plan and its policies have been subjected to a Sustainability Appraisal;~~

~~Conformity~~

~~(iv) it is a spatial plan which is consistent with national planning policy and in general conformity with the Regional Spatial Strategy, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or adjoining areas;~~

~~(v) it has had regard to the Borough's Community Strategy;~~

~~Coherence, Consistency and Effectiveness~~

~~(vi) the strategies/policies/allocations in the plan are coherent and consistent within and between Development Plan Documents prepared~~

~~by the Council and neighbouring Councils, where cross boundary issues are relevant;~~

~~(vii) the strategies/policies/allocations represent the most appropriate in all the circumstances, having considered the relevant alternatives, and they are founded on a robust and credible evidence base;~~

~~(viii) there are clear mechanisms for implementation and monitoring; and~~

~~(ix) the plan is reasonably flexible to enable it to deal with changing circumstances.~~

APPENDIX 2 CONSULTEES ON LOCAL DEVELOPMENT FRAMEWORK AND DEVELOPMENT CONTROL

Please note, this list is not exhaustive and also relates to successor bodies where re-organisations occur.

LOCAL DEVELOPMENT FRAMEWORK

Specific Consultation Bodies

The following bodies are specific consultation bodies and will be consulted by the ~~C~~council in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development)(England) Regulations 2004 and as amended 2008:

- The Regional Planning Body (4NW~~North West Regional Assembly~~)
- The Environment Agency
- The Historic Buildings and Monuments Commission for England (English Heritage)
- Natural England
- The Highways Agency
- ~~Network Rail~~ The Secretary of State for Transport
- Local Planning Authorities, County Councils or Parish Councils, any part of whose area is in or adjoins the ~~B~~borough
- A Regional Development Agency whose area is in or adjoins the ~~B~~borough
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106 (3) (a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the area of the ~~B~~borough
- ~~The Strategic Health Authority~~ Primary Care Trust
- A person to whom a licence has been granted under the Section 6(1)(b) or (c) of the Electricity Act 1989
- A person to whom a licence has been granted under Section 7(2) of the Gas Act 1986
- A sewage undertaker
- A water undertaker
- Coal Authority

Government Departments

The **Government Office for the North West** will be consulted by the ~~C~~council and will be the first point of contact for consultation with the following Government Departments:

- Department for Communities and Local Government (DCLG)
- Department for Culture, Media and Sport (DCMS)
- ~~Department for Education and Skills (DfES)~~ Department for Children, Schools and Families
- Department for Environment, Food and Rural Affairs (Defra)

- ~~Department of Trade and Industry (DTI)~~ Department for Business, Innovation and Skills (BIS)
- Department for Transport (DfT)
- Home Office

In addition, the ~~C~~council will also consult the following Government Departments, where appropriate:

- Department of Health (through Regional Public Health Group)
- Ministry of Defence
- Department of Work and Pensions
- ~~Department of Constitutional Affairs~~Ministry of Justice
- Office of Government Commerce (Property Advisers to the Civil Estate)

General Consultation Bodies

The following bodies are general consultation bodies and will be consulted by the ~~C~~council, where appropriate, in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 and as amended 2008:

- Voluntary bodies some or all of whose activities benefit any part of the Borough
- Bodies which represent the interests of different racial, ethnic or national groups in the Borough
- Bodies which represent the interests of different religious groups in the Borough
- Bodies which represent the interests of disabled persons in the Borough
- Bodies which represent the interests of persons carrying out business in the Borough

Other Consultees

The ~~C~~council will also consult the following agencies and organisations, where appropriate:

- Age Concern and Help the Aged
- Airport Operators
- British Chemical Distributors and Traders Association
- British Geological Survey
- British Waterways, canal owners and navigation authorities
- Centre for Ecology and Hydrology
- Chambers of Commerce, local Confederation of British Industry and local branches of Institute of Directors
- Church Commissioners
- Civil Aviation Authority
- ~~Coal Authority~~
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- ~~Commission for Racial Equality~~ Equality and Human Rights Commission

- Crown Estate Office
- Diocesan Board of Finance
- Disabled Persons Transport Advisory Committee (now part of the Inclusive Environment Group)
- Electricity, Gas and Telecommunications Undertakers, and the National Grid Company
- Environmental groups at national, regional and local level, including:
  (i) Campaign to Protect Rural England (Lancashire branch only)
  (ii) Friends of the Earth
  (iii) Royal Society for the Protection of Birds
  (iv) Wildlife Trusts
- ~~Equal Opportunities Commission~~
- Fire and Rescue Services
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- ~~Help the Aged~~
- ~~Housing Corporation~~ Housing Communities Agency
- Learning and Skills Councils
- Local Agenda 21 including:
  (i) Civic Societies
  (ii) Community Groups
  (iii) Local Transport Authorities
  (iv) Local Transport Operators
  (v) Local Race Equality Councils and other local equality groups
- ~~National Playing Fields Association~~ Fields In Trust
- National Trust
- Passenger Transport Authorities
- Passenger Transport Executives
- Police Architectural Liaison Officers / Crime Prevention Design Advisors
- Port Operators
- Rail Companies and the Rail Freight Group
- Regional Housing Boards
- Regional Sports Boards
- Road Haulage Association
- Royal Mail Group plc
- Sport England
- The Home Builders Federation
- Traveller Law Reform Coalition
- Water Companies
- Women's National Commission

DEVELOPMENT ~~CONTROL~~ MANAGEMENT

- Ancient Monuments Society
- British Rail Property
- British Telecommunications plc
- British Waterways
- CABE
- Campaign to Protect Rural England
- Chadderton Historical Society
- Civil Aviation Authority
- Council for National Parks
- ~~Countryside Agency~~
- Greater Manchester Fire and Rescue Service
- EGS Design
- English Heritage
- ~~English Nature~~ Natural England
- English Sports Council (North West)
- Environment Agency
- First Choice Homes Oldham
- Forestry Commission
- FRCA (Farming and Rural Conservation Agency)
- Greater Manchester Police
- Greater Manchester Passenger Transport Executive
- Greater Manchester Ambulance Service
- Greater Manchester Archaeology Unit
- Greater Manchester Ecology Unit
- Greater Manchester Geological Unit
- Health and Safety Executive
- Highways Agency
- Oldham / Rochdale Housing Market Renewal Initiative Executive
- Huddersfield Canal Society
- Lancashire Wildlife Trust
- Manchester Methodist Housing Association
- Medlock and Tame Valley Conservation Association
- National Grid
- National Power plc
- Network Rail
- New Deal for Communities
- North West Civic Trust
- Northwest Regional Development Agency
- North West Tourist Board
- OMBCTOA (Taxi Operators Association)
- Oldham Area Civic Society
- Oldham Disability Alliance
- Oldham Health Authority
- Oldham NHS Trust
- Oldham Playing Fields Association

- Oldham Primary Care Trust
- Oldham Sports Council
- Oldham Town Centre Manager
- Oldham Town Centre Partnership
- Peak and Northern Footpath Society
- Planning Inspectorate
- Ramblers Association
- Royal Mail plc (Post Office Property Holdings)
- Rochdale Canal Society
- Sport England
- Tameside Community Nursing
- The Coal Authority
- The Council for British Archaeology
- The Garden Historical Society
- The Georgian Group
- The Society for the Protection of Ancient Buildings
- The Spindles Town Square Shopping Centre Manager
- The Victorian Society
- United Utilities
- West Pennine Bridleways Association
- West Pennine Health Authority

APPENDIX 3 GLOSSARY OF TERMS

Sustainable Community Strategy – This sets out a vision, strategic objectives and targets for the long-term future of the ~~B~~borough.

Core Strategy - A Development Plan Document that sets out a long-term spatial vision and strategic objectives for the ~~B~~borough. It also contains a spatial strategy, core policies and a monitoring and implementation framework.

Development ~~Control~~ Management Policies – These are criteria based policies that are required to ensure that all development taking place within the ~~B~~borough meets the spatial vision and objectives set out in the core strategy.

Development Plan – The Development Plan for the ~~B~~borough consists of the Regional Spatial Strategy for the North West, saved policies in the Oldham Unitary Development Plan, and/or Development Plan Documents that replace the saved policies.

Development Plan Document - A spatial planning document that is subject to Independent Examination and forms part of the Development Plan. They can include Core Strategy, Site Specific Allocations of Land and Area Action Plans.

Local Area Agreement - A Local Area Agreement is a three year agreement that sets out the priorities for a local area agreed between central government, represented by the Government Office, and a local area, represented by the local authority and Local Strategic Partnership (LSP) and other key partners at a local level.

Local Development Document (LDD) – The generic term given to all constituent documents of the Local Development Framework.

Local Development Framework (LDF) – A folder of Local Development Documents, some of which form part of the Development Plan for the ~~B~~borough.

Local Development Scheme (LDS) – A project plan for the preparation of the Local Development Framework. It is a rolling three year programme which the ~~C~~council should review and update each year.

Proposals Map – A map with an Ordnance Survey base that illustrates the policies and proposals of a Development Plan Document.

Regional Spatial Strategy (RSS) – This sets out the region's policies in relation to the development and use of land and forms part of the Development Plan for the ~~B~~borough. ~~The North West Regional Assembly~~ 4NW prepares the RSS.

Statement of Community Involvement (SCI) – This sets out the standards that the ~~C~~council will achieve in terms of engaging communities in the preparation of the Local Development Framework and development ~~control~~ management decisions. ~~It is subject to Independent Examination~~.

Supplementary Planning Document (SPD) – A Supplementary Planning Document provides additional information in respect of policies contained in the Development Plan Documents. It is not subject to Independent Examination and does not form part of the Development Plan, although it can be a material consideration when determining planning applications.

Saved policies or plans – Existing adopted plans that are saved for three years or until replaced by a more up-to-date replacement plan.

APPENDIX 4 CONTACT DETAILS

LOCAL DEVELOPMENT FRAMEWORK

If you require further information about the Local Development Framework, including the Statement of Community Involvement, please:

- Visit the ~~C~~council's website at ~~www.oldham.gov.uk~~ http://www.oldham.gov.uk/living/planbuildmatters/planning-lds.htm or
- Contact the Strategic Planning and Information section at:

Address: Oldham Metropolitan Borough Council
Economy, Place and Skills Directorate~~Regeneration Directorate~~
PO Box 452
Oldham Business Centre
Cromwell Street
OLDHAM
OL1 1WR

Telephone: 0161 770 4151
Fax: 0161 770 5172
Email: spi@oldham.gov.uk

DEVELOPMENT MANAGEMENT ~~CONTROL~~

If you have any queries relating to planning applications, please contact the Development Control section at:

Address: Oldham Metropolitan Borough Council
Economy, Place and Skills Directorate~~Environmental Services Directorate~~
~~Level 12~~
Civic Centre
PO Box 30
West Street
OLDHAM
OL1 1UQ

Telephone: 0161 770 4105
Email: planning@oldham.gov.uk

OLDHAM SUSTAINABLE COMMUNITY STRATEGY

If you have any queries about Oldham's Sustainable Community Strategy, please contact the ~~Policy and External Funding section~~Oldham Partnership at:

Address: Oldham Partnership Support Team
Room 441
Civic Centre
West Street
Oldham
OL1 1UL

Telephone 0161 770 5256
Fax 0161 770 5258
Email info@oldhampartnership.org.uk

Further details about the work of the Oldham Partnership can be viewed on its website at www.oldhampartnership.org.uk.

~~Address: Oldham Metropolitan Borough Council~~
~~Strategy and Resources Directorate~~
~~Level 14~~
~~Civic Centre~~
~~PO Box 335~~
~~West Street~~
~~OLDHAM~~
~~OL1 1XL~~

~~Telephone: 0161 770 4187~~

~~Alternatively, you can view the Oldham Community Strategy via the following web link:~~
~~www.oldham.gov.uk/community-strategy~~

~~OLDHAM COMMUNITY ENGAGEMENT FRAMEWORK / STRATEGY~~

~~If you have any queries about Oldham's Community Engagement Framework, please contact the Council's Principal Officer (Community Development) at:~~

~~Address: Oldham Metropolitan Borough Council~~
~~Strategy and Resources Directorate~~
~~Level 3~~
~~Civic Centre~~
~~PO Box 335~~
~~West Street~~
~~OLDHAM~~
~~OL1 1XL~~

~~OLDHAM PARTNERSHIP~~

~~If you have any queries about the Oldham Partnership, please contact:~~

~~Oldham Partnership Support Team~~

~~Oldham Business Centre~~
~~Cromwell Street~~
~~Oldham~~
~~OL1 1LB~~

~~Telephone 0161 615 5024~~
~~Fax 0161 615 5039~~
~~Email info@oldhampartnership.org.uk~~

~~Further details about the work of the Oldham Partnership can be viewed on its website at www.oldhampartnership.org.uk.~~

APPENDIX 5 USEFUL CONTACTS AND WEBSITES

Department for Communities and Local Government	www.communities.gov.uk
Planning Inspectorate	www.planning-inspectorate.gov.uk
Planning Portal	www.planningportal.gov.uk
Royal Town Planning Institute	www.rtpi.org.uk
Planning Aid North West	http://northwest.rtpi.org.uk/
4NW	www.4nw.org.uk