

OLDHAM METROPOLITAN BOROUGH UNITARY DEVELOPMENT PLAN

WRITTEN STATEMENT

ADOPTED 14 JULY 2006

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On 14 July 2006 Oldham Metropolitan Borough Council adopted this Unitary Development Plan. The adopted Plan forms part of the development plan for the area of Oldham Metropolitan Borough Council. The development plan forms the basis for decisions on land use affecting the area. The Plan came into operation on its adoption. It replaces the previous Unitary Development Plan that was adopted in 1996.

If you have any queries about the Unitary Development Plan, please do not hesitate to contact the Council's Strategic Planning and Information section on telephone numbers 0161 911 4151 / 4139 or by email at spi@oldham.gov.uk.

ولڈھام مٹروپولیٹن بورا ইউنیٹاری ڈیভالپمنٹ پلان

ۛۛۛ جولائی ۛۛۛۛۛۛ ولڈھام مٹروپولیٹن بورا কাউنسل এই ইউنیٹاری ڈیভالپمنٹ پلانটি গ্রহণ করেছে। গ্রহীত উক্ত প্লানটি ওলڈহাম মٹ্রোপলিটান বোরা কাউন্সিল এলাকার উন্নয়ন কর্মপরিকল্পনার একটি অংশবিশেষ। এই এলাকার ভূমির ব্যবহার সম্পর্কিত সিদ্ধান্তসমূহের ভিত্তি কি হওয়া উচিত তা এই উন্নয়ন কর্মপরিকল্পনাটি নির্দেশ করে। প্লানটি গ্রহীত হবার পর থেকেই তা কার্যকর হতে শুরু করেছে। এটি আগের অর্থাৎ ৛৛৛৛ সনে গ্রহীত ইউনিটারি ডিভালপমেন্ট প্লানের স্থলাভিষিক্ত হয়েছে।

যদি এই ইউনিটারি ডিভালপমেন্ট প্লানটি সম্পর্কে আপনি কিছু জিজ্ঞাসা করতে চান তবে অনুগ্রহ করে কাউন্সিলের স্টিটিজিক প্লানিং এবং ইনফরমেশন সেকশনে 0161 911 4151 / 4139 টেলিফোন নম্বরে অথবা spi@oldham.gov.uk ই-মেইল ঠিকানায় যোগাযোগ করুন।

ওল্ডহাম মেট্রোপলিটন অরো যুনিটরী ডেভলপমেন্ট প্লান

14মী জুলাই 2006না দিবসে ওল্ডহাম মেট্রোপলিটন অরো কাউন্সিলে আ যুনিটরী ডেভলপমেন্ট প্লাননে অপনাব্যো ডতো. অপনাববামাং আবেল আ যোজনা ওল্ডহাম মেট্রোপলিটন অরো কাউন্সিলনা বিস্তারনী বিকাশনী যোজনানো অেক ভাগে છે. ডেভলপমেন্ট প্লান আ বিস্তারনে অসর કરતી જમીનના વપરાશને લગતા નિર્ણયોનો પાયો પૂરો પાડે છે. પ્લાનને જ્યારે અપનાવવામાં આવ્યો ત્યારે તેનો અમલ શરૂ થયો હતો. તે 1996માં અપનાવાયેલ યુનિટરી ડેવલપમેન્ટ પ્લાનનું સ્થાન ગ્રહણ કરે છે.

જો તમારે યુનિટરી ડેવલપમેન્ટ પ્લાન વિષે વધુ પુછપરછ કરવી હોય તો કાઉન્સિલની સ્ટ્રેટેજીક પ્લાનિંગ એન્ડ ઇન્ફર્મેશન સેક્શનનો 0161 911 4151 /4139 ઉપર સંપર્ક સાધો અથવા ઇમેલ કરો.
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اولڈھام میٹروپالیٹن بارو یونیٹری ڈیولپمنٹ پلان

مؤرخہ 14 جولائی 2006 کو اولڈھام میٹروپالیٹن بارو کونسل نے یہ یونیٹری ڈیولپمنٹ پلان اپنایا تھا۔ یہ پلان / منصوبہ اولڈھام میٹروپالیٹن بارو کونسل کے علاقے کیلئے تعمیراتی منصوبہ بندی کے جزو کی شکل اختیار کرتا ہے۔ ڈیولپمنٹ پلان زمین کے استعمال کیلئے کئے جانے والے ان فیصلوں کیلئے بنیاد کی حیثیت رکھتا ہے جو علاقے پر اثر انداز ہوتے ہیں۔ یہ پلان اختیار کئے جانے کے بعد ردو عمل ہو گیا تھا۔ یہ گزشتہ یونیٹری ڈیولپمنٹ پلان کی جگہ پر ہے جو 1996 میں اختیار کیا گیا تھا۔

اگر یونیٹری ڈیولپمنٹ پلان کے سلسلے میں آپ کچھ بھی پوچھنا چاہتے ہوں تو برائے کرم کونسل کے سٹریٹجک پلاننگ اینڈ انفارمیشن سیکشن کو 0161 911 4151/4139 نمبروں پر فون کریں یا spi@oldham.gov.uk پر ای میل کریں۔

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1. INTRODUCTION

ABOUT THE UNITARY DEVELOPMENT PLAN

- 1.1 The planning system exists to regulate the way land is used and developed, in the interests of the public. The Unitary Development Plan (UDP) is central to the planning process as it aims to balance necessary development*¹ with the conservation and improvement of the environment, and the needs and rights of the individual with those of the wider community.
- 1.2 The UDP sets out the policies the Council will follow when considering applications from prospective developers of land in the Borough over the next ten years, a process known as development control. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the adopted UDP, provided the policies or proposals it contains are relevant and unless “material considerations”* indicate otherwise. This is to ensure that planning decisions are made in a rational and consistent manner.
- 1.3 Applications which are not in line with the UDP’s relevant policies should not be allowed to proceed unless they are justified by material considerations, in which case local planning authorities may decide to grant permission. Applications that depart significantly from UDP policy must be notified to the Secretary of State who may decide to intervene and take the decision directly.
- 1.4 The UDP is the only land use plan for Oldham produced at the district level and covers the whole of the Borough apart from the area to the east of Saddleworth, which falls within the Peak District National Park*. However, following the enactment of the Planning and Compulsory Purchase Act in 2004, the Regional Spatial Strategy for the North West* (RSS) now also forms part of the Borough’s statutory development plan.
- 1.5 The UDP is instrumental in the bid to achieve more sustainable development*, for example by influencing the kind of development that brings new homes and jobs without compromising the quality of life of future generations. The Council is committed to achieving more sustainable forms of development across the Borough, both for the benefit of local people and as part of our wider regional, national and international responsibilities.
- 1.6 Throughout its preparation this review of the UDP has been subject to sustainability appraisal* and separate reports are available that describe this process and the way it has affected the resulting drafts. All policies and proposals, including the main changes proposed between first deposit and revised deposit stages, have been tested against four key sustainability objectives, based on those detailed in the Government Office for the North West’s strategy for sustainable development in the North West, *Action for Sustainability*. These are:

¹ An asterisk * denotes a word or term that is defined in the Glossary of Terms at the back of this document.

- a. live - social progress and a better quality of life;
- b. protect - effective environmental protection;
- c. save - conserve the region's natural resources; and
- d. grow - economic growth and sustainable regional development.

- 1.7 To fulfil its purpose the UDP must reflect the views of the Oldham community. Many of the issues it deals with have generated differences of opinion which the Council has aimed to balance as far as possible whilst taking into account national and regional policy guidance.
- 1.8 Finally, the Council's broader aspirations are not included within the UDP as these can be found in other documents, for example the Council's Corporate Plan and Oldham's Community Strategy (see below).

OBJECTIVES OF THE UNITARY DEVELOPMENT PLAN AND RELATIONSHIP TO THE COMMUNITY STRATEGY

- 1.9 The Oldham Partnership, of which the Council is a member, brings together the public, private, voluntary, community and faith sector organisations that are active within the Borough. It is the responsibility of the Oldham Partnership to produce a Community Strategy, setting out a vision, strategic objectives and targets for the long-term future of the Borough. The Community Strategy is underpinned by action plans and strategies, of which the UDP is one.
- 1.10 The Oldham Partnership's vision for Oldham, developed as a result of an in-depth community planning process, can be summarised as the creation of "a prosperous Borough" that is "a desirable place to live" containing "ambitious and healthy people learning to realise their full potential." The priority themes for action set out in Oldham's Community Strategy 2005–2020 are:
- Community Cohesion,
 - A Strong and Vibrant Economy,
 - Health and Well-Being for All,
 - Safe and Strong Communities,
 - Well Educated and Highly Skilled People,
 - Children and Young People – Our Future,
 - An Improved and Valued Environment,
 - A Place of Culture,
 - Decent Homes for All, and
 - A Thriving Voluntary, Community and Faith Sector.
- 1.11 Several of these priority themes have relevance to the UDP, but perhaps the most direct link is with the "An Improved and Valued Environment" theme. The aims set out under this theme are to:
- Develop high quality living environments;
 - Maintain and improve transport infrastructure and services to meet our economic and social needs;
 - Conserve natural resources; and
 - Raise awareness and empower communities.

- 1.12 Another important theme is the creation of “Decent Homes for All”. The potential now exists in Oldham to deliver significant improvement to the Borough’s housing stock through the Oldham/Rochdale joint pathfinder initiative for the Housing Market Renewal Fund*. Additionally, under the theme of creating a “Strong and Vibrant Economy”, key aims include improving the image of the Borough, maintaining high economic activity, conserving the best, as well as improving the quality, of the built environment, and encouraging sustainable economic regeneration.
- 1.13 The Council is committed to a responsible approach to reducing and mitigating the impacts of climate change. It has developed a draft Climate Change Strategy and undertaken a renewable energy study of the Borough to find out how the area might contribute to meeting regional renewable energy generation targets. The housing renewal and redevelopment that will take place as a result of the allocations in this Plan and the Housing Market Renewal Fund pathfinder initiative is viewed as a key opportunity to pursue a step change in the energy performance of dwellings, by incorporating renewable energy technologies. This links to improving health by tackling fuel poverty, and supporting economic diversification and re-skilling through ensuring that local people benefit from any economic opportunities that may arise in this field.
- 1.14 The Council’s Corporate Plan 2006 to 2009 describes as its mission “to improve everyone’s lives, by providing quality local services and effective community leadership in a regenerated Borough”. It is envisaged that this will be achieved and supported through the main aim of the Corporate Plan which is: “regenerating the Borough in a way that achieves greater Community Cohesion”. Six corporate themes are set out for the three year period of the Corporate Plan: community cohesion, realising the potential of children, young people, and families, an improved environment, a prosperous Borough, healthy and well cared for people, and an improving Council striving for excellence. To ensure that the planning process plays its part in helping to achieve corporate and Oldham Partnership visions, priorities and objectives, and deliver more sustainable development, the Council has adopted the following objectives for the UDP:
- a. supporting communities and social inclusion, for example by promoting mixed and balanced communities;
 - b. promoting economic well being in which all can share;
 - c. conserving and making efficient use of natural resources such as fossil fuels and minerals, and improving the quality of natural resources including air, water, and soil;
 - d. improving accessibility and reducing the need to travel;
 - e. protecting and conserving the Borough’s natural, historical and cultural assets, including landscapes, parks and gardens, trees and woodlands; designated wildlife habitats and biodiversity; listed buildings, Conservation Areas, archaeological sites, ancient monuments and other

elements of the historic fabric of the Borough (including non-designated elements); and

- f. regenerating the older urban areas of the Borough and supporting wider urban renaissance*.

- 1.15 The spatial strategy and land use policies and proposals set out in this UDP aim to provide a framework for land use decisions which ensures that development supports these objectives.
- 1.16 National planning guidance advises against the inclusion of excessive detail within development plans. For this reason, there are references in this UDP to the preparation or review of supplementary planning documents (SPDs)*. The role of an SPD is to supplement policies of the Plan by giving additional detail to help in the implementation of Plan policies. It does not form part of the Plan, but may be taken into account as a material consideration. Only an SPD that has been prepared in accordance with national guidance and includes public consultation will carry substantial weight in guiding decisions.

THE UNITARY DEVELOPMENT PLAN IN CONTEXT

- 1.17 The UDP does not operate in isolation. To effectively achieve its objectives and deliver more sustainable development, it must complement and be carried out in conjunction with:
- The Oldham Community Strategy and its action plans;
 - Regeneration Strategies such as SRB6*, New Deal for Communities*, Neighbourhood Renewal Fund*, and Housing Market Renewal Fund*;
 - The Greater Manchester Local Transport Plan;
 - The Greater Manchester Integrated Waste Disposal Strategy; and
 - Corporate strategies such as the Housing Strategy, Tourism Strategy, Woodland Strategy, Milestones Strategy and Community Cohesion Strategy.
- 1.18 It is also important that the UDP contributes to the delivery of area strategies within the Borough, although these go beyond land use planning to take a more holistic approach to service delivery at a local level, including for example education and health services.
- 1.19 The UDP sits within a hierarchy of planning policies and guidance that begins at national level with the Government's Planning Policy Guidance Notes* (PPG's) and Planning Policy Statements* (PPS's). At a regional level it must respect the Regional Spatial Strategy for the North West* (RSS), published in 2003, which sets out the broad development strategy for the region and covers, among other issues, the appropriate balance between development in urban and rural areas. The strategy set out in RSS aims to bring about an urban renaissance* in the cities and towns of the region, and to create an accessible region.
- 1.20 The Regional Spatial Strategy for the North West also sits alongside the Regional Economic Strategy, published in 2000 by the North West

Development Agency (NWDA) and updated in 2006. The NWDA vision for the North West Region is “a dynamic, sustainable international economy which competes on the basis of knowledge, advanced technology and an excellent quality of life for all”. Three major drivers to achieving the Strategy’s vision and to closing the output gap with the average for England have been identified: “improve productivity and grow the market”; “grow the size and capability of the workforce”; and “conditions for sustainable growth”. A series of factors and objectives which influence the three major drivers have been identified and those of particular relevance to land use planning are grouped under a series of headings including transport, land use, housing, planning, energy, investment, culture and image, community, environment, local employment, population change, skills and education, international and regional sectors.

- 1.21 The Regional Economic Strategy sets out the NWDA’s intention to concentrate on schemes that develop the economic infrastructure, remove barriers to growth including dereliction, and link areas of opportunity and need in Oldham. Oldham does not contain a strategic regional site identified by the NWDA, but is close to several others: North Manchester Business Park, Ashton Moss and Waterside Park in Tameside, and Kingsway in Rochdale.
- 1.22 There are also strategies at a sub-regional level that are significant for the UDP. Local authorities in Greater Manchester have adopted the *Greater Manchester Strategic Planning Framework*, which sets out a long term vision for the development of the conurbation* over the next twenty years. In June 2003 the Association of Greater Manchester Authorities (AGMA) published a *Strategy for Greater Manchester*, to provide a vision for the City-Region and a focus for the work of different agencies at the sub-regional level. Land use planning has a contribution to make to several of its cross cutting themes, in particular improving connectivity and creating sustainable communities.
- 1.23 It is also important that Oldham’s plans for land use complement those of neighbouring areas to the east, such as the Peak District National Park. Section 62 of the Environment Act 1995 places a duty on local authorities to have regard to the purposes for which National Parks are designated in carrying out their own activities and decisions. The UDP will therefore need to support the Peak District National Park Authority in its policies to manage and protect the Park. The Council also works jointly through the Standing Conference of South Pennine Authorities and has consulted with neighbouring authorities at every stage of the UDP review.
- 1.24 Finally, it should be borne in mind when reading this UDP that the Government has instigated a reform of the planning system through the Planning and Compulsory Purchase Act 2004. This Act replaces Unitary Development Plans with Local Development Frameworks (LDFs). An LDF consists of a suite of documents including Development Plan Documents that will individually cover core strategy, site allocations, the proposals map and development control policies. In reforming the planning system, the Government aims to ensure greater speed in plan making and more community involvement in the process. The period of transition between the two systems is covered by “saving” the policies in this UDP for three years

from its date of adoption during which time production will begin on the new LDF documents.

PUBLIC CONSULTATION THROUGHOUT THE REVIEW

- 1.25 The Government has established regulations for the review of development plans such as the UDP. Public consultation must be introduced at regular intervals throughout the process, but the way in which people can influence its contents varies from stage to stage. The people of Oldham had their first chance to become involved between March and May 2000 when they were invited to express their views about the future scale and direction of development in the Borough. A report on that consultation can be found in a separate document, *Statement of Pre-Deposit Public Consultation and Publicity*.
- 1.26 The next public consultation stage took place in autumn 2001, when the people of Oldham had their first chance to view the draft policies and proposals set out in the UDP and to determine how these were likely to affect themselves and their neighbourhood. The draft Plan, known as the “First Deposit Draft”, was placed “on deposit” for a six-week period during which people submitted representations about the specific policies or proposals it included.
- 1.27 After this consultation period closed, the Council considered the representations received and, where possible, negotiated to reach agreement with anyone who had registered an objection to any aspect of the UDP. Changes to the draft Plan that resulted from that process were published in a “Revised Deposit Draft” which involved a further six-week public consultation period. This took place in autumn 2003.
- 1.28 Objections that remained unresolved following the two consultations were considered at a Public Local Inquiry held over the period 25th January 2005 to 18th October 2005. At this Inquiry every objector had the right to present their comments to the Inspector either in person or in writing.
- 1.29 The Inspector’s Report was published on 6th January 2006. As a result of his recommendations that amendments to the Plan be made, on 27th February 2006 the Council published its Statement of Decisions and Schedule of Proposed Modifications, again for a further six-week public consultation period. This ended on 10th April 2006.
- 1.30 Overall, 4,890 objections and 793 supporting representations were received throughout the UDP review. The Council would like to put on record its thanks to all those who participated in this process through their representations.

UNDERSTANDING THE UNITARY DEVELOPMENT PLAN

- 1.31 The UDP separates its policies into two parts, 1 and 2. Part 1 policies, shown in **BOLD UPPERCASE TEXT**, set out in broad terms where development should be located and the general principles that the Council

will apply to that development.

- 1.32 Part 2 policies, shown in **bold lowercase text**, expand upon these broad themes to guide day to day decisions about planning applications and offer a reasoned justification for each policy. Part 2 of the UDP also consists of the Proposals Map, which shows the Council's proposals for land use in the Borough on an Ordnance Survey map base. Each of the following chapters contain both Part 1 and 2 policies apart from Chapter 2, Planning Strategy, which is explanatory text setting the context for the Plan's policies and proposals.
- 1.33 Users of the UDP should note that the Plan should be read as a whole and, consequently, cross-referencing between policies and chapters has been kept to a minimum to avoid any misunderstanding. However, as an additional aid to understanding the structure and content of the UDP an index based on policies has been added to the Plan.
- 1.34 It should be noted that allocations and designations have largely been kept the same throughout the review process. Therefore, there are gaps in the numbering sequence of some allocations where deletions have occurred as a consequence of objections or changed circumstances.
- 1.35 The UDP is divided into a series of chapters:

Chapter 2. Planning Strategy – how the UDP policies and proposals work together as a land use strategy that supports the vision and objectives for the Borough, and sustainable development.

Chapter 3. The Design of New Development – how a development should fit within its surroundings; its appearance and environmental performance.

Chapter 4. Transport – the approach to transport developments and the transport implications of other new developments.

Chapter 5. Business, Industry and the Local Economy - allocating industrial land and protecting Primary Employment Zones and existing business premises from other forms of development.

Chapter 6. Housing – releasing land for housing development and addressing issues like the provision of affordable housing.

Chapter 7. Retail and Leisure Development – support for local shopping; controlling of out of centre shopping development to protect shopping and leisure facilities in Oldham Town Centre and the Borough's District Centres.

Chapter 8. Oldham Town Centre – safeguarding the Town Centre's role as a community focus; allocating sites for particular uses; controlling car parking; and protecting and improving the environment.

Chapter 9. Community and Education Facilities - protecting existing facilities from other forms of development and establishing criteria for the

location of new amenities.

Chapter 10. Open Space, Sport and Recreation Facilities - protecting open space set aside for recreational purposes and guiding the provision of additional space.

Chapter 11. Open Environment - guiding the control of development within the Green Belt and on agricultural land; protecting the Borough's valuable landscapes and natural habitats.

Chapter 12. Conservation of the Historic Environment – protecting Conservation Areas, Listed Buildings, archaeological sites and other historic features.

Chapter 13. Natural Resources and Environmental Quality - minimising pollution from new developments; criteria for developments related to energy sources and mineral extraction.

Chapter 14. Waste Management - criteria for the location of waste related development.

2. PLANNING STRATEGY

- 2.1 The UDP fits into a complex framework of national, regional and local policy. This chapter explains how the visions, priorities and objectives for the Borough, together with the overarching aim of sustainable development, are translated into a strategy for the development of land.
- 2.2 The Borough covers approximately 55 square miles and is home to about 217,000 people as at the 2001 Census. The eastern part of the Borough contains significant areas of open countryside with a settlement pattern of densely settled river valleys, typical of the South Pennines, and dispersed farmsteads. To the west, the Borough has an urban character, reflecting its position close to Manchester City Centre.
- 2.3 The Council is committed to encouraging high quality new development in suitable locations, while at the same time conserving open land within the urban and rural areas of the Borough. Balancing the need for development with the need to conserve the environment may involve difficult choices to resolve conflicting objectives. These may need to be made on a case-by-case basis, but the general principles applied by the Council are as follows:
- a. All development should achieve a high standard of design and urban design, wherever it is in the Borough. This principle is about the way individual buildings look and perform and the resources they consume, and how buildings relate to one another and the spaces around them.
 - b. Reducing the need to travel and providing the opportunity for people to use modes of transport other than the car mean that the availability within walking distance of people's homes of basic services and public transport routes becomes a fundamental consideration in the location of new development. This also recognises the role that accessibility has to play in supporting social inclusion. The extension of the Metrolink system to Oldham and Rochdale during the plan period will assist significantly in improving public transport provision in the Borough.
 - c. New housing should be provided, as required by the Regional Spatial Strategy for the North West* (RSS), to contribute to the regeneration of the conurbation. The land for this should be provided in a range of locations across the Borough to allow for flows within and between local markets and to meet Borough-wide housing needs. Oldham's status as a Housing Market Renewal Fund pathfinder authority, together with Rochdale, means that the monitoring of new house building and its impact on local markets within the area and in adjacent districts will be particularly important, to ensure that the housing market remains healthy. New housing developments should include a mix of types, sizes and affordability of homes, in order to cater for all sections of the market, create more balanced communities and support community cohesion. The creation of areas consisting entirely of one household type will be discouraged.
 - d. Attracting more jobs and a variety of jobs to the Borough remains a high priority to support regeneration and social inclusion. Maintaining a land

supply across the Borough to suit a variety of needs in different locations is essential, as is protecting existing employment areas and sites from other uses which may be more attractive for investment. However, this UDP places greater emphasis than previously on the role that strategic employment sites in neighbouring areas have to play in providing jobs for Oldham residents. Ensuring that these jobs are accessible to the Oldham workforce, therefore, becomes a priority.

- e. A key component in creating and supporting sustainable communities is protecting and promoting Oldham Town Centre and the District Centres in Failsworth, Chadderton, Royton, Shaw, Huddersfield Road (“Hill Stores”), Lees and Uppermill, as the foci for community life. The Town Centre is promoted and protected as a sub-regional shopping centre and a District-wide focus for business, culture, education, leisure and community activity. The District Centres have a strong local identity and provide a focus for local communities, meeting people’s day-to-day needs. All are highly accessible to local people, whatever their mode of transport.
- f. The balance between the built up and countryside areas of the Borough should remain substantially unchanged, as the urban fringe area provides the town and villages with their setting and the Borough’s inhabitants with some nearby relief from built development. However, strong protection of the openness of the Green Belt will not necessarily mean that no development is permissible. Some forms of development may by their very nature need to take place in the urban fringe, but they will be subject to national and local Green Belt policy. All development proposals in the area will need careful planning, in order to maintain landscape quality and distinctiveness.
- g. The fairly tight Green Belt boundary around the Borough’s urban areas means that there is a finite supply of land available for development. Development should therefore make the most efficient and effective use of land. The Council will prioritise the development of previously developed land that is derelict, neglected, vacant or underused. Where site assembly or reclamation is needed to enable the development of such a site, the Council will consider using its compulsory purchase powers and/or land reclamation capability in order to make the land available for development, and thereby protect other land from development pressures. Existing buildings also represent a valuable resource and their re-use where practicable will be encouraged.
- h. At the same time, the open spaces identified in the Plan, that are so important in making urban areas “liveable”, are given strong protection. Furthermore, it is a key principle of the Plan that opportunities should be used to further “green” the urban area. The design policies of the Plan give strong guidance on landscaping and habitat protection and creation in connection with new development.
- i. A supply of “safeguarded land” outside the Green Belt, reserved for possible future development, has been maintained in this Plan, in order to protect the Green Belt boundary, should the need for additional

development land become evident at a future Plan review. Strategic Green Belt review will not take place before 2011, in accordance with the Regional Spatial Strategy.

- j. The Council regards the conservation and enhancement of the Borough's rich built and natural heritage as key to achieving more sustainable development and successful, sustainable urban regeneration. The Plan requires new development to be located and designed with due sensitivity to conservation interests. It provides for a carefully managed process of change that integrates the retention and refurbishment of the best of the historic environment with high quality new development, and emphasises the protection of existing habitats alongside the creation of new ones.
- 2.4 The UDP allocates sites for different types of development, and designates wider areas for certain groups of uses or for protection from inappropriate development. Under the "plan-led" system of the Planning and Compulsory Purchase Act 2004, proposals for development which are in conflict with the Plan's policies, designations or site specific allocations will not be permitted, unless material considerations indicate otherwise.
- 2.5 However, not all of the Borough is covered by allocations or designations. It is a common misunderstanding that no development is allowed on land which is not shown to be allocated for this purpose on the Proposals Map. Proposals for development on land which is undesignated or unallocated by the Plan will be permitted unless they conflict with the other relevant policies of this Plan, or other material considerations indicate otherwise.
- 2.6 Although the need to protect greenfield sites in favour of previously developed land is central to the Council's approach to urban regeneration and is required by national planning policy, ground conditions or multiple ownership may make this land difficult or expensive to develop. The Council will use the available funding regimes to assist the reclamation and re-use of derelict land where possible and appropriate. Derelict land is taken to mean "land so damaged by industrial or other development that it is incapable of beneficial use without treatment" (this is the statutory definition), and land which is in need of treatment to make it more attractive to development, or to improve its amenity value, or reduce adverse environmental impact.
- 2.7 Where there is insufficient funding for the Council to acquire development sites by compulsory purchase, it will seek to reach agreements with developers for the underwriting of these activities.
- 2.8 It is important to ensure that a development is not detrimental to its environment; to the health and general well being of people who live or work in the vicinity; or to those who will use the development itself, as this would be damaging to the Oldham environment as a whole and reduce rather than improve the quality of life of its people.
- 2.9 Environmental Impact Assessments should be carried out as required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as modified in relation to registration of old

planning permissions for mining). The Council will also take into account the findings of any Health Impact Assessment carried out by or on behalf of a member of the Oldham Partnership, by a suitably qualified person.

MONITORING AND REVIEW

- 2.10 The monitoring and review of the Plan's policies is essential to assess their effectiveness in delivering the planning strategy and the Plan's objectives, and whether there are problems in their implementation. Monitoring is, therefore, important in highlighting any need for review of the policies. There is also a need for monitoring in relation to the UDP's wider context on matters such as demographic change, and to ensure that the Plan is supporting the Community Strategy and Best Value indicators, for example.
- 2.11 Some chapters of the Plan give more detailed information about the monitoring that the Council proposes to carry out. In particular, Chapter 6, Housing, sets out how the Council proposes to implement the system of "plan, monitor, manage" for the release of land for housing development. However, the basic indicators to be used will be as follows, with existing targets indicated in brackets where appropriate. The frequency takes into account the resources needed to undertake the monitoring.

Table 1 - Indicators for Plan Monitoring

Policy Area	Indicator	Frequency
Design of New Development	Net change in tree cover due to new development (Woodland Strategy target to increase cover to 5% by 2010).	Annual
	Percentage of relevant applications submitted with a detailed landscaping scheme.	Annual
Transport	Public transport accessibility.	Annual
	Number of travel plans secured as a condition of planning permission.	Annual
	Number of new non-residential developments complying with car parking standards.	Annual
Business, Industry & Local Economy	Land developed for business and industry (uses B1, B2 and B8) and floorspace gained.	Annual
	Supply of land available for business and industrial development.	Annual
	Land formerly in employment use changed to other uses. Total new floorspace on previously-developed land.	Annual
Housing	Number of dwellings completed, by size, type and density.	Annual
	Percentage of new dwellings on previously developed land (target average 80%).	Annual
	Number of dwellings completed on windfall sites.	Annual
	Supply of land available for housing development.	Annual

Policy Area	Indicator	Frequency
	Number of dwellings cleared.	Annual
	Re-occupation of vacant dwellings.	Annual
Retail and Leisure Development	Health of the Town Centre and District Centres (as measured by vacancy rate, rents and yields, pedestrian flow, number of national multiples present).	Every 2 to 3 years.
	Amount of completed (minimum 500 square metres) Retail (A1) and Leisure (D2) floorspace.	Annual
	Percentage (minimum 500 square metres) of new Retail (A1) and Leisure (D2) development located within town centres.	Annual
Open Space, Sport and Recreation.	Net change in the extent of protected open space.	Annual
Open Environment	Number and type of developments in the Green Belt.	Annual
	Net change in area designated as wildlife habitat.	Every 6 months.
	Number of developments permitted affecting areas designated as wildlife habitat, and European protected species.	Annual.
Conservation	Loss of listed buildings or buildings in conservation areas through new development proposals (target no loss).	Annual
Natural Resources & Environmental Quality.	New development permitted in flood risk areas.	Annual
	Percentage of large developments incorporating renewable energy generation.	Annual
General	Percentage of the population within 400m of basic services (baseline 53% in 1995, target to be developed).	Every five years.

3. THE DESIGN OF NEW DEVELOPMENT

- 3.1 The contribution that high quality design can make to urban regeneration is now widely recognised. Good design can bring economic, social and environmental benefits (including greater environmental sustainability); add to quality of life; attract business and investment; reinforce civic pride and should be the aim of all those involved in the development process. It need not be any more expensive to achieve and can in fact prove a cost effective way of creating developments that are not only attractive and efficient but that also improve the appearance of an area, contribute to environmental sustainability, and generally benefit the whole community.
- 3.2 The Government places strong emphasis on the importance of good design in new developments in its Planning Policy Guidance* notes and Statements*, notably PPS1 *Delivering Sustainable Development* (together with the companion guide *By Design*), PPG3 *Housing* (together with the companion guide *Better Places to Live*), and PPS6 *Planning for Town Centres*. PPG13 *Transport* provides guidance on designing more sustainable development and better pedestrian environments.
- 3.3 The Regional Spatial Strategy for the North West* (RSS) states that “to ensure a better quality of life in the Region it will be necessary to embrace the notion of sustainable development” and that this will be delivered through, inter alia, “ensuring that new development is of the highest design quality and that it enhances the environment”.
- 3.4 The Council is keen to enter positive dialogue with developers to encourage the right kind of new development in the Borough. Good design is an essential component of all new developments and this chapter aims to set out clear policy as to how high standards can be achieved.
- 3.5 When assessing the design of a new development, the Council is particularly concerned to see the following design objectives satisfied that reflect both national policy and local circumstances:
- a. to promote community safety and well being, crime prevention and public health;
 - b. to encourage further greening of the environment and improve local biodiversity through tree planting; high quality landscaping; the conservation and improvement of existing natural wildlife habitats and the creation of new ones;
 - c. to promote public spaces, roads and footpaths that are attractive, safe, uncluttered and practical for use by the whole of the community, including children and disabled and elderly people;
 - d. to promote accessibility and ease of movement by constructing buildings that all sectors of the community can easily reach and enter; creating areas that connect with each other and are easy to move through; putting people before traffic; and integrating land use and transport facilities;

- e. using locally distinctive patterns of development to create character;
 - f. to promote adaptability* with developments that are able to respond to changing personal, social, technological and economic conditions;
 - g. to promote diversity and choice by mixing compatible developments and uses that respond to local need; and
 - h. to promote more sustainable forms of development.
- 3.6 Sustainability* should be a prime objective for the design of all developments, particularly major ones. The characteristics of a sustainable development may include:
- a high degree of accessibility for people of all ages and abilities;
 - a safe, secure and attractive public realm*;
 - buildings of sustainable construction designed to achieve high levels of environmental performance in use, including greater energy efficiency and exploiting available potential to use sources of renewable energy;
 - the re-use and conversion of existing buildings;
 - a significant contribution to urban greening;
 - a scheme designed to encourage the use of public transport, walking and cycling;
 - provision for the conservation of existing wildlife habitats and the creation of new ones; and
 - durable and flexible buildings that are low-maintenance and can readily adapt to changing needs over time.
- 3.7 The Council will from time to time research and publicise examples of best practice in sustainable development.
- 3.8 It is increasingly evident that the most successful new developments are often those where the design has been actively influenced by the opinions and needs of local people. The Council will aim to take into account the views of the local community on design in relation to planning applications; planning and design briefs; appraisals of conservation areas and other relevant aspects of planning proposals at the earliest possible stages. It will also encourage developers to draw up their plans in consultation with local people wherever possible.
- 3.9 New developments should be designed to limit social exclusion* by making areas of public realm as extensive, accessible and of as high a quality as possible.

PART 1 POLICY

DESIGN OF NEW DEVELOPMENT

- D1 ALL NEW DEVELOPMENTS WILL BE REQUIRED TO ACHIEVE HIGH STANDARDS OF DESIGN, INCLUDING URBAN DESIGN, THAT HAS SUSTAINABILITY AS A KEY DESIGN OBJECTIVE.**

- 3.10 To meet the Council's objectives, all new developments should be based on sound urban design principles. Urban design can be defined as "the relationship between different buildings; the relationship between buildings and the streets, squares, parks, waterways, and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village town or city with other parts; and the patterns of movement and activity which are thereby established; in short, the complex relationships between all the elements of built and unbuilt space". It is concerned as much with the way buildings and environments function as with their appearance and applies equally to urban and rural situations, and to built and natural elements, although the emphasis in each case will be different. The synergies between good design and the pursuit of sustainable development generally are now widely accepted.
- 3.11 It is vital that all new development is designed to make the greatest possible contribution to the creation of urban and rural environments that are attractive, green, sustainable, safe and pleasant to inhabit. It should improve the quality of life for its local community and enhance the appearance and image of the Borough. Clearly major developments are able to make the biggest impact but developments of any type or scale have a part to play.
- 3.12 The Council will generally encourage good design that demonstrates innovation, initiative, originality and an informed and sensitive regard for the setting, or context*, of the development. Prospective developers will therefore be expected to use competent designers with expertise and experience that is relevant to the scheme in question. The Council will not hesitate to reject poor quality or inappropriate designs.

Part 2 Policies

General Design Criteria

- D1.1 The Council will only permit new development if its design meets the following criteria, as applicable to the type and scale of development under consideration, and the particular characteristics of the site, its location and context:**
- a. it will assist in creating a genuine sense of place and community and either reinforces or complements any positive and distinctive attributes of the local context* - including existing architectural styles and building traditions (including use of materials) and other important elements of local townscape or landscape character;**
 - b. it retains and incorporates existing valuable natural or man made site features and is designed, wherever possible, with sensitivity to site topography* and ground ecology (soils, natural drainage);**
 - c. it achieves good standards of architectural quality in terms of building positioning, grouping, massing*, scale*, materials, architectural detailing* and elevational design that make a positive**

contribution to the public realm and are sensitive to the immediate site context;

- d. it integrates well with the surrounding area and any local facilities by accommodating pedestrian desire lines* and enhancing pedestrian permeability* and legibility* where possible;**
- e. it is consistent with the creation and maintenance of a high quality public realm that prioritises amenity*, convenience, safety and security for all sectors of the community;**
- f. it creates an environment that is accessible to all sectors of the community including children, disabled and elderly people, and that prioritises access and convenience for pedestrians, cyclists, and the users of public transport over that of the car;**
- g. it contributes to urban greening and the enhancement of biodiversity* by the provision of appropriate new landscaping and habitats and the protection and enhancement of existing resources;**
- h. it enhances, or does not harm, any significant views or vistas* and the setting of any significant landmarks*;**
- i. it creates high standards of residential amenity (where relevant) in terms of: access to adequate levels of daylight and sunlight; adequate standards of privacy (both indoor and outdoor) and security; adequate provision of garden or other outside amenity space; and avoidance of exposure to noise, smells or vibration;**
- j. it ensures that users of adjoining existing land or buildings do not suffer any significant loss of amenity as a consequence of the new development;**
- k. it makes adequate provision for safe and convenient vehicular access and servicing and for appropriate, secure, and convenient vehicle parking (including for cycles and motor-cycles) and would not significantly prejudice highway safety in any other way;**
- l. it is designed to reduce its environmental impact by: (i) achieving high standards of energy efficiency, (ii) making some provision to utilise sources of renewable energy and (iii) eliminating unnecessary surface water run-off; and**
- m. it makes the most effective use of the site and does not prejudice the development of other land.**

3.13 This policy provides a checklist on good design for new development that will be applied, as appropriate, to development in both urban and rural locations.

3.14 To help bring a sharper focus to bear on design issues generally and to assist the process of assessment of the design quality of proposals submitted

for planning permission, the Council will require the submission of an appropriate design statement for certain categories of planning applications (including outline applications). The purpose of such a statement is to clearly illustrate how the submitted design meets the various criteria of this and other related Plan policies.

- 3.15 A design statement will generally be required to accompany all planning applications (including outline applications) apart from householder applications, those for minor proposals (e.g. extensions and/or external alterations) affecting unlisted buildings outside conservation areas, and changes of use which do not affect the character or appearance of an existing building.
- 3.16 Design statements should include at least: a survey and analysis of the site's characteristics and context; a short written statement that sets out the design approach and the way it addresses the Council's policy; and appropriate plans and elevations which illustrate the development site in its wider surroundings, beyond the adjacent buildings. Relevant perspective and axonometric* views and photographs may also be a useful inclusion. Such material will be particularly important in relation to complex or large-scale proposals, and those involving sensitive sites. For straightforward or smaller scale proposals, this level of detail is unlikely to be necessary. Instead, illustrative material might simply comprise photographs of the development site and its surroundings and, where appropriate, plans of the proposed scheme in relation to neighbouring development and uses. In the case of the larger scale and/or more complex schemes, pre-application discussions are recommended in order to avoid unnecessary delays at a later stage. Design statements should be part of such discussions.
- 3.17 For larger or particularly sensitive sites, for example those within conservation areas, the Council may require the preparation of a planning and design brief* or else a concept statement* that sets out the planning framework for the site, including matters relating to design.
- 3.18 General guidance on good urban design can be found in such publications as *By Design* (DETR*, 2000), *Urban Design Compendium* (English Partnerships/The Housing Corporation, 2001).
- 3.19 High standards of design are particularly essential to new housing developments. Government policy (most notably as contained in PPG3 *Housing*, and the associated companion guide *Better Places to Live*), currently insists that residential development make more use of urban "brownfield" sites; achieve significantly higher densities; better reflect the local distinctiveness* of an area; and create higher quality, more sustainable living environments in which people choose to make their homes. It will take a more individual approach to housing design that responds to its setting and delivers significant levels of residential amenity* and environmental quality to make this type of higher density urban living attractive and popular.
- 3.20 It is now generally agreed that in the past too much reliance has been placed on standard house types. Together with a lack of flexibility in space about building and highway standards, this has resulted in residential developments

that lack character and “liveability” and are dominated by road design and the need for convenient car access.

- 3.21 As part of its commitment to making new housing developments across the Borough more distinctive and “liveable”, the Council is prepared to take a more flexible approach to highway design standards and space around the buildings as long as a proposal clearly demonstrates a sensitive, well conceived design approach that meets policy criteria in relation to appearance and functionality.
- 3.22 Housing developers will be expected to consider applying the design and traffic management principles associated with “home zones”³ to their schemes. These give priority to pedestrians over vehicles and reduce vehicle speeds in local streets.
- 3.23 A number of publications offer guidance on good design for new housing development, including *Places, Streets & Movement* (DETR⁴ 1998), *Sustainable Settlements* (Local Government Management Board/University of the West of England, 1995) and *Better Places to Live*, (DTLR⁵, 2001).
- 3.24 A supplementary planning document on urban design will be prepared by the Council.

Designing for Energy Efficiency

- D1.2 Any major new development, including a residential development comprising 10 or more units, or a non-residential development exceeding 1000m² gross floorspace, should be designed to optimise its energy efficiency by embodying the principles of passive solar design in respect of its layout, built form, fenestration and landscaping.**

Unless otherwise agreed with the local planning authority, the new development should be designed to address the following criteria:

- a. To orientate the main glazed elevations of buildings within 45 degrees of due south where possible to maximise the potential for solar gain;**
- b. To site buildings so that south facing elevations will not be excessively overshadowed by other buildings, structures, or trees;**
- c. To provide shelter from northerly winds by other buildings, walls, vegetation and the local terrain;**
- d. To provide larger glazed areas on southerly elevations and smaller glazed areas elsewhere;**
- e. To ensure that the plan form of buildings is designed to ensure that all habitable rooms and workspaces will receive good levels of daylight to minimise the need for the use of artificial lighting during the daytime; and**

f. To design buildings and orientate gardens and other outdoor amenity space to maximise access of such spaces to direct sunshine.

- 3.25 The need to secure more genuinely sustainable development is now an accepted objective for the planning system. It is widely acknowledged that seeking to achieve more energy efficient siting and design of buildings can make a major contribution in this regard by significantly reducing CO₂ emissions and conserving non-renewable energy supplies. Better living and working conditions for future users of buildings can also result.
- 3.26 PPG3 *Housing* advises that local planning authorities should adopt policies “which promote the energy efficiency of new housing where possible” and that “well designed layouts can also contribute to the energy efficiency of new housing.” The materiality of the subject for the planning system has also been acknowledged by the publication of *Planning for Passive Solar Design* on behalf of the DTI* and DTER* (1997). The Regional Spatial Strategy for the North West* (RSS) states that development plans should “ensure that development minimises energy use through careful and imaginative location, design and construction techniques” – Policy ER13.
- 3.27 Whilst the Council believes that there will always be scope to exploit the potential for passive solar design in the design of any new development, it nevertheless recognises that in practice a balance will often need to be struck between achieving good passive solar design and other important planning and urban design objectives. This may particularly be the case for developments on smaller urban sites and within historic areas. However, even in such instances, there is often considerable potential that can be exploited by thoughtful and imaginative design without unduly prejudicing the satisfactory achievement of other objectives.
- 3.28 Design statements submitted in support of planning applications should seek to illustrate how the design of the scheme has taken account of potential to optimise passive solar design. Practical advice on designing to achieve more energy efficient designs can be found in:
- Planning for Passive Solar Design* (BRESCU, 1997); and
Sustainable Settlements (University of the West of England, Local Agenda 21 UK, the Local Government Management Board, 1995).
- 3.29 The Council intends to prepare a supplementary planning document on relevant aspects of sustainable design, including passive solar design, as a matter of priority.
- 3.30 Where both necessary and reasonably consistent with other important planning considerations a more flexible approach to the appearance of a development may be taken by the Council in the interests of meeting the requirements of this policy.
- 3.31 It should be noted that Policy NR3.3 of the Plan makes it a requirement that certain types and scales of development derive a certain proportion of their

likely energy requirements from renewable sources.

Inclusive Access

D1.3 The Council will require, whenever possible, the design of new development to make a high standard of provision for safe and easy access by all people regardless of age, disability or gender. As appropriate to the type and scale of development proposed, such provision should include:

- a. safe and convenient wheelchair friendly pedestrian access to and into the site, buildings, and/or facilities from the public highway, public transport stops, and dedicated car parking areas;**
- b. suitable provision within the site for access around and between buildings and facilities;**
- c. suitable design of any outdoor amenity spaces within the development;**
- d. appropriately located and designed car parking spaces; and**
- e. adequate lighting.**

In the case of a change of use, alteration to, or extension of an existing building, the Council will expect proposals to make such provision for access for disabled people as may be deemed practicable in the particular circumstances and in the light of other design considerations that may apply.

- 3.32 A growing percentage of the population is mobility or sensory impaired. All journeys begin and end on foot and walking is the way older people most frequently get around. With these facts in mind it is clear that all new development should as far as possible allow easy access to those who are less able.
- 3.33 Access that is suitable for disabled people is generally practical for everyone, including the frail elderly, people with children in prams and those who have temporary mobility problems. The provision of good access for the mobility and sensory impaired is a key means of promoting social inclusion.
- 3.34 Design requirements under this policy may well extend beyond the requirements of Part M of the Building Regulations, or require different solutions from those prescribed by the latter, and should therefore be fully considered at an early stage of the design process.
- 3.35 Section 76 of the Town and Country Planning Act 1990 requires Councils to make applicants for planning permission aware of their legal responsibility regarding access for disabled people to particular categories of development including:

- a. shops, restaurants, hotels, entertainment facilities and community buildings;
 - b. most places of employment; and
 - c. most educational establishments.
- 3.36 In such cases the applicant must provide suitable access to and within the building, appropriate car parking facilities and toilet facilities that meet the needs of disabled people.
- 3.37 Despite the statutory limits of planning control in relation to designing for disability, the Council is keen to ensure that every opportunity is taken to demonstrate good practice in the design of new developments.
- 3.38 Types of development to which this policy applies includes open spaces, sport and recreation facilities and the alteration and extension of historic buildings.
- 3.39 The Council will also take into account the needs of mobility and sensory impaired people when considering the design of new roads, streets or public spaces, or the refurbishment of existing ones.
- 3.40 Advice on the topic is available in the good practice guide *Planning and Access for Disabled People* (ODPM* 2003). Certain guidance on designing for inclusive access will be included in a supplementary planning document on urban design that will be prepared by the Council.

Habitat and Wildlife on Development Sites

- D1.4 All new developments shall, where appropriate, make provision for new wildlife habitats by sensitive planting, landscaping and other measures.**

Development proposals affecting a site containing features of substantive nature conservation value shall be designed, insofar as is reasonably practicable, to minimise any significant adverse impact on such features and to mitigate any unavoidable adverse impact by the enhancement of existing, and/or the creation of new, habitats for plants and wildlife.

Where appropriate and reasonably practicable, the design of new developments shall make provision to maintain, extend or link existing wildlife corridors on or in the vicinity of the site.

Arrangements for the appropriate management of new or retained habitats will be an integral component of acceptable development proposals that will be secured by way of planning conditions or section 106 planning obligations.

- 3.41 Wildlife habitats are of considerable value to densely developed urban areas. They contribute to sustainability by absorbing CO₂, supporting local biodiversity, and making the local area a more pleasant place in which to live, and generally help to improve the image of urban areas. Wildlife corridors

which link habitat areas and permit the natural migration of species between areas are of particular importance.

- 3.42 Current policy to increase the use of “brownfield” sites and encourage higher density developments mean that it is all the more important to make good provision for wildlife habitats.
- 3.43 National planning policy on nature conservation advises that: (i) “Plans should be concerned not only with designated areas but also with other land of conservation value and the possible provision of new habitats” (PPG9 *Nature Conservation* para. 24); and (ii) “Sensitive landscaping and planting, the creation, maintenance and management of landscape features important to wildlife and the skilled adaptation of derelict areas can provide extended habitats” (PPG9 para. 15). Developers will therefore be expected to consider the general contribution that the sensitive design of their scheme can make towards habitat provision and improving local biodiversity, particularly the species and habitats that the Oldham Biodiversity Action Plan identifies as being at risk.
- 3.44 In considering development proposals for sites that already contain features of substantive nature conservation value, either officially designated or otherwise, the Council aims to (a) seek the preservation or enhancement of such features, and (b) limit adverse impact where this is unavoidable and to secure compensatory proposals for the creation of new or improved habitats either elsewhere on the site or nearby.
- 3.45 Additionally, in the case of sites containing features of substantive nature conservation value which would be affected by the proposed development, and including all sites which contain protected species or their roosts or habitats, applications for planning permission should be accompanied by an appropriate survey of the site carried out by a qualified ecologist or another appropriate professional. Proposals should also demonstrate that expert advice on the creation, protection and enhancement of wildlife habitats has been sought. Advice on planning for wildlife is contained in the supplementary planning guidance* *Providing for Wildlife Habitats*.
- 3.46 The Oldham Biodiversity Action Plan gives information on species and habitats that should be a local conservation priority.
- 3.47 For the purposes of this policy sites containing features of substantive nature conservation value are as defined in Policies OE2.3 and OE 2.4 of the Plan.
- 3.48 For the purposes of this policy an affected site may comprise the development site itself or adjoining land the nature conservation value of which would be likely to be adversely affected by the development.
- 3.49 The Council will prepare a supplementary planning document on planning obligations that will expand upon the role of planning obligations in implementing this policy.
- 3.50 Guidance on designing for habitat and wildlife on development sites can be found in existing supplementary planning guidance* published by the Council

entitled *Providing for Wildlife Habitats*. Certain further guidance on designing for habitat and wildlife on development sites will be included in a supplementary planning document* on urban design that will be prepared by the Council.

Protection of Trees on Development Sites

D1.5 In determining a planning application for development of a site containing existing trees, or adjoining a site containing trees, the Council will only permit a proposal where:

- a. the development is designed, insofar as is reasonably practicable, to maximise the retention and continued health of the trees in question; and**
- b. development comprising residential accommodation is positioned in relation to retained trees so as to avoid an unacceptable degree of overshadowing of both internal accommodation and garden areas.**

In those cases where it is agreed that trees will be lost to accommodate the development, adequate replacement planting will be required as a condition of planning permission for the development.

Where trees are to be lost to development, the Council will require, as a minimum, replacement at a ratio of three new native trees for each mature or semi-mature tree lost. Where possible the replacement trees should be accommodated on or immediately adjoining the development site. In exceptional circumstances (e.g. certain small infill sites), where it is agreed that on-site replacement planting is not practicable, arrangements must be made for the planting of replacement trees on a suitable site in the wider locality through a section 106 planning obligation.

- 3.51** Because of its industrial heritage and local geography, Oldham is home to relatively little woodland and, in many of the more wholly urbanised areas, very few trees. The Council's Woodland Strategy recommends that existing trees and woodland should be retained and properly managed wherever possible and this, together with a strong emphasis on further tree planting, is an important policy objective. The goals and objectives of the Pennine Edge Forest project, in which Oldham Council is a partner, also complement the objectives of this policy.
- 3.52** Where there is tree cover on prospective development land, the Council requires that planning applications include an accurate survey of the location, size, condition and species of all trees on the site. Where appropriate, indication should also be provided as to whether the trees are used by bats or breeding birds.
- 3.53** Where trees are to be retained on a development site, buildings must be located at a sufficient distance to preserve levels of amenity* for future users

of the property, particularly in the case of residential development, and rear gardens must not be unduly overshadowed. It will be a planning requirement, secured by condition, that adequate measures are taken to protect trees during the development period.

- 3.54 Planning conditions or, where appropriate, a section 106 planning obligation will be used to secure the planting of replacement trees at a ratio that acknowledges the scarcity value of trees in the Borough and the fact the new trees are likely to be smaller and of lesser habitat value than the original ones. The Council will prepare a supplementary planning document on planning obligations, expanding upon the role of planning obligations in implementing this policy.
- 3.55 When considering the allocation of land for development or development proposals for sites with significant tree cover, the Council will consider taking out a Tree Preservation Order to give statutory protection to the trees.
- 3.56 It is an offence to fell or carry out works to any tree that is covered by a tree preservation order without formal local authority consent. Anyone wishing to fell or prune a tree in a conservation area must give six weeks prior notice in writing to the Council, who will make a Tree Preservation Order if it considers the tree or trees in question to be important to the character or appearance of the area. Additionally, an application for a felling licence from the Forestry Commission may be necessary in certain instances under the provisions of the Forestry Act 1967 (as amended).
- 3.57 The mix of species to be included in any required scheme of replacement will be negotiated on a case by case basis but in most cases will predominantly comprise native species considered appropriate to the site and context and, where appropriate, having regard to the species of trees that are to be lost. Replacement trees should normally have a minimum girth of 10-12 centimetres measured 1 metre from ground level (i.e. standards).
- 3.58 For the purposes of this policy an existing tree is one having a minimum diameter of 75 millimetres as measured at a point 1.5 metres above ground level.
- 3.59 Further guidance on this policy is provided in the Council's supplementary planning guidance* *Trees on Development Sites*.

Landscape Design and Tree Planting

- D1.6 The Council will require landscape design, including tree planting, to be an integral part of all proposals for new development, where appropriate, and will require high standards to be achieved in this regard that contribute to general amenity, habitat creation and energy conservation.**
- 3.60 The Council attaches great importance to achieving the highest standards of hard and soft landscaping, including tree planting, for new developments. Good landscaping adds to quality of life both for occupants and the local

community; increases the value and marketability of the development and improves the public realm. It can reinforce local distinctiveness, particularly if the species of trees and plants used are local to the area; increase biodiversity; contribute to the long-term sustainability of the environment and generally enhance the image of the Borough as a whole. The Council's Woodland Strategy and the Pennine Edge Forest project both have as a key objective an increase in tree cover within the Borough.

- 3.61 Good quality landscaping is particularly important to major new developments, for example housing schemes along main transport routes and to office, industrial and retail developments with car parking.
- 3.62 Government planning policy underlines the importance of good landscape design for new developments: Government planning policy as expressed in PPS1 *Delivering Sustainable Development*, and its companion guide, *By Design*, emphasises the importance of good urban design, of which landscape design is a component, whilst PPG3 *Housing*, states that "Greening initiatives can enhance quality, assist the permeability of land for storm drainage and contribute to biodiversity. Well-designed layouts can also contribute to energy efficiency. Landscaping should be an integral part of new development and opportunities should be taken for the retention of existing trees and shrubs and for new planting". The retention of existing and the creation of new planting can contribute to energy conservation by reducing the exposure of buildings to cold winds.
- 3.63 When submitting schemes to the Council for consideration, applicants will be required to demonstrate that landscape design has been an integral part of the design process from the outset, and not merely an add on, and that a high standard of provision and design will be achieved.
- 3.64 When making an application for full planning permission, developers will be required to submit full details of landscaping proposals as an integral part of the application. Outline applications seeking approval of only certain matters of detail (e.g. siting and/or access) will need to show that the layout of a site has been designed to include appropriate provision for landscaping consistent with good urban design principles.
- 3.65 Applicants should supply detailed drawings, schedules and specifications that clearly define their proposals.
- 3.66 It is acknowledged that landscaping of any description may be either inappropriate or impracticable with some types of development (e.g. certain changes of use of existing buildings or some small infill developments).
- 3.67 Certain guidance on landscape design in new developments will be included in a supplementary planning document on urban design that will be prepared by the Council.

Designing for Safety and Security

- D1.7 The Council will require all new development to be designed to maximise the safety and security of users of the development whilst at the same time contributing to the creation of a safe and attractive public realm for the community at large.**

New development must be designed to provide:

- a. a good standard of security for individual building occupiers in terms of: safe pedestrian access to, and entrance points into, buildings; a high level of security for the private (rear) side of buildings (including gardens); and secure cycle, motor cycle and car parking facilities;**
- b. well defined defensible space* around buildings to clearly distinguish between private and community space, and the public realm; and**
- c. an attractive and safe public realm.**

3.68 Although the security of users is essential to individual buildings this must not be at the expense of a safe, attractive adjoining public realm. People feel most comfortable and confident using well-lit areas where they feel they can be seen and heard by other people.

3.69 This is a complex issue that should be the subject of careful planning and design from the outset. Thoughtful design can be an important instrument in enhancing a general sense of well-being and making places more user-friendly and secure. It can help open up areas to as many groups of users as possible and create a shared confidence in the use of streets and other facilities.

3.70 As a general rule, the best way to ensure safety and security both for occupiers of individual buildings and people using the adjoining public areas is to design for human presence and natural surveillance* - where any wrong doing can be clearly seen - within and around new developments. This may include:

- a. fronting buildings onto the public realm;
- b. maximising the extent of active frontages* with entrances and windows, and minimising the use of blank walls that face onto pedestrian routes and public spaces;
- c. mixing uses, particularly at ground floor level, and designing routes that encourage maximum pedestrian activity at different times of the day and night;
- d. ensuring that the routes between building entrances, public transport stops and car parks are overlooked and well lit;

- e. taking care not to make planting so high or thick that it can hide potential wrongdoers; and
 - f. ensuring that pedestrian routes through or alongside developments are as safe and secure as possible.
- 3.71 Guidance on design for safety and security can be found in the Council's supplementary planning guidance *Design Against Crime* and in Government Circular 5/94 *Planning Out Crime*. All developments should take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) and developers are recommended to consult the Architectural Liaison Unit of Greater Manchester Police for advice in this regard. Certain further guidance on designing for safety and security will be included in a supplementary planning document* on urban design that will be prepared by the Council.

Shop Front Design

- D1.8 A proposed new or altered shop front, including proposals for security shutters, canopies, awnings or blinds, will only be permitted if it achieves a high standard of design that:**
- a. relates satisfactorily to the style, scale, proportions and architectural detailing of the building of which it will form part;**
 - b. relates well to the context of adjoining shop fronts, if appropriate;**
 - c. is well proportioned and well detailed and proposes the use of good quality external materials appropriate to the proposed design and to the context; and**
 - d. is designed to facilitate access by disabled persons, in so far as is reasonably practicable and, in the case of a building within a designated conservation area, would serve to preserve or enhance the character or appearance of the area.**
- 3.72 Well-designed shop fronts of either contemporary or traditional style can add considerably to the appearance and appeal of public areas and to the image and commercial vitality of shopping areas as a whole.
- 3.73 Innovation and originality in shop front design will always be encouraged as long as it is appropriate to the surroundings and reflects high levels of design skill. The design of adjacent shop fronts can be a useful reference when designing for new premises, particularly where this is of a high quality and shows consistency (e.g. where shops are located within a larger building which has a unified architectural design). In some areas consistency of design can be appropriate but in others there is more appeal in diversity.
- 3.74 Proposals for new or altered shop fronts in conservation areas and on listed buildings will be expected to achieve particularly high standards of design that reflect the style and period of the building and are sensitive to its

surroundings. In such cases, standard “house styles” of shop front may need to be modified.

- 3.75 External security shutters should always be designed to detract as little as possible from the appearance of the shop front. Proposals for canopies, blinds or awnings will be carefully considered. Appropriately designed and located they can enhance the appearance of a building and enliven the street scene but in some cases, particularly in conservation areas and on or near listed buildings, they will often be inappropriate.
- 3.76 Applicants seeking planning permission for new shop fronts should incorporate proposals for any signage and illumination into the overall design. Separate consent may be required under the Advertisement Regulations.
- 3.77 Guidance on shop front design is provided in the Council’s supplementary planning guidance* *Shop Front Design*. This guidance will be reviewed and incorporated into a supplementary planning document* on shop front design that will be prepared by the Council.
- 3.78 Guidance on planning and designing for shop front security shutters and grilles can be found in Circular 5/94, *Planning Out Crime*.
- 3.79 See also Policy C1.5 in respect of historic shop fronts.

Advertisements on Business Premises

- D1.9 On business premises, consent will only be given for the display of advertisements that:**
- a. are designed to be in scale with the building or shop front in question;
 - b. will not obscure any important elements or details of the design of the building in question;
 - c. are positioned sensitively on the building in such a manner as will not detract from the appearance of the building in question or the street scene as a whole;
 - d. are of a design that is in keeping with or complements the architectural style of the building in question;
 - e. will not, in association with other advertisements proposed or already displayed on the building, represent an excessive level of advertisement that will detract from the essential character or appearance of the building in question or the street scene as a whole;
 - f. in the case of illuminated advertisements, are illuminated in such a way as not to detract from the character or appearance of the building or the frontage of which it forms part; and

g. are not considered detrimental to highway safety.

- 3.80 The Council recognises the need for business premises to advertise their presence and promote the goods and services they offer, but it is essential to the general appeal and commercial well-being of an area that advertisements are sensitively designed and sited and are not allowed to over-proliferate or detract from the general appearance of the street. Public safety is also an important consideration.
- 3.81 Proposals for advertisements on or near to listed buildings or on buildings in or adjoining conservation areas will be given particularly close consideration to ensure that they are consistent with the objective of preserving or enhancing the character and appearance of the building or area. Policy C1.6 also applies. Proposals for advertisements in the vicinity of motorways and other trunk roads will be the subject of consultation with the Highways Agency.
- 3.82 This policy does not apply to proposals for building mounted poster sites. Policy guidance on such proposals can be found in the appendix to Planning Policy Guidance* note 19 *Outdoor Advertising Control*.
- 3.83 Guidance on advertisements on business premises will be included in a supplementary planning document that will be prepared by the Council.

Freestanding Signs and Advertisements

- D1.10 The Council will only permit a proposal for a freestanding sign or advertisement that would not, considered either in isolation or cumulatively with existing signs or advertisements, have a significant adverse impact on the visual amenity of the surrounding area or on highway safety, including the safety and convenience of pedestrians.**

In particular there will be a presumption against proposals for such signs or advertisements, other than those considered necessary for reasons of public safety or information, in the following areas:

- a. residential areas;**
- b. the Green Belt; and**
- c. within or adjoining conservation areas or affecting the setting of a listed building.**

In those instances where a freestanding sign or advertisement, can be considered acceptable in principle, the location, positioning, size, design and illumination of the sign or advertisement must be such as not to cause an unacceptable level of adverse impact on general visual amenity, residential amenity, the appearance of the street scene or landscape, and the safety and convenience of pedestrians and other highway users.

- 3.84 Freestanding advertisements and signs may sometimes be regarded as necessary or justifiable in both rural and urban parts of the Borough. However the Council is keen to ensure that they are kept to a reasonable level in the interests of highway safety and to protect the visual amenity of the Borough and will only permit their display where these interests and the safety of pedestrians, including disabled people, are not unduly compromised. Proposals for freestanding signs and advertisements in the vicinity of motorways and other trunk roads will be the subject of consultation with the Highways Agency.
- 3.85 This policy does not relate to proposals for freestanding poster-sites, guidance on which can be found in Planning Policy Guidance* note 19 *Outdoor Advertising Control*.

House Extensions

- D1.11 The Council will only permit an extension to a house where the extension:**
- a. would be in keeping with, or complement, the existing house in terms of scale, massing, general built form, architectural detailing and choice of materials;**
 - b. would not have an adverse impact on the appearance of the house from the public highway;**
 - c. would not have an adverse impact on the street scene as a whole;**
 - d. would not have any significant adverse impact on the amenity of adjoining residential property; and**
 - e. would not result in the over-development of the house curtilage in terms of excessive loss or modification of available garden space and loss of off-street car parking or manoeuvring facilities where, in the case of the latter, this would be detrimental to highway safety.**
- 3.86 Poorly designed or oversized extensions to homes can have a significant adverse effect on neighbouring property and the general streetscape. The Council does not wish to restrict unnecessarily the freedom of householders to adapt their property, but will resist proposals for extensions that would be clearly detrimental in this respect.
- 3.87 Inappropriate or poorly designed porches and dormers can be detrimental to a neighbourhood by interrupting the sequence of house fronts and rooflines.
- 3.88 The Council will prepare and publish a supplementary planning document* on the design of house extensions to complement the provisions of this policy.

Telecommunications

D1.12 The Council will grant consent for applications for planning permission, or for prior approval of siting and design, for telecommunications apparatus where:

- a. applicants have satisfactorily demonstrated a need for the proposed development;**
- b. the location, siting and design of the proposed development, including boundary treatments, access arrangements, colour schemes and landscaping, are such as to minimise its adverse impact on visual amenity, whilst having due regard to matters of operational need and efficiency;**
- c. in the case of proposed development within or adjoining an area of particular environmental importance, the applicant is able to demonstrate:**
 - i) that there are no suitable alternative locations for the development outside of and not adjoining the area in question and, where it is established that there are no such locations;**
 - ii) that the location, siting and design of the proposal is such as to minimise visual and/or other impact on the special interest or importance of the area in question and that this level of impact can be considered acceptable in terms of the relevant local and national policy objectives applying to such an area;**
- d. applicants have provided satisfactory evidence that they have explored the possibility of erecting apparatus on an existing site already occupied by telecommunications equipment, or on an existing building, mast or other structure, and that such options are either unavailable or impracticable;**
- e. applicants have provided satisfactory evidence that the emissions from the proposed apparatus will meet the latest Government approved guidelines for public exposure to radio waves from telecommunications equipment;**
- f. the proposal makes adequate provision to accommodate likely future need for network development and growth; and**
- g. the location and design of the access to the site has been designed to so as not to cause a highway hazard.**

3.89 The Council accepts the economic and social benefits delivered by modern telecommunications systems and supports current Government policy to facilitate the growth of new and existing systems while attempting to minimise their inevitable impact on the environment.

3.90 It will look positively upon proposals for new telecommunications apparatus

where there is clear and compelling evidence that it is needed. Technical constraints on the location and design of proposed telecommunications development will be taken into account alongside the need to minimise harm to the appearance of the area. Special consideration will be given to the need to protect the most sensitive and valuable environments like Green Belt and conservation areas and to the national and local policies that exist to protect them.

- 3.91 To protect the amenity of an area the Council will encourage mast and site sharing whenever possible. This could involve siting new masts alongside existing ones or attaching new antennae to existing masts, buildings or structures. Applicants will need to provide evidence in cases where this is not a practical option.
- 3.92 Where new sites or masts are proposed, the Council will assess proposals against the following general criteria:
- a. the height of the site in relation to surrounding land;
 - b. topographical features and natural vegetation;
 - c. the effect on the skyline or horizon;
 - d. the prominence of the site when observed from any side, including from outside the Borough;
 - e. the site in relation to existing masts, structures, or buildings;
 - f. the site in relation to residential property; and
 - g. any other relevant considerations.
- 3.93 The reference to areas of particular environmental importance contained in the policy should be taken to mean conservation areas, listed buildings, scheduled ancient monuments, registered parks or gardens, archaeological sites recorded on the County Sites and Monuments Record, the Green Belt, Sites of Special Scientific Interest, tree preservation orders, Sites of Biological Importance, Special Areas for Conservation and Special Protection Areas for birds.
- 3.94 Other Plan policies relating to Green Belt, conservation areas and other environmentally sensitive areas may in some cases constitute material considerations. Planning Policy Guidance* note 8 *Telecommunications* (PPG8) states that telecommunications development within Green Belt that fails to preserve the openness of the area is likely to be inappropriate and should only proceed if very special circumstances – perhaps the lack of a suitable alternative site that would meet the needs of network coverage or capacity - can be demonstrated that outweigh the amount of harm done to the Green Belt. Similar considerations apply to conservation areas where the Council has a statutory duty to give special consideration to the preservation or enhancement of their character or appearance, when exercising its development control powers.

- 3.95 Where the Council considers that visual amenity makes it preferable for mast developments in a particular area to be confined to a single site, it may wish to discuss with operators and landowners the feasibility of entering into a planning obligation under section 106 of the Town and Country Planning Act 1990. This would create a binding and enforceable requirement to make the mast site available for sharing in the future.
- 3.96 Government policy advice in PPG8 states that health considerations and public concern can in principle form material considerations in relation to applications for planning permission and prior approval. However, the Independent Expert Group's Report from May 2000, the *Stewart Report*, is clear that current evidence suggests mobile phone base stations do not represent a risk to public health.
- 3.97 In the light of these findings, PPG8 advises that where a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines on public exposure to radio waves, no further consideration need be given to the health aspects of the proposal.
- 3.98 The term apparatus includes antennae, masts and all ancillary equipment such as cabins and mountings.

Design of Development Adjoining Main Transport Corridors and at Gateway Locations* in Town and District Centres

- D1.13 Proposals for new development adjoining a main transport corridor must be designed to optimise any potential for the enhancement of the general visual amenity of the corridor, including views out of, and vistas along, the corridor.**

The Council will, wherever appropriate, require the provision of suitable elements of high quality boundary treatments, including landscaping and tree planting, at the frontage or boundary of the development site with the corridor.

The design of new development at gateway locations in, or immediately adjoining, Oldham Town Centre and the District Centres must similarly be such as to enhance visual amenity and the sense of arrival within the area in question.

- 3.99 The Council considers that the appearance of the Borough's main transport corridors - including main roads, rail lines, Metrolink lines and canals - are central to its image and associated feelings of civic pride. With this in mind it aims to take advantage of new development schemes to make these corridors greener and more attractive.
- 3.100 The need to improve the visual impact of gateway locations to the Town and District Centres is also regarded as an important consideration in urban design terms.

4. TRANSPORT

- 4.1 The policies contained in this chapter focus on three aspects of transport: the transport network, a land use in its own right but which also provides links between other land uses; the location of new development in relation to the transport network and to other land uses; and the transport requirements applied to new developments to make them as accessible as possible while minimising the negative impact of the traffic they generate.
- 4.2 Transport policies aim to integrate land development with the transport system so that people can travel safely and conveniently to their destinations and goods can be distributed efficiently. Access and movement should be achieved with as little harm as possible to the environment and to human health, and care taken to minimise the severance effect of traffic on communities. These policies aim to improve the local transport system to help people travel sustainably and participate fully in society; to support regeneration initiatives; and to attract investment to the Borough.
- 4.3 The objectives of the Plan's transport policies are:
- a. To minimise the impact of motorised traffic on the global climate and local air quality, and reduce its contribution to noise pollution.
 - b. To promote an integrated, multi-modal network of transport routes.
 - c. To ensure that new developments are designed to be accessible by a choice of means including public transport, walking and cycling.
 - d. To reduce the need to travel, especially by car, and the distance travelled.
 - e. To manage traffic in congested areas and reduce traffic growth.
 - f. To improve the safety, security and attractiveness of residential areas, and the town and district centres for pedestrians and cyclists.
 - g. To guide major developments to the most accessible locations and make efficient use of the existing transport network.
- 4.4 National, regional and sub-regional policies and investment programmes provide the framework within which local transport policies are formulated and implemented. Of particular relevance are:
- a. PPG3 - *Housing*
 - b. PPS6 – *Planning for Town Centres*
 - c. PPG12 - *Development Plans*, in particular Section 5 on the Integration of transport and land use policies
 - d. PPG13 - *Transport*
 - e. Regional Spatial Strategy for the North West (RSS), including the Regional Transport Strategy
 - f. The Transport Act 2000
 - g. The Greater Manchester Local Transport Plan (GMLTP), including

daughter strategies for Greater Manchester and local strategies for Oldham

- h. The Greater Manchester Air Quality Action Plan
- i. South Pennines Integrated Transport Strategy (SPITS)

- 4.5 The GMLTP contains strategic policies and specific proposals to maintain and improve the transport system at area-wide and district levels. The Transport Act 2000 made this a statutory document. The Council, as highway authority, takes the lead on implementing local elements of the Plan in Oldham Borough.
- 4.6 The Council ensures that the UDP complements the GMLTP by identifying major transport developments on its Proposals Map and setting out policies that integrate the transport and land use aspects of new development. The UDP's transport policies also help deliver Oldham's Air Quality Management Action Plan* as vehicle emissions are the primary source of NO₂*, the pollutant which causes most concern.

PART 1 POLICY

THE TRANSPORT NETWORK

- T1 THE COUNCIL WILL PROTECT AND IMPROVE THE BOROUGH'S TRANSPORT NETWORK THROUGH THE LAND USE PLANNING SYSTEM TO ALLOW THE SAFE AND CONVENIENT MOVEMENT OF PEOPLE AND GOODS, AND TO IMPROVE THE ACCESSIBILITY OF DEVELOPMENTS AND THE INTERCHANGE BETWEEN MODES.**
- 4.7 The policy applies to the land use needs associated with all means of transport, including private vehicles, public transport and non-motorised transport. The various modes need to be considered comprehensively to optimise safety and convenience for the range of users across the network and to facilitate the interchange between modes. However, the safety of pedestrians is given priority. The term "convenience" in this context is characterised by the ease of access to the network and the directness of routes. The overall network is made up of a hierarchy of: roads which are suitable for certain speeds and volumes of traffic; routes for non-motorised travel, including segregated cycle and bridleways; fixed track systems such as rail; and navigable canals.
- 4.8 The network does not stop at the boundaries of the Borough and should provide access to regional and national routes and to key destinations, such as Manchester Airport, strategic employment sites and higher education. These links are important for residents, employers and visitors.

Part 2 Policies

Transport Infrastructure

- T1.1 The Council will protect land for transport infrastructure identified in the Regional Spatial Strategy for the North West, the Greater Manchester Local Transport Plan and Council strategies from other types of development that would prejudice their implementation, completion and operation.**

Transport developments with a major impact on the use of land are identified on the Proposals Map:

- a. the re-opening of the remaining Standedge Tunnels and re-installation of track between Diggle and Marsden by 2021 to enhance rail speed and capacity on the Trans-Pennine route as identified in the GMLTP;**
- b. the route alignment for Metrolink (on the existing Oldham Loop rail line with a new segment through Oldham Town Centre), and tram stops and associated facilities at:**
 - i) Failsworth (conversion of rail station);**
 - ii) Hollinwood (conversion of rail station), including strategic park and ride;**
 - iii) South Chadderton (new stop);**
 - iv) Freehold (new stop);**
 - v) Westwood (new stop);**
 - vi) Oldham Manchester Street (new stop);**
 - vii) Oldham King Street (new stop);**
 - viii) Oldham Central (new stop);**
 - ix) Oldham Mumps (new stop), including bus facilities;**
 - x) Derker (conversion of rail station), including strategic park and ride; and**
 - xi) Shaw and Crompton (conversion of rail station).**

This route is part of the Metrolink extension running from Manchester Victoria to Rochdale and completion is expected by 2010².
- c. the proposed Diggle rail station; and**
- d. extension of Lees New Road.**

- 4.9** Although ancillary facilities to the public transport developments listed under a. - c. are critical for access, parking, stopping, waiting, obtaining information and tickets, and for interchange, they are not listed above because they are smaller in scale and their ultimate location and design will depend upon circumstances at the time of development. The land needed for these facilities will be taken into account under this policy. The Lees New Road extension will only be built if it is required for access to development site

² The date for the completion of the Oldham section will be reviewed when more information becomes available.

H1.2.10 allocated on the Proposals Map. The Highways Agency will be consulted on any infrastructure schemes likely to affect the operation of the trunk road network.

- 4.10 The Proposals Map indicates that strategic park and ride will be provided at the Hollinwood and Derker Metrolink stops, without defining their precise location, as the final scale and location of a facility will result from negotiations with land owners, developers and operators.
- 4.11 Although a railway station at Diggle is a priority station in the Greater Manchester Local Transport Plan (GMLTP) (2001/2006), Government is not funding new stations within their 10-year investment plan ending in 2010. A railway station is proposed for the longer term (post 2010), whose completion will depend on restoration of four tracks through the Standedge Tunnel, the results of further studies by the Greater Manchester Passenger Transport Authority/Executive (GMPTA/GMPTE), in consultation with relevant transport agencies, and Government resources becoming available. The preferred site at Sam Road/Station Road lies in the Green Belt and the layout, design and landscaping of the proposed scheme, including any associated parking, will be developed in line with relevant national planning guidance.
- 4.12 Two Quality Bus Corridors (QBCs) are identified in the GMLTP as due for completion by 2006. Work is being carried out in stages, as resources become available, and involves public consultation by the local highway authority, in conjunction with the GMPTE, that is quite separate from the UDP. Detailed schemes for certain sections of these corridors have implications for land that falls beyond the boundaries of the highway, for example the loss of a structure or landscaping to accommodate the creation of a bus lane or a lay-by. This will be considered when specific schemes are proposed. The QBCs in the Borough are:
- a. Manchester-Oldham-Saddleworth
 - i) A62 Manchester-Oldham-Waterhead;
 - ii) the alternative route from Hollinwood to Oldham via Hollins Road, Copster Hill Road and Ashton Road; and
 - iii) A669 Oldham-Grotton, up to Station Road.A loop connecting Waterhead and Grotton is scheduled for bus corridor improvements but is not designated a QBC.
 - b. Rochdale-Oldham-Ashton-Hyde
 - i) A671 Rochdale-Oldham; and
 - ii) A627 Oldham-Ashton-Hyde.
- 4.13 The stops for the Metrolink extension agreed to date by GMPTE and the Council are listed under clause b. A transport proposal contained in the 1996 UDP, Wren's Nest Metrolink stop in Crompton, may be abandoned. In addition, Werneth rail station is likely to close when the Oldham Loop rail line is converted to Metrolink³. After GMPTE awards the final contract for the Metrolink extension, the winning bidder will offer which stations to build and these could vary from those specified in the tender's Executive

³ The existing Oldham Mumps station is also likely to close when the Oldham Loop Line is converted to Metrolink, however, this will not be confirmed until the contract has been awarded.

Requirements.

The Road Network

- T1.2 The Council will protect, improve and, in limited cases, expand the road network to enable the safe and convenient movement of people and goods. New road schemes will only be approved if the benefits outweigh the negative impacts they may have on the environment and human health, and the possible severance effect on local communities.**
- 4.14 The existing network of roads is Oldham's single most valuable transport asset as it covers most of the geographical area of the Borough and allows a choice of travel modes, including public transport and cycling. It is formed by a hierarchy of roads from motorway and primary roads to residential streets and country lanes, and also includes pavements and crossings.
- 4.15 Any proposals for increasing the capacity of the local highway network by building new roads or widening those that already exist must be consistent with the strategy for land use and transport set out in the UDP, GMLTP and the forthcoming Air Quality Management Action Plan. Proposals for new roads will be appraised in line with current Government guidance. Special care will be needed with the design and appearance of any highway schemes which could have an impact on areas of the Peak District National Park.
- 4.16 The Highways Agency is the executive agency responsible for trunk roads in England. This includes the majority of the motorway network. The Agency's strategic aim is to contribute to sustainable development by maintaining, operating and improving the trunk road network in support of the Government's integrated transport and land use planning policies. Within Oldham, the Agency is responsible for:
- a. a section of the M60 ring road, with sliproads and junction 22 at the A62 and junction 21 at the A663; and
 - b. the A627(M) and its extension, the A663(T) or Broadway in Chadderton.
- 4.17 All other public roads are controlled by the local highway authority and the Council is responsible for their maintenance and management.
- 4.18 To implement local transport schemes and those covered in the GMLTP, the Council may choose to designate traffic lanes for use by only one or a combination of modes of transport.

The Network of Routes for Non-Motorised Travel

- T1.3 The Council will protect from development a Borough-wide network of routes for non-motorised travel, which are identified in Oldham strategies or form part of designated national networks.**

- 4.19 The network for non-motorised travel spans urban and rural areas and comprises pedestrian and cycle routes used for both practical and recreational purposes, and bridleways. Such routes may follow existing roads, e.g. cycleways in bus lanes, or run along disused rail lines or other segregated paths. Recreational routes that serve as combined bridle and cycleways, including a segment of the Pennine Bridleway National Trail, are being completed as resources become available, (see recreational routes on Proposals Map).
- 4.20 The cycle network is being designated in stages under the Council's Cycling Strategy and is protected under this policy.
- 4.21 The development of pedestrian routes is being addressed in built up areas through the Town Centre Action Plan and a range of local schemes, including Safer Routes to School, and in due course through the Oldham Pedestrian Strategy and the comprehensive Rights of Way Improvement Plan.
- 4.22 The Council wants to encourage a modal shift* towards more sustainable and healthy forms of travel, especially for regular, short trips, by improving conditions for pedestrians and cyclists. Routes that link residential areas to schools, parks, district centres or the Town Centre, employment centres and public transport interchanges are a particular focus and must be safe, convenient and attractive to use.
- 4.23 The network of routes for non-motorised travel is designed to connect with other transport routes to make interchange easier. They include:
- a. national routes such as the Pennine Way footpath, Pennine Bridleway National Trail and the National Cycle Network;
 - b. canal towpaths; and
 - c. Metrolink stops, rail stations, Oldham bus station and frequent bus routes including the Quality Bus Corridors.
- 4.24 Although towpaths along the Huddersfield Narrow Canal and the Rochdale Canal are owned by British Waterways, they are designated public rights of way.
- 4.25 This policy aims not only to encourage more sustainable forms of travel but also to increase recreational opportunities for people in the Borough, particularly in urban areas, by allowing them better access to the countryside and green corridors (see Chapter 10, Open Space, Sport and Recreation Facilities, and Chapter 11, Open Environment, and the Oldham Green Space Strategy).
- 4.26 Where appropriate, the Council will use the development control process to negotiate improvements to existing footpaths and cycleways and the completion of proposed new routes (see Policy T3.1).

Canal Corridors

T1.4 The Council will protect canal corridors from development that would prejudice canal maintenance and operations, navigation for leisure or freight purposes, and the public's access to towpaths.

4.27 This policy is limited to the transport aspects of canals. It applies to the towpaths and waterways of the Huddersfield Narrow Canal and Rochdale Canal which have been restored to full navigation. Although the canal corridors will primarily be used for leisure, potential for local water-borne transport of goods exists. However, English Nature and the Greater Manchester Ecology Unit will be consulted in relation to any boating-related development proposals to ensure that the nature conservation interests of the canals are protected, particularly in relation to habitats and species. Where a key site along a canal has been identified by British Waterways for mooring, refuelling or other boating facilities, the Council will consider this a material consideration in considering any development proposed on land that includes the site. This approach currently applies to the Rochdale Canal corridor in the Failsworth District Centre area (Rochdale Canal Corridor Strategy, March 2003).

4.28 In terms of access for recreational purposes, the policy also applies to towpaths along the remaining open section of the disused Manchester and Ashton-under-Lyne Canal that runs from Crime Lake, along Daisy Nook Country Park to Ashton Road.

Disused Rail Infrastructure

T1.5 The Council will protect disused railway lines from development that would preclude their reuse for transport schemes which are proposed in the Regional Transport Strategy, the GMLTP or local strategies. Preference will be given to sustainable transport schemes (pedestrian, cycle and bridleways, and public transport corridors) over solely road based schemes.

The Council will consider permitting temporary developments on sites with disused rail lines subject to planning conditions or obligations that safeguard the integrity of the original corridors for transport uses in the long term.

4.29 Disused rail lines are potentially valuable land assets that should not be severed by development without strong justification on other planning grounds.

4.30 The Council has identified several disused rail lines that are being converted to pedestrian routes, cycleways and bridleways as funding and development opportunities arise (see Policies R1, R1.1 and R2.1 in Chapter 10, Open Space, Sport and Recreation Facilities).

4.31 Until the Metrolink contract is awarded, it would be misleading for the Council to make unilateral decisions about protection or allocation of the Oldham

Loop rail line between Werneth and Mumps. However, allocations that include sections of this part of the rail corridor are set out under the relevant Business, Industry and the Local Economy and Retail and Leisure Development policies to enable development in the longer term, along with a qualification that the allocations depend on whether, and when, the land becomes available.

PART 1 POLICY

THE ACCESSIBILITY OF NEW DEVELOPMENT

T2 ACCESSIBILITY IS A KEY CRITERION IN THE LOCATION OF NEW DEVELOPMENT. ALL NEW DEVELOPMENT MUST BE ACCESSIBLE BY A CHOICE OF MODES OF TRANSPORT INCLUDING WALKING, CYCLING AND PUBLIC TRANSPORT, UNLESS OTHER PLANNING OBJECTIVES OR MATERIAL CONSIDERATIONS INDICATE OTHERWISE. IT MUST BE APPROPRIATELY LOCATED IN RELATION TO OTHER LAND USES AND/OR THE CATCHMENT POPULATION FOR THE DEVELOPMENT, TO REDUCE THE NEED TO TRAVEL.

4.32 One of the UDP's prime objectives is to allow as many people as possible to reach workplaces, schools, shops, leisure facilities and other services without having to use a private car. The public transport accessibility of all new developments, but particularly those that are likely to generate a large number of journeys, is integral to the decision about location. Directing new developments to central locations where they complement other land uses or to sites close to the people who will use them also reduces the need to travel.

Part 2 Policy

Public Transport Accessibility

T2.1 With the exception of householder* development, new development will only be allowed if it has at least basic access to the public transport network. All major new development and other new development that generates a significant number of trips must have at least good access to public transport. These criteria apply unless other planning objectives or material considerations indicate otherwise.

4.33 It is important that new developments can be easily reached by means of transport other than the private car for reasons that range from the need for more sustainable development to the necessity of promoting social inclusion. Public transport represents the main alternative for longer trips as bus, rail and eventually Metrolink services cover a large area of the Borough and link into the wider transport network.

4.34 Most of the Borough is accessible by public transport although levels of service vary from area to area. The minimum requirement for new development is that it should be located within 400m walking distance of a bus route with services running Monday to Saturday daytime. For the

purposes of the UDP, public transport accessibility* for all parts of the Borough has been mapped, classified as “very good”, “good”, “satisfactory” or “basic” (a detailed definition is given in the Glossary). It will be regularly monitored throughout the period covered by this UDP and subject to the Regional Spatial Strategy for the North West (RPG13). This map is held in the Council’s Development Control Section for members of the public to view.

- 4.35 Public transport services* include buses, Metrolink, local rail and other forms of public transport defined in the GMLTP.
- 4.36 In the context of this policy a “major development” is defined as being “from and above 2,500 square metres gross of retail or leisure floor space, business, industrial, or educational floor space; stadia with seating from and above 1,500; and developments of 30 dwellings or more”. “Development that generates a significant number of trips” is defined in terms of the type of use and scale of development. It covers retail, leisure, sports, health, education and cultural facilities which serve more than a local catchment area. At a minimum, these uses should be located on frequent bus routes or near to rail or Metrolink stops, i.e. areas with good public transport accessibility. Wherever possible, they should be in areas with very good access to public transport. The following chapters in the Plan set out locational criteria for specific land uses in relation to public transport accessibility: Business, Industry and the Local Economy (for offices, see Policy B1.5); Housing; Retail and Leisure Development; Oldham Town Centre, and Open Space, Sport and Recreation Facilities.
- 4.37 There may be other planning objectives or material considerations which, in exceptional cases, may need to be weighed against public transport accessibility. For example, although in parts of Saddleworth public transport may not be good, development could provide substantial community benefits or valuable local job opportunities in business and industry that reduce the need to travel. Equally, development may be the only way to secure the future of a listed building or other historic building, such as a building that makes a positive contribution to the character or appearance of a conservation area, in a relatively inaccessible area. Nevertheless, the objective in both rural and urban areas is to direct development to the most accessible sites. In the case of proposals on less accessible sites, transport measures may be required to improve the development’s accessibility by non-car modes, including public transport (see Policies T3, T3.1 and T3.2).

PART 1 POLICY

TRANSPORT AND DEVELOPMENT

T3 DEVELOPMENT WILL ONLY BE ALLOWED IF IT:

- A. DOES NOT ADVERSELY AFFECT THE EFFICIENT OPERATION OF THE EXISTING ROAD NETWORK, EITHER IN ISOLATION OR CUMULATIVELY WITH OTHER DEVELOPMENTS;**

- B. INCLUDES MEASURES TO MINIMISE VEHICLE TRIPS, ESPECIALLY CAR TRIPS;**
- C. PROVIDES, OR CONTRIBUTES TO, INFRASTRUCTURE, FACILITIES AND SERVICES THAT ARE NECESSARY TO ACCOMMODATE THE ADDITIONAL TRAFFIC LOAD IMPOSED ON THE TRANSPORT SYSTEM BY THE DEVELOPMENT; AND**
- D. DOES NOT COMPROMISE THE SAFETY OF ALL HIGHWAY USERS ACCESSING THE SITE OR IN THE SURROUNDING AREA, NOR SIGNIFICANTLY HARM THEIR SECURITY OR CONVENIENCE.**

- 4.38 While it is essential that significant new developments are easily reached by public transport, access by motor vehicles will be necessary too. Therefore access by both private cars and more sustainable forms of transport will need to be assessed in line with the Local Transport Plan's objectives for road safety, sustainable travel and social inclusion.

Part 2 Policies

Access to Development

- T3.1 Development will be designed to enable users of the site to access it safely and as conveniently as possible, whether they arrive by car, lorry, public transport, motorcycle, bicycle, wheelchair, on foot or by other means appropriate to the nature and location of the development.**

Development will only be allowed if:

- a. it provides any highway measures necessary for access, operations, road safety or to address traffic impacts associated with the development, and does not prejudice highway safety in any other way;**
- b. it integrates existing pedestrian and cycle routes running alongside or through the site in the layout of any new development and convenient links are created to the buildings and facilities; and**
- c. in the case of sites adjacent to a canal corridor, pedestrian access to the canal towpath is provided where appropriate and practicable.**

The Council will expect developers to incorporate necessary transport measures in their proposals and, where appropriate, may impose conditions or planning obligations to ensure these are implemented.

- 4.39 Proposals for development near to motorways are subject to the strict policy of the Department for Transport, which prohibits direct access from most private developments to motorways or slip roads. The Highways Agency may restrict new accesses to other trunk roads in order to protect the efficient and safe operation of the trunk road network, based on an assessment of the

individual and cumulative effects of development proposals. Promoters of developments likely to need access to trunk roads, either directly or indirectly, should refer to DTLR Circular 04/2001 which sets out the appropriate Government policies. Certain roads under the jurisdiction of the local highway authority are prioritised to handle through traffic and enable the efficient movement of goods and people whereas local roads in residential and other sensitive areas are to be protected from traffic that may adversely affect road safety, the local environment, and residents' appreciation of their surroundings.

- 4.40 As a general rule, the Council will undertake any highway works that are needed to address the transport implications of a development through an agreement with the developer under Section 278 of the Highways Act 1980 and/or Section 106 of the Town and Country Planning Act 1990. Likewise, the Highways Agency may carry out improvements to trunk roads under Section 278 and DTLR Circular 04/2001. Where appropriate, the Council will also secure measures through planning conditions, such as restrictions on delivery days and hours. The Council will produce a supplementary planning document on planning obligations, that will include guidance on transport-related measures and contributions which may be required under this policy.
- 4.41 Access to development will need to accord with Design of New Development policies on safety and security. To ensure that public transport access is convenient and attractive, the Council may require the introduction of pedestrian links to public transport stops or improvements to information and waiting facilities. Their design must take into account the needs of people with sensory impairments or restricted mobility.
- 4.42 Where development involves changes to existing transport routes across the site the Council will need to be satisfied that the alternatives proposed are at least as accessible and convenient for users as the original facilities.
- 4.43 Where the Council requires access to a canal towpath, it will consult British Waterways.
- 4.44 This policy covers measures that may need to be taken to ensure that the development is sufficiently well integrated with the surrounding network and linked to local facilities to provide adequate access for pedestrians and cyclists. These include:
- a. the creation of new footpaths and cycleways;
 - b. signing;
 - c. widening pavements;
 - d. improving surfaces;
 - e. lighting and security measures;
 - f. installing dropped kerbs, audible signals and tactile facilities at crossings; and
 - g. pedestrian priority at traffic signals.
- 4.45 Public transport services* include buses, Ring and Ride (or other community transport), Metrolink, local rail and other forms of public transport defined in the GMLTP. Measures to improve access to public transport include:

- a. pedestrian and cycle links to key stops and stations;
- b. measures associated with Quality Bus Corridors;
- c. bus lay-bys and turn-rounds;
- d. taxi ranks;
- e. drop-off and pick-up points for private vehicles; and
- f. developer contributions to the provision of services and facilities.

Developments with Significant Transport Implications

T3.2 The Council will require:

- a. a transport assessment to be submitted alongside applications for developments that are in the following categories:
 - i) developments that generate a significant increase in trips by any mode, in any time period or on any route;
 - ii) developments which access or have a material impact on the operation of trunk roads; and
 - iii) other developments including smaller developments where, in the Council's view, circumstances specific to the proposal and the adjoining transport network warrant it.

The transport assessment will be used as a basis for the Council to review the transport elements of the proposal and, if the application is acceptable in planning terms, to secure highway works and other transport measures necessary to improve access, manage parking demand and address the traffic impacts of the development.

- b. a travel plan alongside the following types of proposals:
 - i) major developments;
 - ii) schools, whether the proposals are for new development, or an expansion or redevelopment of facilities;
 - iii) developments that will be occupied by organisations employing significant numbers of people, as set out in the GMLTP target for the take-up of travel plans; and
 - iv) proposals associated with a local traffic and/or air quality problem which can be addressed by implementing a travel plan.

The travel plan must set out how passenger trips, deliveries and freight distribution generated by the development will be managed to meet transport policy objectives in the UDP and GMLTP. Any transport measures needed to implement the travel plan will be secured through conditions or planning obligations as appropriate see Policy T3.1.

- 4.46 Developments that generate a large number of extra journeys, while they may bring significant benefits to the Borough, will also make additional demands on the transport network; increase levels of traffic; and create more pollution. This policy requires developers to deal with some of the impact of their developments instead of passing the costs on to the wider community.

It also aims to encourage people to take advantage of transport services and schemes that offer realistic alternatives to the private car when accessing developments, and to deliver more sustainable means of distributing freight.

- 4.47 Developments that generate a significant increase in trips by any mode, in any time period or on any route are defined in terms of the type of use and scale of development compared to the current use, and trip generating potential of the site. It includes large business, industrial and housing development and proposals for retail, leisure, sports, health, education and cultural facilities which serve more than a local catchment area. However, the Council may also request a transport assessment alongside applications for other types of development or smaller development which might exacerbate, or create, a traffic congestion problem on the surrounding road network. Appropriate details should be submitted as part of any pre-application discussions that may be had with the Council where this policy applies. The need for an assessment would not be restricted to an increase in the total number of trips generated since an increase in the numbers generated by an individual mode, at a particular time of day or over a specific route might also have an impact on the transport network. In relation to travel plans, “major developments” are defined by Government as “from and above 1000 square metres gross of retail (A1) or leisure (D2) space; from and above 2,500 square metres gross of business (B1) or higher and further educational floor space; and stadia with seating from and above 1,500” (PPG13).
- 4.48 Developments that have a material impact upon the operation of the trunk roads may include developments other than those directly accessing trunk roads and smaller developments that may have a significant cumulative impact on traffic. The Highways Agency shall be consulted to determine whether a transport assessment is required.
- 4.49 The infrastructure, facilities and services required will be influenced by the objectives and investment programmes that are outlined in the current GMLTP and in local transport and regeneration strategies. The Council will produce a supplementary planning document setting out the scope and detail of transport assessments, which should reflect the size of a development and the extent of the transport implications. Further advice is awaited from the Government but in the case of major developments it is likely that they should cover:
- a. an estimate of the number of trips likely to be generated, including an indication of their origins and destinations, and a comparison of this with the existing use;
 - b. the modal split* of trips – the proportion that will be made by different means of transport;
 - c. existing road capacity and other transport provision;
 - d. the impact on existing traffic flows;
 - e. the impact on air and noise pollution levels;
 - f. opportunities to link into public transport and the non-motorised private transport network;
 - g. the need to complement or add value to transport schemes in the current GMLTP; to local strategies like the Oldham Town Centre Strategy; and to

regeneration programmes such as Housing Market Renewal, the Economic Development Zone* and SRB6*; and

- h. opportunities for joint initiatives with other landowners and organisations, such as travel plans and shared* parking.

- 4.50 Where developments generate significant numbers of local jobs but are not adequately served by public transport, the Council may request that buses or other shared transport services are provided between the site and areas of high unemployment within the Borough. The Council will take part in negotiations with developers, employers, operators and the GMPTE to agree the appropriate specifications.
- 4.51 The Council will produce a supplementary planning document on travel plans with guidance for developers and for businesses and organisations that will occupy new developments. Travel plans support sustainable transport objectives by encouraging employees or people who use the facilities to access them by means of public transport, walking and cycling and by making freight movements more environmentally friendly. The 2001/2006 GMLTP targets organisations of 200 employees and over to produce travel plans. Where an air quality assessment of a development proposal indicates that increased traffic would create an air quality problem, the Council may require mitigation measures such as a travel plan (see Policy NR1.2 in the Natural Resources and Environmental Quality Chapter).

Parking

T3.3 The Council will permit:

- a. off-street parking to serve new development at levels that are in accordance with current Council parking standards (see Appendix E) and consistent with other relevant policies in the Plan; and
- b. new parking facilities to serve existing developments, and new public car parks in the Town and District Centres and at visitor attractions only where:
 - i) there is a demonstrated need for car parking; and
 - ii) provision is made in accordance with current Council parking standards and is consistent with other relevant policies in the Plan (in particular Policies TC1.3 and TC1.4 in Chapter 8, Oldham Town Centre).

Where the Council requires controls on parking provision or usage, it will impose planning conditions or obligations to ensure that these are implemented.

This policy applies to parking for all vehicles covered in current Council parking standards, including cars, motorcycles and bicycles, and for other vehicles such as lorries and coaches associated with specific land uses. The Council will seek to negotiate parking spaces for coaches in new or existing private and public parking facilities in or

near Oldham Town Centre, the Saddleworth villages and at any major tourist attractions.

- 4.52 In reviewing the parking element of development proposals, the Council will take account of the site's accessibility by public transport; the availability of on-street parking; the nature of the parking demand, for example short or long stay, time of day, day of week; and the feasibility of negotiating shared* or dual* use of parking with nearby landowners. Planning applications for developments with significant transport implications (see Policy T3.2a.) will need to include a transport assessment with information on parking. The supplementary planning document on planning obligations to be produced by the Council will include guidance on parking-related measures and contributions which may be required under this policy.
- 4.53 The Council will consider proposals for parking at levels up to the maximum standard, and will expect levels below the maximum in the following locations:
- a. in the Town and district centres where, in the Council's view, sufficient public parking is available (see Policies TC1.3 and TC1.4 in Chapter 8, Oldham Town Centre);
 - b. on sites where there are underused parking facilities close by (i.e. within approximately 200m), subject to an agreement for dual or shared use with the owner; and
 - c. on sites within 800m of a rail station or Metrolink stop or 400m of a bus stop on a Quality Bus Corridor or frequent bus route (unless the parking will be used as park and ride, see 4.57) .
- 4.54 The Council will also take account of the availability of on street parking when deciding what level is appropriate.
- 4.55 Planning conditions or obligations, as appropriate, may include:
- a. maximum limits on the amount of car parking provided either on or in close proximity to the site;
 - b. negotiating dual or shared use of a neighbouring landowner's private car park;
 - c. agreement to dual* or shared* use of the development's car park with other businesses and organisations in the area if there are local on-street parking problems;
 - d. placing restrictions or controls on length of stay;
 - e. imposing on-street parking controls to minimise the displacement of parking; and
 - f. making provision temporary so that parking spaces may be removed after a specified period or when a shift to other modes of transport has been achieved.
- 4.56 Where development proposals involve the loss of off-street parking within primarily residential areas, the Council will take into consideration the alternative parking facilities available in the vicinity and may require the developer to provide replacement parking for residents and the public.

- 4.57 Strategic park and ride to serve public transport is covered in Policy T1.1. The provision of smaller parking facilities will also be desirable near other Metrolink, rail and bus stops to encourage motorists to use public transport for at least part of their journeys, particularly longer journeys, and to ease congestion in areas where local demand is already high for on-street parking. The Council will assess potential park and ride schemes on their overall performance, in line with the principles and evaluation criteria set out in GMPTA's current strategy on park and ride, and in conjunction with the GMPTE and relevant operators and transport agencies. As opportunities arise, the Council may seek to negotiate dual* or shared* use of parking on sites in the vicinity of public transport stops through agreements with landowners and developers. Alongside provision for motorists including disabled people, parking for cyclists and motorcyclists will be negotiated to support these more sustainable means of reaching stops and to extend people's transport options.

5. BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

- 5.1 Much of the growth of Oldham as a town can be attributed to the textile industry which was at its peak in the late 19th and early 20th Centuries. Although the Borough's economy has undergone significant change since those days, a higher than average proportion of its population still works in the manufacturing sector. Despite this, a fall in manufacturing employment and the growth of the service sector is predicted during the period covered by the UDP.
- 5.2 Growth is also expected in the town's so called "sunrise*" industries. These hi-technology* businesses operate in the manufacturing and service sectors but their location is often governed by different factors from traditional manufacturing firms. Factors such as the quality of the environment, good links to research establishments including higher education establishments, and access to information technology infrastructure and to international markets (through proximity to Manchester Airport) are often more important to sunrise industries than the amount and location of available employment land. Both the Regional Spatial Strategy for the North West (RSS) and the North West Regional Economic Strategy recommend that local authorities encourage the development of these types of business.
- 5.3 There are two elements to the UDP's economic strategy: to make better use of existing employment land in the Borough and to promote investment in the Borough through the allocation of new sites for expansion and new investment purposes. A comprehensive review of employment sites was undertaken to arrive at the allocations. As a result, some of the remaining business and industry sites in the previous UDP were de-allocated. Allocations were further informed by regeneration strategies and programmes, including the Economic Development Zone*, SRB6* and Housing Market Renewal Fund*. The employment uses covered in this chapter are primarily business (Use Class B1*), general industry (Use Class B2*), storage and distribution (Use Class B8*), but also include other non-retail commercial uses that generate employment in sectors such as tourism. The Plan's objectives in relation to these land uses are to:
- a. make better use of vacant and underused land and buildings in existing employment areas, and consolidate their potential as centres of future business and industrial growth;
 - b. improve access to employment opportunities throughout the Borough and address the economic disadvantages faced by certain sections of the community;
 - c. improve the diversity of the local economy and provide a broader range of jobs that can better withstand any future recession;
 - d. provide enough development land to meet the needs of businesses, recognising that some sections of the Oldham workforce may be employed within neighbouring authorities;
 - e. provide a range of sites for a variety of new employment uses, excluding

retail, to meet the needs of new firms in the Borough and existing companies that wish to expand; and

- f. provide a range of sites in locations that are accessible by a variety of transport modes.

5.4 Many of the available business sites are located to the west of the Borough where there is more brownfield land available and good transport links exist, including public transport. The UDP, however, recognises that it is important to provide a range of employment sites throughout the Borough so that people have the opportunity to work close to their homes. Existing businesses on the urban fringe and in the countryside are protected as they provide local employment and support the rural economy. Tourism activity is important to Oldham's economy, creating jobs and providing facilities for visitors and residents alike around the Borough. Tourism facilities range from hotels and other accommodation, to speciality shops and visitor attractions centred on the canal network. New development that generates employment and also brings leisure and recreation benefits will be encouraged in appropriate locations in accordance with the Council's Tourism Development Strategy. However, there are circumstances where proposals for employment uses must be weighed against other UDP objectives such as Green Belt policy. The Council has balanced these various needs in allocating land and setting out policies for employment uses.

5.5 The following government advice has been taken into account in drawing up the policies and proposals contained in this section:

- a. PPS1* *Delivering Sustainable Development*;
- b. PPG4* *Industrial, Commercial Development and Small Firms*;
- c. PPS11* *Regional Spatial Strategies*;
- d. PPG12* *Development Plans*; and
- e. the Regional Spatial Strategy for the North West (RSS)*.

PART 1 POLICY

BUSINESS AND INDUSTRIAL LAND ALLOCATIONS

B1 THE COUNCIL WILL ENCOURAGE AND PERMIT THE DEVELOPMENT OF OFFICES (USE CLASS B1), GENERAL INDUSTRY (CLASS B2) AND WAREHOUSING AND DISTRIBUTION (CLASS B8) ON ALLOCATED SITES AND IN OTHER SUITABLE LOCATIONS WITHIN THE BOROUGH.

THE COUNCIL ALLOCATES 75.93 HECTARES OF LAND IN APPROPRIATE LOCATIONS FOR DEVELOPMENT TO MEET THE NEEDS OF BUSINESS AND INDUSTRY IN THE BOROUGH. IN ALLOCATING THIS AMOUNT OF LAND, THE COUNCIL RECOGNISES THAT NEIGHBOURING LOCAL AUTHORITIES WILL HAVE A ROLE TO PLAY IN PROVIDING FOR THE EMPLOYMENT NEEDS OF OLDHAM. THIS IS BECAUSE OF THE PROXIMITY OF MAJOR REGIONAL INVESTMENT SITES TO PARTS OF THE BOROUGH, WHICH WILL HAVE A SUB-REGIONAL ECONOMIC IMPACT.

- 5.6 In allocating land for business the UDP aims to:
- provide employment opportunities across the borough in locations that can be accessed easily by the local workforce;
 - provide sites of varying size with the ability to attract new employment opportunities;
 - provide enough land to enable existing firms to expand; and
 - provide sites to meet the needs of the seven target “sunrise” sectors outlined in the Regional Spatial Strategy for the North West* and in the North West Regional Economic Strategy.
- 5.7 The UDP recognises the role neighbouring authorities play in meeting some of Oldham’s employment requirements. A number of large, strategic industrial development sites are within easy access of many of Oldham’s workforce, including Ashton Moss in Tameside, Kingsway in Rochdale and East Manchester.
- 5.8 The supply of employment land available includes approximately 9 hectares of land that is not currently available but is expected to become available during the plan period. It does not include however, vacant floorspace within existing mills and industrial buildings. Rather than look for new greenfield sites to develop, the UDP adopts a more sustainable* approach that focuses on making more efficient use of existing industrial areas. This recognises the growing importance of “sunrise” businesses, many of which require less land than traditional types of industry.

Part 2 Policies

Business and Industrial Allocations

- B1.1 The following sites are allocated for business and industry (Use Classes B1, B2 and B8). Sites 0.4 hectares in size and greater are shown on the Proposals Map:**

Ref	Site	Area (ha)*
B1.1.3	Mersey Road North / Albert Street, Hollinwood	0.93
B1.1.5	Land at Sellers Way, Hollinwood	0.99
B1.1.6	White Moss View, Greengate, Chadderton	1.23
B1.1.7	Land at Greenside Way, Chadderton	0.62
B1.1.8	Land at Greengate, Chadderton	1.22
B1.1.9	Land at Moston Road, Chadderton	1.58
B1.1.10	Land at Junction Mill / Foxdenton Lane, Chadderton	6.39
B1.1.11	Causeway North, Oldham Broadway Business Park, Chadderton	7.26
B1.1.12	Land at Oldham Broadway, Chadderton	0.77
B1.1.13	Oldham Broadway Business Park, Chadderton	0.63
B1.1.14	Gateway Crescent, Oldham Broadway Business	1.44

Ref	Site	Area (ha)*
	Park, Chadderton	
B1.1.15	Gateway Crescent, Oldham Broadway Business Park, Chadderton	1.62
B1.1.16	Oldham Broadway Business Park, Chadderton, Oldham	0.95
B1.1.18	Ram Mill, Gordon Street, Chadderton	2.02
B1.1.19	Land at New Coin Street, Royton	0.40
B1.1.20	Land at High Barn St. / Edge Lane St., Royton	0.64
B1.1.21	British Gas, Higginshaw Lane, Royton	10.06
B1.1.22	Land at Meek Street, Royton	4.05
B1.1.24	Royton Moss, Moss Lane, Royton	7.08
B1.1.25	Land at Clarence Street, Royton	0.93
B1.1.26	Land at Beal Lane, Shaw	1.07
B1.1.28	Land at Huddersfield Road, Diggle	2.60

Small Sites under 0.4ha. not shown on the Proposals Map:

B1.1.35	Land at Watts Street, Chadderton	0.27
B1.1.36	Land at Terrace Street, Greenacres, Oldham	0.30
B1.1.37	Land at Bowling Street, Hollinwood	0.25
B1.1.38	Land at Hope Street, Oldham	0.26
B1.1.39	Land at New Coin Street, Royton	0.25

*Area provided for information only.

Total

55.81

New office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a).

- 5.9 This policy allocates employment land to meet the needs of existing and potential new businesses (as recommended in PPG4* *Industrial, Commercial Development and Small Firms*) and includes land currently held for expansion purposes by existing firms. The sites allocated are of varying sizes which are aimed at meeting the needs of different businesses, so as to provide a broad employment base for Oldham. All sites have been allocated in the realistic expectation that they will become available during the plan period, and on the basis that they have access to the necessary infrastructure. Development on sites adjoining residential areas must be suitably designed and landscaped to minimise harm to residential amenity in accordance with policies in the Design of New Development, Transport and Natural Resources and Environmental Quality Chapters.
- 5.10 Proposals for sites in Chadderton (B1.1.10, B1.1.11, B1.1.12, B1.1.14, B1.1.15) along the Rochdale Canal must accord with habitat and species protection policies in the Open Environment Chapter. They should also follow guidelines set out in the Rochdale Canal Corridor Regeneration Strategy and any other relevant strategies, such as Oldham's Tourism Strategy. Proposals for site B1.1.28 in Diggle and B1.1.10 in Chadderton will be considered against Policy NR2.2 Flooding and Flood Protection as a small part of each site lies within a flood risk area.

Business and Office Allocations

B1.2 The following sites are allocated for business and office (Class B1) and general industry (Class B2) uses (as shown on the Proposals Map):

Ref	Site	Area (ha)*
B1.2.1	Southlink Business Park	2.39
B1.2.2	Sefton Street, Hollinwood	2.40
B1.2.3	Union Street West / Oldham Way, Oldham	0.99
B1.2.4	Oldham Way / Mumps, Oldham	1.70
B1.2.5	Primrose Street / Crossbank Street, Oldham	3.78
B1.2.6	Albert Street, Hollinwood	6.77
B1.2.7	Stable Street, Hollinwood	2.09

*Area provided for information only.

Total 20.12

Any proposal for office, business or industrial use on these sites will only be acceptable where it achieves a high standard of design that supports the Council's economic strategy for these areas and meets policy requirements on residential and workplace amenity* (see the Design of New Development policies and Policy NR1.1 in the Natural Resources and Environmental Quality Chapter).

Exceptionally, the Council may permit other employment-generating uses which complement adjoining development and are compatible with B1 or B2 uses. In the case of the site at Stable Street, the Council will expect any proposed developer to include provision for strategic park and ride.

The availability of sites at Union Street West (B1.2.3) and Mumps (B1.2.4) is subject to relevant details in the final contract for the extension of Metrolink.

- 5.11 These sites have been allocated to achieve the clusters of quality employment that Regional Spatial Strategy for the North West recommends. The grouping of high technology and complementary businesses in the same area can create the kind of environment and conditions that encourage business growth. Located at major transport nodes in Hollinwood and in the Economic Development Zone around Oldham Town Centre, which include public transport interchanges, the accessibility of these sites makes them suitable for higher densities of employment. The sites at Hollinwood Junction are of strategic importance to the Borough. The Council wishes to see high quality development of a type, scale and intensity of use which reflect its importance.
- 5.12 Oldham has recently been successful in attracting high technology businesses* and the percentage of its population employed by these firms is now more than twice the national average. This policy is intended to assist the continuing growth that is predicted within these sectors. The more diverse an economy, the better it will be able to withstand the pressures of recession. The Council aims to ensure that suitable land is available to

encourage the right kind of industries into the Borough.

- 5.13 To encourage business synergy and capitalise on the sites' locations at key gateways, the Council may consider proposals for alternative uses to B1 and B2. Applicants will need to demonstrate that the proposed uses will complement other development on the site, in the surrounding Primary Employment Zone or on adjoining land, and generate significant opportunities for local employment.
- 5.14 Development proposals for site B1.2.6 Albert Street, Hollinwood are expected to incorporate public open space along the boundary with Roman Road as recommended in the spatial master plan for the SRB6* area, with details to be negotiated between the developer and Council. Sites at Union Street West (B1.2.3) and Mumps (B1.2.4) include sections of the Oldham Loop rail line which may be disused as a result of conversion to Metrolink. When the final contract is awarded it will become clearer whether, and when, the land will become available for development. The Council wishes to make provisional allocations as the sites are in key locations for redevelopment at the edge of Oldham Town Centre in an area awarded Economic Development Zone status. The site at Stable Street, Hollinwood has been allocated for B1 and/or B2 uses due to its prime location with access to the motorway network and linkages with other parts of Greater Manchester. The Council will expect any development on the Stable Street site to include allowance for a significant number of park-and-ride spaces for the Metrolink (Policy T1.1).

Mixed Use Allocations

B1.3 The Council allocates the following sites for mixed-use development:

Ref	Site	Area (ha)
M1	Frenches Wharf/Wellington Road, Greenfield, Saddleworth	4.76

The mix of uses permitted on the site is business and industry (B1 and/or B2), tourism, residential (C3), and retail uses only in accordance with relevant policies in the Retail and Leisure Development Chapter. Tourism uses should capitalise on the site's location along the Huddersfield Narrow Canal. The proportion of residential should not exceed 40% of the net total developable area, subject to paragraph 5.16 of the reasoned justification. In estimating the capacity of the site for housing the Council recognises that development proposals may exceed the indicative capacity.

M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	1.4
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The mix of uses permitted on the site is business and industry (B1 and/or B2) and residential (C3).

M3	Land at Oldham Road / Hardman Street, Failsworth	1.56
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The mix of uses permitted on the site is business and industry (B1 and/or B2), commercial uses excluding retail, and residential (C3), with the latter limited to Hardman Street.

M4	Huddersfield Road / Dunkerley Street, Oldham	2.61
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This is a comprehensive redevelopment site with opportunities for new build and the refurbishment of the Grade II listed Hill Stores. The mix of uses permitted are office, retail, residential and other uses that accord with Policy S1.6 in the Retail and Leisure Development Chapter.

The housing and other elements of each site should be developed broadly in tandem in accordance with a phasing scheme to be agreed with the Council. This is in order to guarantee the delivery of non-residential floorspace. Office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a).

- 5.15 Planning Policy Guidance* note 3 *Housing* (PPG3) recommends the promotion of mixed use developments on individual sites and over a wider area, as a means of accommodating new households and assisting urban regeneration. It recommends that local authorities allocate such sites in their development plans and encourage mixed use development, by adopting a flexible approach to car parking and housing density. Chapter 4 on Transport refers to car parking while Chapter 6 on Housing contains a detailed policy on housing density.
- 5.16 There are many uses of land including some employment generating uses that can be located adjacent to housing areas without having a detrimental impact upon residential amenity. Examples of this include smaller offices, creative industries and craft workshops. In appropriate locations mixed-use development can help to achieve PPG3 objectives, stimulate economic investment, and create local jobs that reduce the need to travel. The mixed-use allocation also takes account of the distinctive characteristics of the sites and the regeneration opportunities they offer. Further details of the Council's objectives and requirements for each site can be found in Appendix A. The economics of mixed-use development can be complex and can change over time. The Council, therefore, recognises that there may be a need to apply the residential percentage figures in the policy with a degree of flexibility at the time development proposals are considered. The need for this flexibility, within the region of the percentage figure, will be assessed in the light of the economics of the development and the economic regenerative benefits of the overall mixed use scheme. Proposals for site M1 in Greenfield will be considered against Policy NR2.2 Flooding and Flood Protection, as part of the site lies within a flood risk area. A major developed site in the Green Belt has been allocated in Greenfield, Saddleworth which also permits a mix of uses (see Policy OE1.8 in the Open Environment Chapter).

Business, Office and Industrial Development on Unallocated Land

B1.4 The Council will permit business, office and industrial development on unallocated land provided it meets the following criteria:

- a. in the case of new office development (B1(a) and A2) that generates significant numbers of trips, it is located on sites in or adjoining the Town and District Centres, or near major public transport interchanges within urban areas; or
- b. in other cases,
 - i) new development would be accessible by a choice of modes of transport including public transport (subject to criteria set out in the Transport Chapter of this Plan); and
 - ii) development would have no adverse impact upon residential amenity by way of noise, atmospheric pollution, odour, vibration, traffic generation, unsuitable hours of operation, or upon highway safety.

5.17 In the context of this policy, “unallocated land” is defined as land which is not otherwise protected from development as Green Belt or for its recreational, open space or natural resource value. All businesses, whether within identified employment areas or elsewhere, contribute towards the local economy and increase employment choice for the Oldham workforce. Many types of employment, especially small office uses, can be located within primarily residential areas without having any detrimental impact upon neighbouring uses. However, the Council will refuse permission where new development or a proposal to perpetuate or extend an existing use does not meet the requirements of policies on residential amenity and highway safety (see Policy NR1.1 in the Natural Resources and Environmental Quality Chapter and Policy T3.1 in the Transport Chapter).

5.18 It is the intention of the UDP to continue to promote a spread of employment across all areas of the Borough, to provide jobs for local people and help to reduce the need to travel. Nevertheless, office development that generates significant numbers of trips should be directed to the most central and accessible locations. In this policy context, “near major public transport interchanges” means within 800m walking distance of Oldham Bus Station, Mumps Station/Interchange, or Hollinwood Rail/Metrolink stop.

Working From Home

B1.5 Proposals to use any part of a dwelling (or its curtilage) for business use (Use Classes A2/B1*) will only be permitted where all the following criteria are satisfied:

- a. there would be no harm to the amenity* of residential properties or the character and appearance of the surrounding area by reason of:

- i) noise, vibration, odour, atmospheric pollution or other nuisance; or**
 - ii) loss of privacy; or**
 - iii) the visual appearance of any alterations or extensions;**
- b. there would be no harm to the amenity and safety of road users from the use; and**
- c. provision would be made for access, servicing and parking in accordance with the Council's parking standards.**

5.19 The policy recognises that working patterns are changing and that there has been growth in home working in recent years. In particular, developments in information technology are making it easier to work from home, and more people may wish to integrate their work or business with their home lives. This may necessitate the establishment of a formal working environment in a person's own home on a scale which cannot be considered incidental to the residential use.

Freight Generating Developments

B1.6 The Council will permit development proposals that generate substantial freight movements only on sites that are both:

- a. easily accessible to trunk or primary roads, or can be connected to the rail network; and**
- b. away from the Town Centre, District Centres, and residential areas where they would cause highway safety, amenity or environmental problems.**

Exceptions may be considered where the Council seeks to protect existing employment uses and is satisfied that the impact of freight movements can be mitigated by measures secured through planning conditions or obligations.

5.20 In planning for developments that generate a significant amount of freight, the Council aims to strike a balance between environmental, amenity and highway safety issues and the need to support and strengthen the local economy. The policy applies to larger B8 uses and other non-retail employment uses generating a substantial number of lorry or box van movements. Although these would typically be developments greater than 2,500 square metres gross, the Council may apply it to smaller proposals depending on the capacity of the road network and surrounding land uses. Any proposed development should refer to Policy T3.1 and the Highways Agency requirements for developments that have a material impact on the operation of the trunk road network.

PART 1 POLICY

EXISTING BUSINESS AND INDUSTRIAL AREAS

B2 THE COUNCIL WILL PROTECT EXISTING LAND AND BUILDINGS AVAILABLE FOR BUSINESS AND INDUSTRY WITHIN THE BOROUGH FROM OTHER TYPES OF DEVELOPMENT. PRIMARY EMPLOYMENT ZONES ARE DESIGNATED IN ADDITION TO BUSINESS AND INDUSTRIAL LAND ALLOCATED UNDER POLICIES B1.1, B1.2 AND B1.3.

5.21 It is important to protect the Borough's supply of industrial land and make the best use of existing industrial areas. Many vacant or underused sites and buildings exist within these areas and by zoning them for employment use the Council aims to direct new business investment towards them.

Part 2 Policies

Primary Employment Zones

B2.1 In the Primary Employment Zones shown on the Proposals Map, development will only be permitted for the following uses (Use Classes Order* reference in brackets):

- a. business uses (B1), with offices (B1 a) also subject to the locational criteria set out in policy B1.4 a.;
- b. general industry (B2);
- c. warehousing and distribution (B8);
- d. builders' and plumbers' merchants and yards, timber suppliers, plant hire depots, cash and carries and other outlets providing a service mainly to the trade;
- e. food and drink (A3);
- f. hotels (C1);
- g. the motor trade, including car and caravan showrooms, petrol filling stations and tyre and exhaust centres, and comparable uses related to canal navigation;
- h. waste management facilities;
- i. small scale retailing subject to the requirements of Policy S2.3 in the Retail and Leisure Development Chapter;
- j. small scale leisure facilities which for the purpose of this policy will be taken to include facilities with a gross floorspace of 500m² or less (D2); and

- k. nurseries and garden centres requiring large external storage and display areas.**

Housing and/or related community uses (as defined in the Community and Education Facilities Chapter) will not be permitted unless:

- i) The development satisfies the policies elsewhere in the Plan and the proposed use is compatible with neighbouring uses; and**
- ii) It is demonstrated, either through a marketing exercise or viability assessment, that there is no realistic prospect of the site being used for business or industrial employment purposes as listed above a. to k. inclusive within the plan period; or**
- iii) The development would help to achieve the local and strategic objectives of the HMR programme and that the benefits of such help, including any achieved through a planning agreement to support the local economy and employment, would outweigh the loss of the business or industrial use.**

- 5.22 The UDP designates areas of the Borough where business and industry dominate as Primary Employment Zones (PEZs). Within some of the PEZs, sites have been allocated for business and industry uses. A site in PEZ10 in Chadderton has been allocated for waste management purposes under Policy W1.2 in the Waste Management Chapter. PEZs are expected to continue to generate significant levels of employment throughout the plan period and represent the most suitable location for economic development, as they reduce the need to develop open land while minimising potential conflict with residential areas. However, where a development permitted in a PEZ is proposed adjacent to a residential area, it must comply with policies on design, landscaping, access and amenity in the Design of New Development, Transport and Natural Resources and Environmental Quality Chapters. “Outlets providing a service mainly to the trade” (clause d) refers to operations where trade customers account for a minimum of 65% of total turnover.
- 5.23 By allocating PEZs the Council aims to provide continuing opportunities for existing firms to expand and for new firms to locate. Situated mainly in areas with good public transport accessibility, PEZs offer a range of jobs that the local workforce can access easily. A wide range of business uses are permitted within PEZs to encourage the broad base of employment that will improve the local economy’s resilience to future recession. PEZs do not exclude essential development by statutory undertakers, such as utility providers, and other development covered by the General Permitted Development Order carried out in accordance with the appropriate statutes and regulations.
- 5.24 In considering proposals in PEZs, the Council will also take into account the

following:

- Sites in PEZ 8 Greengate/Broadgate, Chadderton may be suitable for freight connections to the Calder Valley rail line.
- Sites in PEZs along the Rochdale and Huddersfield Narrow canals may be suitable for tourism and boating-related uses (subject to habitat and species protection policies in the Open Environment Chapter).
- Development in the following PEZs may be subject to Policy NR2.2 in the Natural Resources and Environmental Quality Chapter, as they overlap with flood risk areas: PEZ 16 Higginshaw/East Oldham; PEZ 20 New Coin Street, Royton; PEZ 22 Shaw; PEZ 27 Waterside Mill, Greenfield; PEZ 29 Delph New Road, Delph; PEZ 30 Lumb Mill, Huddersfield Road, Delph; PEZ 31 Shaw Pallets, Huddersfield Road, Diggle.

5.25 While PEZs are the most important source of employment in the Borough, the Council is sympathetic towards applications for new business and industrial development outside these areas, subject to the criteria set out in Policy B1.4. A full list of PEZs is shown below:

PEZ 1- West Failsworth
PEZ 2- Ashton Road, Failsworth
PEZ 3- Wrigley Street, Failsworth
PEZ 4- Hollinwood South (Mirror Group/Albert Street)
PEZ 5- Hollinwood North (Drury Lane)
PEZ 6- Hawksley Street, Oldham
PEZ 7- Hollins, Oldham
PEZ 8- Greengate/Broadgate, Chadderton
PEZ 9- Fields New Road, Chadderton
PEZ 10- Manchester Street/Westwood, Chadderton
PEZ 11- Busk, Chadderton
PEZ 12- Fernhurst Mill, Chadderton
PEZ 13- Primrose Bank, Oldham
PEZ 14- Copster Hill, Oldham
PEZ 15- Hathershaw
PEZ 16- Higginshaw / East Oldham
PEZ 17- Wellyhole Street, Lees
PEZ 18- New Street, Lees
PEZ 19- Greenacres Road, Waterhead
PEZ 20- New Coin Street, Royton
PEZ 21- Shaw Road, Royton
PEZ 22- Shaw
PEZ 23- Oak View Mill, Manchester Road, Greenfield
PEZ 24- Hey Bottom Mill, Greenfield
PEZ 25- Chew Valley Road, Greenfield
PEZ 26- Boarshurst Lane, Greenfield
PEZ 27- Waterside Mill, Greenfield
PEZ 29- Delph New Road, Delph
PEZ 30- Lumb Mill, Huddersfield Road, Delph
PEZ 31- Shaw Pallets, Huddersfield Road, Diggle
PEZ 32- Warth / Ellis Mills, Huddersfield Road, Diggle
PEZ 33- Greenbridge Lane, Greenfield

- 5.26 Although the primary purpose of the PEZ policy is to protect existing employment areas, the Council believes there are certain circumstances in which housing development may be appropriate. Thus, whilst there is a general need for the retention of business and industrial uses in PEZs, some residential or mixed-use development may be permissible where it can be demonstrated that there is no realistic prospect of the land or buildings being used for business or industrial uses within the plan period, and that the use proposed will be compatible with neighbouring land uses. The Council will also wish to consider the implications of the proposed development for regional and local economic and housing strategies.
- 5.27 To satisfy criterion ii) above, the Council will require evidence that the land or premises have been marketed at a reasonable price for an appropriate period and in appropriate trade press or elsewhere (all by prior agreement), in order to be satisfied that there is no realistic demand for its continued employment use. The Council will look more favourably upon proposals for mixed use rather than residential development on such sites, as this would mean a continuing contribution towards the local economy and employment. Retail uses would only be permitted in accordance with other policies in the Plan. Proposals for new offices generating significant numbers of trips are subject to the locational criteria set out in Policy B1.4 a.
- 5.28 Alternatively, there may be occasions when a rigorous financial appraisal can show, without the need to go through a full marketing exercise, that the development or redevelopment of a site for business or industrial use is not viable. The criteria for such an appraisal and for marketing exercises will be set out in a supplementary planning document*.
- 5.29 Oldham is also a Housing Market Renewal (HMR) Pathfinder* authority and is committed to a long-term regeneration programme that will transform its housing markets, create sustainable communities and lead to greater community cohesion. The need to deliver neighbourhood transformation and regeneration through Housing Market Renewal might sometimes justify the release of land for housing and/or related community uses even when it is still needed for employment. To satisfy criterion iii) above, applicants will be required to demonstrate the net benefit of a proposal, and how it supports local and strategic HMR objectives. In considering whether the benefits outweigh the loss of employment land, the Council will have regard to a number of factors, including:
- a. Whether the proposed development would help to deliver an approved master plan (although this will not be a requirement of such development);
 - b. The need for the proposed development in the context of the HMR objectives and programmes;
 - c. Whether the proposed development includes some employment uses;
 - d. Whether the site is in active business or industrial use;
 - e. Whether the developer offers a planning agreement to facilitate measures to support the local economy and employment; and
 - f. The contribution that the proposed development would make to creating sustainable communities.

- 5.30 In relation to (e) above, the benefits of the proposal might, for example, include a financial contribution to help relocate an existing business displaced by the development, and thereby safeguard employment. The details of such contributions will be set out in a supplementary planning document.

Protection of Existing Employment Sites Outside PEZs

B2.2 Outside Primary Employment Zones, the Council will not permit the development of a site currently or last used for employment purposes for an alternative non-employment generating use unless:

- a. **The proposal is to convert a building, which was originally designed as a dwelling back to residential use, or**
 - b. **A continued employment use would be unsuitable because of significant harm to residential amenity*, the efficient operation of the highway network or highway safety, or**
 - c. **It is demonstrated, either through a marketing exercise or viability assessment, that there is no realistic prospect of the site being used for employment purposes within the plan period, or**
 - d. **The development satisfies the policies elsewhere in the Plan, would help to achieve the local and strategic objectives of the HMR programme and that the benefits of such help, including any achieved through a planning agreement to support the local economy and employment, would outweigh the loss of the employment use.**
- 5.31 There are many businesses located outside PEZs that make a vital contribution to the local economy and are able to accommodate future growth in employment. Many of these businesses are also located near to residential areas which can help to achieve sustainable transport objectives of the Plan. In the context of this policy, employment uses are defined as those listed (a) to (k) inclusive in Policy B2.1.
- 5.32 This policy aims to protect existing employment sites, apart from former dwellings, unless continued employment use would have significant impact on residential amenity, traffic or highway safety, or it can be proven that there is no current or likely future demand for them to be used for employment purposes. In relation to clause (c), the Council will require evidence that the land or premises have been marketed at a reasonable price for an appropriate period and in appropriate trade press or elsewhere (all by prior agreement), in order to be satisfied that there is no realistic demand for its continued employment use.
- 5.33 Alternatively, there may be occasions when a rigorous financial appraisal can show, without the need to go through a full marketing exercise, that the

development or redevelopment of a site for business or industrial use is not viable. The criteria for such an appraisal and for marketing exercises will be set out in a supplementary planning document.

- 5.34 However, Oldham is also a Housing Market Renewal Pathfinder* authority and is committed to a long-term regeneration programme that will transform its housing markets, create sustainable communities and lead to greater community cohesion. The Council recognises through clause d. of the policy that the need to deliver neighbourhood transformation and regeneration through Housing Market Renewal might sometimes justify the release of land for housing and/or related community uses even when it is still needed for employment. To satisfy clause d. above, applicants will be required to demonstrate the net benefit of a proposal, and how it supports local and strategic HMR objectives. In considering applications against this policy, the Council will employ the same approach as is set out in the justification to Policy B2.1. More information on this will be set out in a supplementary planning document.
- 5.35 The Council will look more favourably upon proposals for mixed use rather than residential development on such sites, as this would mean a continuing contribution towards the local economy and employment. Retail uses would only be permitted in accordance with other policies in the Plan. Proposals for new offices generating significant numbers of trips are subject to the locational criteria set out in Policy B1.4 a.
- 5.36 Mills can make efficient use of land and provide relatively inexpensive space for industry, storage and distribution. Some are also protected for their historical and/or architectural value. However, the Council recognises that some mill buildings may not be suited to modern business and industrial operations or be located where continuing employment use would be unacceptable in terms of their impact on highway safety and amenity. In the case of buildings in poor condition, the Council will consider whether the site should nevertheless be retained for employment use. The Council may permit a non-employment use in order to secure the retention and refurbishment of a listed mill or a locally important building.

6 HOUSING

- 6.1 The development of carefully planned new housing over the next ten to fifteen years will play a key role in supporting urban regeneration and creating a more sustainable lifestyle, not just in the Borough of Oldham, but throughout Greater Manchester.
- 6.2 The main aim of this chapter is to set out a framework for managing the release of land for housing development in a way that will match the needs and demands of the population with the development of sustainably located new homes.
- 6.3 When planning for more sustainable housing development it is important not only to consider its location, but also ensure that the best use is made of housing land. The policies contained in this chapter include a requirement for developers to achieve minimum densities on sites according to the degree to which they are located in sustainable locations.
- 6.4 To successfully meet overall housing requirements the Council must clearly consider the needs of the significant number of Oldham residents who cannot afford to enter the general housing market. The Council will negotiate with private developers and registered social landlords to encourage the development of affordable housing on suitable sites.
- 6.5 The objectives of UDP housing policy are:
- a. to encourage the development of new housing stock in locations that meet the need to encourage more sustainable living patterns;
 - b. to ensure that efficient use is made of land identified for housing development;
 - c. to make it a priority to re-use previously developed land;
 - d. to provide for a spread of housing sites across the Borough;
 - e. to contribute towards the urban regeneration of the Borough and Greater Manchester as a whole;
 - f. to make the best use of existing building stock;
 - g. to encourage the development of a variety of house types and sizes, including affordable housing and upper market housing, that reflect housing needs and demands in the Borough and in a manner consistent with delivering the Plan's sustainability objectives;
 - h. to work with private sector developers and registered social landlords to maximise opportunities to develop affordable housing for those who cannot afford to rent or buy market priced housing, and housing that is suitable for people with special needs; and
 - i. to support objectives set by the Housing Market Renewal Fund

Pathfinder*.

PART 1 POLICY

HOUSING LAND REQUIREMENT AND SUPPLY

- H1 THE COUNCIL WILL MAKE PROVISION FOR SUFFICIENT LAND TO ACCOMMODATE AN INCREASE OF 270 DWELLINGS PER ANNUM OVER THE PERIOD 2004-2011, NET OF HOUSING CLEARANCE. OVER THIS PERIOD THE COUNCIL WILL ENSURE THAT ON AVERAGE AT LEAST 80% OF NEW DWELLINGS ARE DEVELOPED ON PREVIOUSLY DEVELOPED LAND OR INVOLVE THE RE-USE OF VACANT AND UNDERUSED BUILDINGS.**
- 6.6 The housing requirement for Oldham is based upon that set out in the Regional Spatial Strategy for the North West* (RSS).
- 6.7 The RSS states that the annual rate as set out in this policy should apply over the period 2002 to 2006. Beyond this date, RSS advises that the above annual rate should apply until a different rate is produced following a review of the Guidance. At present, such a review of the RSS has yet to take place. Therefore, in line with the advice in the RSS, it is the Council's intention to apply the annual rate of 270 dwellings for the period of the Plan (i.e. 2011) or until a new rate is published through a review of the RSS.
- 6.8 In planning for this level of development, the RSS states that development plans should:
- a. make allowances for increased re-use of suitable existing housing;
 - b. maximise the re-use of vacant and under used land and buildings;
 - c. make allowances for the contribution that can be made by conversions;
 - d. consider the impact of new housing development on existing housing stock and on housing markets in adjoining areas;
 - e. adopt a sequential approach to the identification of locations for development;
 - f. introduce phasing policies;
 - g. allow for clearance to reflect local circumstances;
 - h. take account of the need for affordable housing; and
 - i. use up-to-date Urban Potential Studies to inform the way sites are allocated.

CLEARANCE

- 6.9 The housing requirement set out in the RSS and reproduced in Policy H1 above represents the net level of building – i.e. it represents the required increase in housing stock after allowing for the replacement of cleared dwellings. Traditionally, local planning authorities have predicted future clearance levels and identified a housing land supply that is sufficiently large to both “replace” these cleared dwellings on a “one-to-one” basis and meet demand.

- 6.10 Future clearance rates in Oldham will, to a large extent, be dependent on strategies adopted through its status as a Housing Market Renewal (HMR) Pathfinder* authority (in partnership with Rochdale MBC). The Pathfinder exists to tackle issues of low demand, regenerate low demand areas and create places where people want to live. To achieve these key aims, an element of the HMR strategy will involve the demolition of some existing houses in consultation with local communities.
- 6.11 The HMR Prospectus, published in December 2003, sets out five key objectives for the Partnership:
- To transform the housing choices to meet current and future demand, providing modern attractive homes, through clearance, remodelling and redevelopment.
 - To achieve and sustain an excellent standard for existing retained housing focussing especially on priority neighbourhoods.
 - To improve the image, safety and attractiveness of neighbourhoods so people will be proud to live there and choose to invest.
 - To improve substantially the quality of life of local people by increasing employment and leisure opportunities, and transforming their educational attainment and health.
 - In all that we do, we will work together to achieve community cohesion, creating places where a range of people can live happily together.
- (Executive Summary of the Prospectus)*
- 6.12 The lifetime of the Pathfinder is expected to be up to 15 years. During this time it is proposed to clear over 6,000 dwellings across the Partnership but build back an even greater number - over 7,000 dwellings (Source: *The Housing Market Renewal Prospectus for the Oldham and Rochdale Pathfinder*, page 3).
- 6.13 Clearance activity in the Borough over the next fifteen years is likely to be largely focussed on areas within the Pathfinder. At the time of writing, funding to implement a housing market renewal strategy in Oldham has only been granted for the period 2004-2006 and applies to the Wave 1 project areas of Werneth/Freehold and Derker. The Prospectus estimates that total clearance in these two areas will reach some 1,062 dwellings in total over a five-year period (2004 to 2009). Although it is likely that clearance will be higher in Oldham than Rochdale, clearance levels beyond the first two years of the programme can only be estimated, for example if it is assumed that two thirds of clearance will occur in Oldham, then this would equate to some 4,000 dwellings over the period of HMR (2004 to 2019). A level of clearance on this scale over a fifteen-year period would equate to an average of 267 dwellings per annum. In reality, the potential level of clearance within the area of the Borough covered by the Pathfinder will remain under continual review and it is likely that the level of clearance and the rate of its delivery will vary considerably throughout the lifetime of the HMR initiative. The actual delivery of clearance will depend on a number of factors, including:

- future funding levels;
 - the result of community consultations and of working with local communities to develop proposals;
 - the residential character of areas subject to clearance proposals; and
 - changes in the housing market.
- 6.14 The Council recognises that current and future clearance levels will require close monitoring. Future annual housing land monitoring reports will deal specifically with issues arising from the HMR initiative in so far as they affect policies and proposals in this chapter. Such reports will consider actual and planned clearance and the potential implications on housing land release, including any implications for the release of Phase 2 housing allocations.
- 6.15 Whatever clearance rate is actually delivered, it is a key element of the UDP strategy to ensure that the Plan's approach to housing clearance and land supply is to ensure that the release of land for new housing development does not prejudice renewal objectives aimed at tackling issues created by low demand and high vacancy levels.

THE PHASING OF HOUSING LAND RELEASE

- 6.16 In line with current Government guidance, the Council has considered releasing housing land in phases to better manage the rate at which it is developed and to control the development of non-allocated, or “windfall”, sites.
- 6.17 The housing allocations set out in Policies H1.1 and H1.2 have been organised into two phases – Phase 1 sites which are intended to meet short and medium term needs, and Phase 2 sites which form a pool of sites which may be brought forward in the longer-term, or may be brought forward in circumstances where the monitoring process indicates that there is likely to be a sustained shortfall in the envisaged Phase 1 supply. Sites have been allocated to give preference to:
- a. the re-use of previously developed sites and empty or under used buildings; and
 - b. the development of residential sites in locations where jobs, shops and services can be reached without the need to use a car.
- 6.18 Allocations have also been made in the light of the following factors:
- a. the ability of existing and potential infrastructure, including public transport and physical and social infrastructure, to accommodate additional development;
 - b. development constraints and likely development timescales;
 - c. the need to develop residential sites that can provide homes of different types, sizes and levels of affordability; and
 - d. the need to support the objectives and programmes of the Housing

Market Renewal Fund.

- 6.19 Regional Spatial Strategy for the North West (RSS) states that on average at least 80% of housing development should be on previously developed – or “brownfield” - land. It is anticipated that 90.5% of development attributable to current commitments and Phase 1 allocations will be on previously developed land.

LONG TERM DEVELOPMENT

- 6.20 Regional Spatial Strategy for the North West (RSS) does not set a specific end-date for housing land requirements to be met. Instead, the annual housing requirement set by this policy is expected to run until at least 2006 or until a new building rate is set through a review of RSS. However, the development plan should look beyond current time horizons and consider how priorities for development may manifest themselves in the future. Although other policy objectives must clearly be taken into account, the current intention is that the release of housing land after 2006 will be considered in line with the following criteria:

- a. type of site, in order of preference:
 - i) previously-developed sites in the urban area
 - ii) previously-developed sites outside the urban area
 - iii) greenfield sites in the urban area
 - iv) greenfield sites outside the urban area
- b. location, in order of preference:
 - i) inner urban
 - ii) urban extension
 - iii) suburban
 - iv) village extension
- c. public transport accessibility*, in order of preference:
 - i) very good accessibility - choice of two or three public transport modes, one of which should be a frequent bus route
 - ii) good accessibility - within 400m of a frequent bus route, or 800m of a rail or Metrolink station
 - iii) satisfactory accessibility - within 400m of a bus route with at least two daytime services an hour Monday to Saturday
 - iv) basic accessibility - within 400m of a bus route that operates daytime Monday to Saturday.
- d. ready for development, in order of preference:
 - i) ready immediately
 - ii) ready in 3-5 years
 - iii) ready in 5-7 years
 - iv) ready in 7 years plus.

MONITORING

- 6.21 Government planning guidance recommends that a “plan, monitor, manage”

approach is applied to the release of housing land. This means housing objectives and the way in which they are met must be regularly reviewed. With this in mind the Council will monitor the impact of the following factors on the objectives set out in the introduction to this chapter:

- a. Housing Supply
 - i) number of dwellings built
 - ii) location of new development
 - iii) proportion of dwellings built on previously developed land and through conversions
 - iv) number of dwellings built on windfall sites
 - v) number of dwellings built on small sites
 - vi) the build-back rate on residential clearance sites
- b. Development Characteristics
 - i) dwelling mix and size according to number of bedrooms
 - ii) level and type of affordable housing delivered
 - iii) net housing density
 - iv) car parking provision
- c. The Housing Context
 - i) population and households
 - ii) housing need
 - iii) condition of housing stock
 - iv) areas of low housing demand
 - v) clearance activity
 - vi) the development of urban regeneration initiatives
 - vii) vacancy rates

- 6.22 The Council will publish the results in an annual report that sets out any changes in circumstance that require its housing objectives and policies to be amended. The monitoring report will normally provide the first notice of a shortfall in housing land supply and identify the need for consideration to be given to the early release of Phase 2 sites. Where this is the case, the Council will use the criteria set out in paragraphs 6.17, 6.18 and 6.20 to identify those Phase 2 sites that should be considered a priority for early release. Particular consideration will be given to the release of Phase 2 sites which support the objectives of the Housing Market Renewal Pathfinder.
- 6.23 Amendments to the phasing of allocated sites will be identified and made public through the publication of a supplementary planning document (SPD). All SPDs will be subject to Council approval and will follow appropriate public consultation on the proposed amendments to the phasing of sites. This consultation will include owners of all Phase 2 sites (where known), house builders known to be developing (or known to have an interest) in the Borough, the Home Builders Federation and the Campaign to Protect Rural England. Although an SPD cannot formally amend the contents of the Plan itself, it will be a material consideration which may carry substantial weight in the determination of a planning application for residential development on the named site(s).
- 6.24 It is also intended that an SPD will also be used to defer the development of

Phase 1 or Phase 2 sites in the event of a substantial oversupply of housing land - for example should several large windfall sites unexpectedly come forward. Again, this will be an issue which would be identified in the annual monitoring report. Should the deferment of Phase 1 status be necessary, the priority will be to retain those sites which perform best against the criteria set out in paragraphs 6.17, 6.18 and 6.20. Again, a formal process of consultation and publication will be carried out in the manner outlined above.

Part 2 Policies

Housing Land Release - Phase 1

H1.1 The following sites are allocated for Phase 1 development:

Phase 1 Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.1.2	Land off Fields New Rd/Ramsey Street, Chadderton	PDL	3.41	136	40
M3	Land at Oldham Rd/Hardman Street, Failsworth*	PDL	1.56	10	-
H1.1.6	St. Mary's Way Oldham	PDL	2.56	180	72
H1.1.10	Athens Way, Lees	PDL	0.55	22	40
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth*	PDL	1.4	62	-
H1.1.15	Bailey Mill, Oldham Rd, Saddleworth	PDL	0.86	50	-
M1	Frenches Wharf/Wellington Road, Greenfield Saddleworth*	PDL	4.76	99	-
H1.1.19	Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	-
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	30
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	40
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	50
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	30
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	40
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	40
M4	Huddersfield Road/Dunkerley Street, Oldham*	PDL	2.61	50	-
H1.1.26	Spencer Street, Oldham	PDL	3	150	50
H1.1.27	Hartford Mill/Land off Milne Street, Oldham	PDL	2.84	160	56
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	40
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	30
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	30
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	76.5
	TOTAL			1310	

Notes:

a. PDL = Previously Developed Land. GF = Greenfield land.

b. Sites marked * are mixed use allocations which have a housing element.

c. Further details of the Council's requirements for each site can be found in

Appendix A.

d. Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.

- 6.25 The above sites have been identified in line with the principles set out in Policy H1. They are considered to be a priority for development and to be capable of being brought forward in the short to medium term. The allocations include four sites that are allocated for mixed use (see Business, Industry and the Local Economy Policy B1.3 for the range of permissible uses).
- 6.26 Table 1 details the level of supply currently committed and allocated within Phase 1 and Appendix B provides more details about committed sites.

Table 1 – Phase 1 Supply 1st April 2004

	Dwellings	% Dwellings PDL	% Dwellings GF	Notes
1. Large sites under construction 2004	361	76.5	23.5	276 dwellings PDL, 85 GF.
2. Large sites with planning permission 2004	361	81.7	18.3	295 dwellings PDL, 66 GF.
3. Sites awaiting signing of legal agreements 2004	136	100	0	136 dwellings PDL, 0 GF.
4. Sub-total (1+2+3)	858	82.4	17.6	707 dwellings PDL, 151 dwellings GF.
5. Allocations	1310	95.7	4.3	1,254 dwellings PDL, 56 dwellings GF.
6. Total (4+5)	2168	90.5	9.5	1,961 dwellings PDL, 207 dwellings GF.

Notes:

a. Large sites are defined as sites of 0.4 hectares and above or with a potential capacity of 10 or more dwellings, regardless of size.

b. Appendix B includes a breakdown of the Phase 1 supply by sub-district.

- 6.27 Account should also be taken of the potential supply of small sites – those with less than 0.4 hectares of land or ten dwellings – and windfall sites that are expected to become available during the period covered by the UDP. In line with PPG3* *Housing*, these allowances relate to previously developed land only. The Council has also made an allowance for the development of housing on sites where existing housing has been subject to clearance. The rate of on-site “build-back” will vary according to both the type of dwellings being cleared and the type of new housing being developed. Since it is likely that clearance will be predominantly of terraced houses and flats it is assumed that on average 60% of the original number of dwellings will be redeveloped on-site. As with the rate of clearance itself, this figure is likely to fluctuate on an annual and site-by-site basis. These additional allowances are set out in Table 2 below.

Table 2 – Allowances as of 1 st April 2004		
	Dwellings p.a.	Notes
1. Allowance for completions on small sites/conversions	55	Based on average BF completions July 1997-March 2003 and known current supply.
2. Allowance for completions on windfall sites of 0.4 hectatres/10 dwellings and above	100	Based on average medium BF completions July 1997-March 2001 (35 p.a.) and discounted large average of 40 p.a., and an assumption that HMR will deliver more windfall sites.
3. Clearance “build-back”	160	Based on assumed average 60% redevelopment of cleared sites if clearance averages 267 dwellings per annum.
TOTAL	315	

Note 1 – It is unlikely that there will be completions on windfall sites (item 2) within the first two years of monitoring (i.e. 2004-2006).

Note 2 - It is assumed that large-scale completions on cleared sites will not begin until 2007. However, any completions on cleared sites before this date will still count against the housing requirement set out in Policy H1.

- 6.28 The Council will monitor the above allowances on an annual basis and publish its findings in the annual monitoring report outlined in Policy H1. The monitoring process will take into account the impact of windfalls on the release of allocated sites.
- 6.29 If levels of housing development on windfall sites exceed expectations the Council may wish to revise the allocation of sites within Phase 1. This may involve holding some sites back for longer-term development. The process through which such action would take place is explained in paragraphs 6.22 to 6.24 of the reasoned justification to Policy H1.

Housing Land Release – Phase 2

H1.2 The following sites are allocated for Phase 2 development:

Phase 2					
Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.2.3	Ashton Road, Woodhouses	GF	1.71	51	30
H1.2.4	Medlock Road, Woodhouses	GF	0.66	20	30
H1.2.6	Lilac View Close, Oldham/Crompton	GF	0.59	18	30
H1.2.10	Knowls Lane, Lees	GF	5.8	232	40
H1.2.11	Ripponden Road, Denshaw, Saddleworth	GF	0.63	19	30
H1.2.13	Holden Fold Lane, Royton	PDL	0.4	12	30
H1.2.16	Lower Lime Road, Oldham	PDL	2.59	78	30
H1.2.17	Danisher Lane, Oldham	GF	0.46	18	40
	TOTAL			451	

Notes:

- a. PDL = Previously Developed Land. GF = Greenfield land.**
- b. Further details of the Council's requirements for each site can be found in Appendix A.**
- c. Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.**

When considering planning applications for the above sites the following factors will be taken into account:

- a. the results of monitoring procedures outlined in paragraphs 6.21 to 6.24;**
- b. the phasing objectives set out in paragraphs 6.17, 6.18 and 6.20; and**
- c. regional and sub-regional planning objectives.**

- 6.30 The phasing of sites for development has been informed by the objectives expressed in Policy H1. Allocations are composed of previously developed sites that are likely to become available in the longer term along with greenfield sites that have, as a minimum, satisfactory public transport accessibility*.
- 6.31 It is intended that Phase 2 allocations should only be brought forward if monitoring activity shows a potential shortfall in supply in relation to the required building rate of 270 dwellings (net) a year.
- 6.32 If this is the case, the Council will publish a supplementary planning document to explain the revised phasing policy and allocations. The process through which such action would take place is explained in paragraphs 6.21 to 6.24 of the reasoned justification to Policy H1.
- 6.33 If levels of housing development should exceed expectations, the Council may wish to revise the allocation of sites within Phase 2, perhaps holding some sites back for development after 2011. Again, the process through which such action would take place is explained in paragraphs 6.21 to 6.24 of the justification to Policy H1.

Assessing Non-Allocated Sites and the Renewal of Planning Permissions

- H1.3 Planning applications on non-allocated sites, or for the renewal of planning permission, will be permitted provided that:**
 - a. the site is well located in terms of access to modes of transport other than the car, including public transport, walking & cycling, and the potential for improving such accessibility;**
 - b. the site is well located in terms of access to basic services and usable open space, and the potential for improving such accessibility;**

- c. the site is capable of development within the capacity of existing and potential infrastructure, including public transport, physical infrastructure, and social infrastructure (for example schools);**
- d. the proposals are in conformity with other relevant policies and proposals in the Plan.**

Regarding applications on “greenfield” sites, the availability of previously developed land and empty or under used buildings, both in the locality and in the Borough as a whole, as assessed by the Council’s monitoring procedures, will be the first consideration.

- 6.34 This policy allows an assessment to be made of the acceptability of developing housing on both windfall sites and sites where an application has been made for the renewal of a previously granted planning permission.
- 6.35 New sites should meet UDP objectives in relation to sustainability and the re-use of previously developed land. As a key requirement of sustainable development is to reduce the need to travel it is important that new developments are accessible to both public transport and a range of basic services. The requirements of this policy on these matters are set out below.
- 6.36 Applicants wishing to develop a windfall greenfield site should be aware that a key objective of the Plan is to maximise the amount of development on previously developed land.
- 6.37 Should monitoring procedures indicate a shortfall in the amount of previously developed land available for development, the Council’s priority will be to consider bringing forward previously developed Phase 2 housing allocations before greenfield windfall sites. Only where there is insufficient Phase 2 previously developed land to meet requirements will the Council consider bringing forward greenfield Phase 2 housing allocations.
- 6.38 The exception to the above will be where allocated previously developed or greenfield sites perform so poorly in relation to the criteria set out in paragraphs 6.17 and 6.18 that their development is precluded before a particular greenfield windfall site.
- 6.39 In considering accessibility to public transport and proximity to basic services as referred to in criteria (a) and (b) above, as a guideline, the Council will require that:
 - a. small developments (less than ten dwellings) should have at least basic public transport accessibility, and be within 400m of at least one basic service* such as a supermarket, post office or doctor’s surgery;
 - b. medium sized developments (10 to 29 dwellings) - should have at least satisfactory public transport accessibility, and be within 400m of at least two basic services;
 - c. large developments (30 dwellings and over) - should have at least good public transport accessibility, and be within 400m of at least two basic

services.

- 6.40 Government planning guidance and the policies expressed in the UDP promote a new approach to housing development. Some outstanding planning permissions may not be consistent with this approach. The fact that a site has previously been granted permission does not necessarily mean that this will be renewed. In considering the renewal of a permission, particular attention will be paid to whether or not the proposed development now meets the relevant criteria.
- 6.41 In some cases this will mean that an existing permission is not renewed, or that an application must be revised to take into account new policy requirements.

Housing Density

- H1.4 Subject to criteria i to vii below, the Council will only permit proposals for residential developments that, as a minimum, achieve a net density* of between 30 and 50 dwellings per hectare.**

In areas that have good accessibility to public transport and are within 400m of at least two basic services, the Council's minimum net density standard for residential developments is 40 dwellings per hectare.

In areas that have:

- a. very good accessibility to public transport options; and**
- b. are within 400m of at least two basic services; or**
- c. are within Town & District Centres,**

the Council's minimum net density standard for residential developments is 50 dwellings per hectare.

In considering whether or not a proposed density is acceptable, and whether or not there are particular circumstances that mean the specified standard minimum density either should be exceeded or cannot be achieved, the following factors will be taken into account:

- i) the character of the surrounding area;**
- ii) the need to create mixed communities;**
- iii) the need to meet identified housing needs;**
- iv) the shape, topography and setting of the site;**
- v) the existence of natural features and areas of nature conservation value;**
- vi) likely traffic generation; and**
- vii) the location of the site in relation to public transport options and basic services.**

- 6.42 This policy aims to support the UDP's urban regeneration and sustainability objectives by ensuring that developments in more sustainable locations are developed at higher densities. Government planning guidance suggests that

sites developed at a net density of less than 30 dwellings per hectare (dph) represent an inefficient use of land.

- 6.43 In order to make the most efficient use of land in sustainable locations, the Council will expect developers to pay particular regard to the availability of public transport options and basic services when considering the net density appropriate to a site. In areas with good accessibility to public transport and basic services developers should be aiming to achieve densities of 40 dph. Developments in locations with very good public transport accessibility and access to basic services, or are within Oldham Town Centre or District Centres, should reasonably be expected to achieve a net density of at least 50 dph.
- 6.44 Despite the need to meet minimum site densities, developments must still be sensitive to the particular circumstances of a site, avoid the appearance of being over-developed, and contribute to a mix of housing types within the area.
- 6.45 There are certain cases in which lower density development may be necessary: where the physical properties of a site may make it impractical to develop higher density housing; where the bid to create balanced communities indicates a need for lower density housing in an already densely developed area; and where meeting housing needs requires the development of large family homes.
- 6.46 It must, however, be noted that all developments should aim to meet at least the normal minimum net density of 30 dph. Only in exceptional circumstances, and by reference to the above criteria, will developments below this density be accepted.

Housing Choice and Diversity

- H1.5 On all sites where 25 or more dwellings are proposed, the Council will require developments to incorporate a variety of house types and sizes capable of accommodating a wide range of housing demands, including the demand for accommodation from both small and large households. As a matter of principle, planning permission will not be granted for uniform, homogeneous housing developments consisting of insufficiently diverse house types and sizes.**
- 6.47 The creation of mixed communities, reducing social distinctions and developing a housing stock which meets the needs of a wide range of individuals and households are key elements of government planning policy.
- 6.48 Although meeting these objectives will require the implementation of policies and initiatives which go beyond new house building, new housing that provides all sectors of the community (e.g. single people, small and large households, the elderly, the disabled, people of a range of incomes) with as much choice of types, sizes and locations as possible clearly has a key role to play.

- 6.49 To implement this policy, it is intended to negotiate with developers for a good mix of housing types and sizes rather than set prescriptive targets. Factors that will be taken into account will include:
- i) The population and household characteristics of the Borough;
In relation to this criterion, the main features of the Borough's population as evidenced by the 2001 Census are:
 - A population density which is significantly higher than for England as a whole
 - Average household size which is higher than for England as a whole
 - Higher levels of overcrowding than for England as a whole
 - Relatively high proportion of people separated or divorced
 - Relatively high proportion of lone parent households with dependent children
 - Relatively high proportion of widowed people
 - Numbers of one person, married couple and cohabiting couple households in line with averages for England as a whole.
 - ii) The housing character of the area surrounding the development;
 - iii) UDP density policies;
 - iv) UDP affordable housing policies where appropriate; and
 - v) Site characteristics such as shape and topography.
- 6.50 However, as a general rule, housing developments should include a variety of:
- i) House sizes as defined by the number of bedrooms;
 - ii) House types, e.g. terraced, semi-detached, detached, flats; and
 - iii) Avoid the over reliance on flatted developments to meet the needs of smaller households.

PART 1 POLICY

MEETING THE NEED FOR AFFORDABLE HOUSING

- H2 THE COUNCIL WILL ENCOURAGE THE PROVISION OF A MIXTURE AND RANGE OF HOUSE TYPES APPROPRIATE TO MEETING THE HOUSING NEEDS OF THE BOROUGH'S POPULATION.**
- 6.51 The UDP and the Council's Housing Strategy share the objective of encouraging the development of new housing stock that combines a range of housing types to meet the various housing needs of the Borough's residents.
- 6.52 Nationally, the majority of houses are either detached or semi-detached properties, but in Oldham the housing stock is dominated by terraced properties. The 1991 Census showed that nearly half of the households in Oldham inhabited terraced housing compared with less than one-third nationally. These properties are particularly concentrated in the inner area of the Borough in wards such as Alexandra, Coldhurst, St. James', St Mary's, Medlock Vale and Werneth.

- 6.53 Between late 1998 and early 1999 a survey was undertaken to ascertain the housing needs of the Borough's population. It found that:
- an estimated 7,761 existing households inhabit unsuitable accommodation, mainly caused by overcrowding and poor repair;
 - of these households, 5,995 were considered to be in housing need;
 - the number of concealed and homeless households was estimated at 1,204;
 - housing need is particularly concentrated in the central Oldham wards, with between 12% and 20% of existing households in Coldhurst, St Mary's, Werneth and Alexandra in need;
 - there was a considerable need for properties with four or more bedrooms and a surplus of two bedroom homes; and
 - an estimated 4,000 new affordable dwellings were required to meet projected future housing need up to 2011.
- 6.54 Demographic change over the period covered by this UDP will also inform any assessment of the need for affordable housing.
- 6.55 The Centre for Urban and Regional Studies (CURS) paper, *Changing Housing Markets and Urban Regeneration in the M62 Corridor*, identifies areas where there is a risk of low housing demand. The factors contributing to this low demand include:
- predominance of single tenures;
 - uniform provision, for example of two bedroom houses in one locality;
 - concentration of a particular dwelling type; and
 - lack of economic activity.
- 6.56 From the above analysis it is clear that the general requirement is for a greater mix of house types, particularly semi-detached and detached, and for large family housing to meet very specific housing needs.
- 6.57 This approach reflects government planning guidance, which encourages local authorities to create mixed and balanced communities and avoid the creation of large areas of housing with similar characteristics.
- 6.58 Developers should therefore consider:
- a. whether a site can meet general housing needs within the Borough;
 - b. whether a site can meet housing needs specific to its locality;
 - c. whether a site can contribute positively to the mix of dwelling types that already exists in the locality;
 - d. whether a site should combine a mix of house types, for instance semi-detached and detached, and a mix of properties with different numbers of bedrooms; and
 - e. the need to avoid developing inappropriate types of home in areas of low housing demand.
- 6.59 Policy H2.1 below gives more specific details on affordable housing requirements.

- 6.60 This chapter of the UDP also sets out a policy for the assessment of planning applications for sites to be used by Gypsies or travelling showpeople.
- 6.61 The 1968 Caravan Sites Act defines Gypsies as “persons of nomadic habit of life, whatever their race or origin”. At one time local authorities had a statutory duty to provide caravan sites for Gypsies but this was abolished by the Criminal Justice and Public Order Act 1994. The Government considers that many Gypsies may now prefer to provide their own sites rather than rely on local authority provision. Gypsy sites can now be provided by the local authority or through private means.
- 6.62 As Oldham’s only official site for Gypsy caravans, at Ada Street, has closed and there are no other sites with planning permission in the Borough, there may be occasion over the plan period to determine an application for a new permanent site for Gypsy caravans.
- 6.63 As many Gypsies are self-employed such a site may need to be suitable for mixed use.
- 6.64 Travelling showpeople are self-employed business people who travel the country holding fairs, mainly during the summer. They need secure, permanent bases on which to live and to store and work on their equipment.

Part 2 Policies

Providing Affordable Housing

- H2.1 On all suitable residential sites of 1 hectare and above or 25 dwellings capacity and above, the Council will negotiate for the provision of affordable housing.**

Within the context of the Borough of Oldham and the results of the housing needs survey, the term “affordable housing” is defined as “Housing affordable to those who cannot afford market priced housing either to rent or to purchase”. A more detailed definition of “affordable” will be given in a supplementary planning document.

In considering whether a private development site is suitable for the inclusion of an element of affordable housing provision, the Council will take into account:

- a. the proximity to basic services and access to public transport;**
- b. whether there will be particular costs associated with the development of the site;**
- c. whether the provision of affordable housing would prejudice other planning objectives with a higher priority; and**
- d. the need to achieve a successful residential development.**

The general presumption is that 25% of the site capacity should take the form of dwellings which meet identified housing needs. In agreeing the level and nature of provision the Council will also take into account:

- i) the level and type of need to be met, including Borough-wide housing needs and whether the site could meet specific local needs;**
- ii) the type of affordable housing offered and the needs it meets; and**
- iii) the degree of affordability it represents.**

The Council will use conditions or planning obligations to secure the provision, and to ensure that it is occupied initially and in perpetuity by people falling within particular categories of need for affordable housing.

When it can be demonstrated that it is not feasible to accommodate affordable housing on a site the Council will accept a commuted payment towards the provision of affordable housing on a site or sites to be identified by the Council.

The Council will negotiate with developers for the provision of affordable housing on the following allocated sites:

Affordable Housing Provision - Phase 1 Allocations					
Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.1.2	Land off Fields New Rd/Ramsey Street, Chadderton	PDL	3.41	136	40
H1.1.6	St. Mary's Way, Oldham	PDL	2.56	180	72
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	-
H1.1.15	Bailey Mill, Oldham Rd, Saddleworth	PDL	0.86	50	-
M1	Frenches Wharf/Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	-
H1.1.19	Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	-
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	30
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	50
M4	Huddersfield Road/Dunkerley Street, Oldham	PDL	2.61	50	-
H1.1.24	Sandy Mill, Royton	PDL	2.20	90	
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	
H1.1.26	Spencer Street, Oldham	PDL	3	150	50
H1.1.27	Hartford Mill/Land off Milne Street, Oldham	PDL	2.84	160	56
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	40
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	30
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	76.5

Affordable Housing Provision - Phase 2 Allocations

Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.2.3	Ashton Road, Woodhouses	GF	1.71	51	30
H1.2.10	Knowls Lane, Lees	GF	5.8	232	40

- 6.65 Government planning policy contained in Circular 6/98, *Planning and Affordable Housing*, states that a community's need for affordable housing is a material planning consideration and allows local authorities to develop their own policies to seek the provision of affordable housing on "suitable" sites.
- 6.66 In considering whether a private development site is suitable to combine affordable housing, the Council will take into account criteria (a) to (d) as set out in this policy. Developers will be required to provide details of any "particular costs" referred to in item (b) and demonstrate to the Council's satisfaction how these costs will affect their ability to deliver affordable housing.
- 6.67 Where a site is considered to be suitable for the provision of affordable housing, the Council will negotiate with developers to include an element of affordable housing. Although the general presumption is that 25% of the site capacity should be developed as affordable housing, it is recognised that the level of provision agreed as appropriate will depend on such factors as the level and type of need to be met, site suitability, the type of affordable housing offered and the degree of affordability it represents.
- 6.68 The Council's Housing Strategy also sets out priority needs for affordable housing. These include:
- mixed tenure development;
 - large family housing (4 bedrooms or more);
 - single person housing;
 - new housing in renewal areas;
 - supported housing; and
 - low-cost home ownership.
- 6.69 The Council is currently assessing the current supply of supported housing stock and the level and nature of future needs. The results of this work will feed into a Supported Housing Strategy, which will be used to inform the implementation of this policy.
- 6.70 The following areas of the Borough have been identified where there are specific affordable housing needs:
- Inner Oldham - large family housing
 - Royton, Saddleworth, and Shaw - 2 & 3 bedroom accommodation
 - Failsworth - 2 bedroom flats and properties for single people
- 6.71 The Council will ensure that the benefits of affordable housing are enjoyed by initial and subsequent occupiers by using planning conditions or obligations to control occupancy. The Council will not impose additional occupancy controls where a Registered Social Landlord is to be responsible for the

management of the affordable housing and this provides adequate control and occupancy. The following options for the provision of affordable housing on appropriate private development sites should be considered:

- a. rented accommodation managed by an Oldham Housing Investment Partnership (OHIP) approved Registered Social Landlord (RSL) or other Council approved RSL; and/or
- b. owner occupied housing offered at a discount from market value under a resale covenant scheme.

6.72 The preferred option is to develop affordable housing that is managed by a Registered Social Landlord. The Council works in partnership with eight RSLs through the Oldham Housing Investment Partnership (OHIP):

- Selhal/Manchester Methodist Housing Group
- Contour Housing Group
- Northern Counties
- North British/Places for People Group
- West Pennine/Regenda Group
- AKSA
- The Villages Housing Association
- Housing 21

6.73 The sites identified under this policy are those the Council believes most likely to meet housing needs and to support a development capacity of at least 25 new homes.

6.74 Up-to-date information on housing needs and progress in securing affordable housing will be reported as part of the annual housing land monitoring report referred to in Policy H1 and the annual housing strategy. These reports will also identify any changes in need that should be taken into account, either generally or in relation to any of the sites referred to above, in negotiating for affordable housing provision - including circumstances requiring the use of this policy to be ceased. It is also intended to produce a supplementary planning document to provide additional detail on the mechanisms through which affordable housing can be delivered, managed and retained in perpetuity.

Caravan Sites for Gypsies or Travelling Showpeople

H2.2 Caravan sites for Gypsies or travelling showpeople will only be permitted if all the following criteria are satisfied:

- a. it meets a demonstrated local need;
- b. it is not located in the Green Belt;
- c. it is located within a reasonable distance of existing local shops, community facilities and satisfactory public transport services;
- d. it is suitable for the users to carry on their business activities,

where appropriate;

- e. it is, or can be, linked to infrastructure;**
- f. it has easy and safe access to primary and other main roads; and**
- g. it would not adversely affect the amenity of neighbouring properties and their users or the visual amenity of the area.**

- 6.75 The UDP aims to create suitable living and, where appropriate, working environments for caravan site users while at the same time respecting the amenity of adjacent land users. The Council will take into account the Model Standards 1989: *Permanent Residential Mobile Home Sites* when assessing sites for continuous use.
- 6.76 In demonstrating need, a combination of factors could come into play. These could include demand for a site in a particular area; availability of other sites within the wider sub-regional area and problems or pressures arising from the absence of an authorised site.
- 6.77 Caravan sites for Gypsies and travellers should not be located within Green Belt. Development on this land is strictly controlled to protect its openness and visual amenity. In addition, Green Belt land tends to be more remote from basic services and facilities such as schools than urban areas of the Borough.
- 6.78 Caravan sites need to be located on flat land which has convenient and safe access to the road network and is near to schools and other community facilities, and where water and sewerage facilities are available or can be supplied. As they are likely to combine living and working arrangements and may as a result generate noise, traffic and other disturbances, the amenity of neighbours will be a particular concern. Screening may be an important consideration, particularly when the site is at the edge of the urban area, or is used for storage.
- 6.79 In drawing up this policy, the following national planning advice has been taken into account:
- a. PPS1 *Delivering Sustainable Development*
 - b. PPG12 *Development Plans*
 - c. C22/91 *Travelling Showpeople*
 - d. C1/94 *Gypsy Sites and Planning*

7. RETAIL AND LEISURE DEVELOPMENT

- 7.1 The retail sector is a dynamic and constantly evolving sector of the economy. For many years Oldham's Town and District Centres have been the hub of the community's shopping activity. However, the growing trend for out of centre shopping facilities to accommodate new retail formats, and the development of Internet shopping, is encouraging investment away from established shopping areas and posing a threat to their vitality and viability.
- 7.2 Out of centre shopping is geared towards car travel and although more and more people own vehicles, it is not accessible to all Oldham residents. If the growth of these developments were to go unchecked, key stores and traders could be lost from established centres and retail investment there could decline.
- 7.3 The UDP has a central role to play in guiding the location of new retail developments in the Borough to maintain and improve the role of Oldham Town Centre and the District Centres as key shopping destinations.
- 7.4 In drawing up its retail strategy for the UDP, the Council has taken into account the current Government advice set out in:
- a. Planning Policy Statement 6: *Planning for Town Centres* (PPS6*)
 - b. Planning Policy Guidance note 13: *Transport* (PPG13*)
 - c. Regional Spatial Strategy for the North West (RSS*)
- 7.5 A prime objective of Government planning guidance in PPS6 is to focus retail and leisure development in existing Town and District Centres and these are therefore the preferred location for developments that create a significant number of journeys. PPS6 recommends a plan-led approach to promoting development in town centres; a sequential approach towards the selection of development sites for retail and leisure; and support for local centres. In support, PPG13 aims to reduce the length and number of journeys by motorised transport, encourage other means of travel and reduce reliance on the private car. It is also keen to concentrate retail and other facilities in existing centres rather than out of centre sites.
- 7.6 Retail and leisure developments should be concentrated in existing centres where everyone has a chance to benefit from them, thanks to the choice of public transport by which these centres are generally served. An exception is made for small shops and leisure facilities that meet local needs.
- 7.7 The objectives of Council policy to control and guide retail development in Oldham are:
- a. to maintain the vitality and viability of Oldham Town Centre, the Borough's District Centres and local shopping facilities as locations for a wide range of shopping and other services that are easily accessible by the whole community;
 - b. to limit non retail uses in main shopping areas while strengthening and safeguarding existing facilities that offer a range of community, shopping

and employment opportunities; and

- c. to protect local shopping facilities that provide for residents' essential day to day needs.

PART 1 POLICY

TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES

S1 THE COUNCIL WILL ENSURE THAT THE TOWN AND DISTRICT CENTRES RETAIN THEIR VITALITY AND VIABILITY AS SHOPPING AREAS BY:

A. PROTECTING AND ENHANCING THE RETAIL FUNCTION OF THESE CENTRES; AND

B. CAREFULLY CONTROLLING THE TYPE, SCALE AND LOCATION OF RETAIL AND LEISURE DEVELOPMENT ELSEWHERE.

TO THAT END, NEW RETAIL AND LEISURE DEVELOPMENT WILL ONLY BE PERMITTED WHERE THERE ARE SUITABLE AND VIABLE DEVELOPMENT SITES OR BUILDINGS CAPABLE OF CONVERSION AVAILABLE WITHIN THE FOLLOWING HIERARCHY, CONSIDERED SEQUENTIALLY, EXCEPT AS PROVIDED FOR IN THIS PLAN:

- I) TOWN CENTRE**
- II) EDGE OF TOWN CENTRE**
- III) DISTRICT CENTRE**
- IV) EDGE OF DISTRICT CENTRE**

7.8 There are seven District Centres within the Borough. These are Chadderton, Failsworth, Huddersfield Road ("Hill Stores"), Lees, Royton, Shaw and Uppermill. They are identified on the Proposals Map. Alterations to the boundaries of some of the District Centres have been made as follows:

Shaw District Centre - extended to incorporate the library;

Uppermill District Centre - contracted to exclude areas that contain predominantly housing;

Chadderton District Centre - extended to incorporate community facilities;

Huddersfield Road District Centre ("Hill Stores") - extended to accommodate a comprehensive redevelopment site involving opportunities for new build and refurbishment for a mix of uses to stimulate regeneration; and

Failsworth District Centre - extended to reflect major redevelopment proposals.

7.9 Local shopping facilities have not been identified on the Proposals Map, but are defined within Policy S2.1.

- 7.10 Town and District Centres provide the focus for a range of important facilities that are accessible to all residents in the Borough.
- 7.11 The existence of shops is crucial to the success of other facilities in these centres and it is vital that this retail function is protected and improved. It is also important that leisure facilities are located so as to benefit all Oldham residents and reduce the need to travel.
- 7.12 For the purposes of the sequential approach set out in PPS6, the Central Shopping Core, as defined on the Proposals Map, will be classed as the “town centre”. Consequently, the area outside the Central Shopping Core will be classed as either “edge of town centre” or “out of town centre” by virtue of the 300 metres walking distance definition provided in national guidance (PPS6*, Table 2). In either case, the retail tests outlined in Policy S1.2 will apply.
- 7.13 In applying the sequential approach, the relevant centres in which to search for sites will depend on the nature and scale of the proposed development and catchment that the development seeks to serve.

Part 2 Policies

Development Within The Central Shopping Core

- S1.1 Within the Central Shopping Core as defined on the Proposals Map, the Council will permit development of (including extensions to existing premises), or changes of use to, shops, financial and professional services, food and drink outlets, residential accommodation on upper floors, non-residential institutions and assembly and leisure facilities.**

Proposals for other uses will be permitted provided they do not undermine the vitality and viability of the Central Shopping Core.

The Council will expect the requirements of Policy S1.3 to be met.

- 7.14 The Council's aim is to facilitate and maintain a diverse and vibrant shopping core area within the wider Town Centre. A range of uses can successfully complement the shopping offer and significantly enhance the attractiveness of the shopping centre in overall terms as a way of ensuring vibrancy at the heart of Oldham Town Centre.
- 7.15 Other uses may be appropriate as long as they do not harm the Central Shopping Core. The contribution that other uses may make to the vitality and viability of the Central Shopping Core will be assessed against the range of considerations listed in PPS6, including diversity of uses and pedestrian flows. Office uses will be permitted according to the requirements of Policy B1.4.
- 7.16 The Council will expect the requirements of Policy S1.3 on primary shopping frontages within the Central Shopping Core to be met when considering new

planning applications.

Development Beyond The Central Shopping Core

- S1.2 Within the Town Centre but outside the Central Shopping Core as defined on the Proposals Map, the Council will permit development of (including extensions to existing premises), or changes of use to, shops, financial and professional services, food and drink outlets, residential accommodation, non-residential institutions and assembly and leisure facilities.**

Proposals for retail or leisure developments over 300 square metres gross will be required to demonstrate that:

- a. there is a proven need for the development;**
- b. there are no available, suitable and viable alternative sites within the Central Shopping Core;**
- c. the cumulative effect of such development would not have a significant adverse impact on the vitality and viability of the Central Shopping Core and District Centres; and**
- d. the proposed development does not conflict with the policies of the Town Centre Chapter of this Plan.**

For retail purposes, sites up to 300 metres from the Central Shopping Core will be classed as “edge-of-centre” and sites beyond 300 metres from the Central Shopping Core will be classed as “out-of-centre”.

New retail stores over 300 square metres gross selling convenience goods which satisfy the above criteria will be limited by conditions relating to the amount of floorspace, size of unit and types of goods sold.

Proposals for business and industrial uses will be permitted in accordance with the requirements of Policy B1.4 and will be required to complement the vitality and viability of the Central Shopping Core and wider Town Centre.

Proposals for other uses will be permitted provided they do not undermine the vitality and viability of the wider Town Centre area and the Central Shopping Core.

- 7.17 While the Central Shopping Core of Oldham Town Centre is the preferred location for retail activity, shopping facilities may still be acceptable outside this area, as it is acknowledged that part of the attraction of the Town Centre is the range of often specialised retailers located on the outside of the central shopping area.**

- 7.18 Developers who propose retail developments over 300 square metres gross outside the Central Shopping Core but within the wider Town Centre area will need to submit a retail capacity and impact study with their application, the basis and format of which should be agreed beforehand with the Council. Proposals will have to satisfy the tests of need, sequential approach, assessments of impacts and not conflict with the Town Centre Chapter of this UDP. These tests will apply to proposals for shops selling convenience goods*, comparison goods* or bulky goods* or any combination of these types of goods. Where both convenience and comparison goods are proposed to be sold within the same development, the applicant will be required to provide evidence on the need for each type of goods. This will be required to take into account quantitative and qualitative need, although the Council will place greater weight on quantitative need.
- 7.19 Convenience goods stores over 300 square metres gross will be limited by percentage floorspace as to the amount of comparison goods they can sell. The restriction will depend upon the scale of the proposal and local circumstances and will not normally exceed 25%, so as to protect the vitality and viability of the Central Shopping Core. Conditions will also be imposed on the size of the unit and any sub division of the unit.
- 7.20 Proposals for retail and leisure developments of 300 square metres gross or less are unlikely to have adverse impacts beyond general amenity, traffic and environmental considerations.
- 7.21 Proposals for business and industrial uses within the wider Town Centre area will be required to complement the vitality and viability of the Central Shopping Core and will be considered against the requirements of Policy B1.4 in the Business, Industry and Local Economy Chapter of this UDP. The contribution that proposals may make to the vitality and viability of the Central Shopping Core will be assessed against the range of considerations listed in PPS6, including diversity of uses and pedestrian flows. Planning applications for business and general industrial uses are more likely to be complementary than those for storage or distribution uses. Proposals for other uses will be permitted provided they do not harm the wider Town Centre area and the Central Shopping Core.

Primary Shopping Frontages

- S1.3 Within the primary shopping frontages identified on the Proposals Map and as described below, the Council will only permit proposals for changes of use where 70% of the ground floor frontage will subsequently remain in A1, A2 or certain A3 (restaurants and cafes) use (as defined by the Town and Country Planning (Use Classes) Order 1987) and provided they do not undermine the vitality and viability of the Town Centre or District Centre.**
- a. Within Oldham Town Centre**
- i) the lower mall of the Spindles from the rotunda to the Peter Street escalators;**
 - ii) the upper mall of the Spindles from the rotunda to the Peter**

- Street escalators;**
- iii) **the interior units of the Town Square Shopping Centre;**
- iv) **the external units of the Spindles to the north and east of the rotunda facing Market Place, together with No.1 Town Square, 21-41 Market Place and 2-6 Henshaw Street inclusive; and**
- v) **the south side of High Street, numbers 6-24, and the north side of High Street, numbers 1-23 inclusive, together with No.1 Church Lane.**
- b. Within Shaw District Centre:**
 - i) **64 - 88 Market Street inclusive;**
 - ii) **2-62 Market Street inclusive;**
 - iii) **3-57 Market Street inclusive; and**
 - iv) **2-18 Milnrow Road inclusive**
- c. Within Royton District Centre:**
 - i) **2-28 Market Square inclusive;**
 - ii) **32-44 Market Square inclusive; and**
 - iii) **all shop units in the shopping precinct block that faces north and east, fronting Market Square and Rochdale Road.**
- d. Within Huddersfield Road District Centre (“Hill Stores”):**
 - i) **100-106b Huddersfield Road inclusive.**
- e. Within Chadderton District Centre:**
 - i) **all shop units within the shopping precinct between Middleton Road and the Asda store to the north.**
- f. Within Lees District Centre:**
 - i) **52 - 108 High Street and 1-9 Thomas Street inclusive.**

The Council may impose planning conditions relating to the types of retail uses and opening hours of business.

- 7.22 The Town Centre is Oldham’s most important shopping destination and the part of the Borough most easily accessed by both public and private transport. This policy is designed to protect and support its status by preventing the most important frontages in the Town Centre from becoming fragmented. The Council recognises the role that shops, financial and professional services, restaurants and cafes have in encouraging pedestrian footfall during the day and wishes to promote these activities within these prime locations.
- 7.23 The Council has established what are classified as “primary shopping frontages” within the Town Centre by taking into account the type of uses within a specific length of shop fronts that border onto a street or mall, the type of outlets they contain, the number of national stores and the number of pedestrians passing the frontages. The extent of primary shopping frontage identified in the Central Shopping Core of the Town Centre has been limited to allow more of a mix of uses of premises not so identified.
- 7.24 The calculation of types of uses will be based on the total length of the

primary shopping frontage including any blank elevations without shop fronts. When calculating the percentage for the purposes of interpreting the policy, the primary shopping frontage is taken to be the whole primary shopping frontage (as detailed in the policy) in which the unit is located and not the total of all primary shopping frontages within the Town Centre or District Centre. For example, Oldham Town Centre has five primary shopping frontages, not one.

- 7.25 Primary shopping frontages within the District Centres have also been identified for protection from uses that may make them less attractive to shoppers.
- 7.26 Proposals for changes of use will have to both satisfy the percentage outlined in the policy, and not harm the vitality and viability of the relevant Town Centre or District Centre.
- 7.27 This policy does not apply to Failsworth or Uppermill. Failsworth District Centre will undergo major redevelopment during the period covered by this UDP and it would be inappropriate to identify a primary shopping frontage at this point. Once the redevelopment is complete the Council will prepare supplementary planning document* that identifies and protects primary shopping frontages. A “Health Check” carried out by the Council in Uppermill in 2000 revealed there to be no particular concentration of passers-by or retail outlets within the centre. Bearing in mind Uppermill’s status as a popular tourist destination it is important to encourage a mix of uses that attract visitors as well as provide facilities for local people.
- 7.28 The Council may attach planning conditions relating to the types of uses and opening hours to planning applications granted permission within the primary shopping frontages so as to secure the types of operators that will attract pedestrians during the day.

Food and Drink Premises

- S1.4 Outside the Central Shopping Core of the Town Centre and outside District Centres, applications involving the sale of food or drink for consumption on or off the premises (Class A3 of the Town and Country Planning (Use Classes) Order 1987) will only be permitted subject to the following considerations:**
 - a. no adverse impact from the proposal on the amenities of surrounding residential occupiers, including cumulative impact arising from other similar uses within the vicinity; and
 - b. the availability of safe and convenient facilities for car and cycle parking in compliance with the Council’s parking policy and current parking standards; and
 - c. it would have no adverse impact on the free flow of traffic and highway and pedestrian safety.

Within a local shopping parade or a group of shops the Council will also expect the provisions of Policy S2.1 to be met.

Where the Council considers the proposed development to be acceptable, conditions may be imposed to protect the amenity of residents. These conditions may include limitations on the opening hours of business, provision for the storage and collection of refuse and litter, and the need to satisfactorily deal with noise, fumes and smells.

- 7.29 Food and drink outlets can generate considerably more pedestrian and vehicle activity than other retail premises, particularly if they offer takeaway facilities. The possibility of noise and other disturbance, particularly at the weekend and late at night, will need to be considered carefully.
- 7.30 A concentration of food and drink premises in a locality may affect the safety of pedestrians by causing traffic congestion and the obstruction of nearby bus stops and lay-bys. Each application will therefore be assessed on its own merits.
- 7.31 Within Town or District Centres, applications for food and drink developments will need to comply with the provisions set out in Policy S1.3 of this UDP and appropriate policies in Chapter 3, Design of New Development. The Council's Supplementary Planning Guidance* note 21 *Hot Food Take Aways* also provides further guidance, which will be updated to form a supplementary planning document*.

Taxi and Vehicle Hire

S1.5 An application for a taxi or vehicle hire office outside the Central Shopping Core of the Town Centre and outside the District Centres will only be permitted provided that all the following criteria are met:

- a. **it would have no adverse impact on the amenities of surrounding residential occupiers, including cumulative impact arising from other similar uses within the vicinity; and**
- b. **off street car parking is available or there would be no adverse impact caused by on-street car parking; and**
- c. **it would have no adverse impact on the free flow of traffic and highway and pedestrian safety.**

Where the Council considers the proposed development to be acceptable, but is concerned that the vehicle hire office could be a source of nuisance to nearby residents, a condition may be imposed to restrict the hours of business operation.

- 7.32 Applications for taxi and vehicle hire offices will be considered carefully as these businesses can generate significant levels of activity such as vehicle movements and considerable noise and disturbance, particularly during the

weekends and late at night. Measures like the effective use of radio controlled cabs can help to reduce this type of nuisance in residential areas.

- 7.33 These operations can also have implications for local traffic and although off-street car parking will not necessarily be a requirement of planning permission, the potential impact on local traffic flow, congestion and road safety will be taken into careful consideration.

Development Within District Centres

- S1.6 Within District Centres, the Council will permit development of (including extensions to existing premises), and changes of use to, shops, financial and professional services, food and drink outlets, residential accommodation, non-residential institutions and assembly and leisure facilities subject to the following considerations:**

- a. it is consistent with the scale and function of the District Centre;**
- b. it would not undermine the vitality and viability of the District Centre;**
- c. the impacts on nearby residential amenity;**
- d. the effects of traffic generation on the highway network and the impacts on traffic movement and highway and pedestrian safety; and**
- e. the environmental effects on the locality.**

Proposals for business and industrial uses will be permitted in accordance with the requirements of Policy B1.4 and will be required to complement the vitality and viability of the District Centre.

Proposals for other uses will be permitted provided they do not undermine the vitality and viability of the District Centre.

The Council will expect the requirements of Policy S1.3 to be met.

- 7.34 The residents of Oldham are well served by District Centres that have been developed and established over a long period of time as focal points of existing communities and the public transport network. District Centres offer a wide range of retail, commercial and community services that complement the primary shopping function and enable people to make linked trips.
- 7.35 The policy aims to maintain and enhance the vitality and viability of the District Centres for the benefit of the community as a whole by permitting the development of a range of acceptable uses.
- 7.36 Proposals will be assessed against the range of criteria to ensure that the development is appropriate to the District Centre. They must be of a scale, and serve a function, that is appropriate to the role of the District Centre and

must not negatively impact on its vitality and viability. Developments must not significantly impact on the amenity of nearby residents or the quality of the local environment by reason of noise, nuisance, litter and pollution. The Council will have regard to the traffic effects and impacts on highway and pedestrian safety when assessing new proposals.

- 7.37 Proposals for business and industrial uses will be required to complement the vitality and viability of the District Centre and will be considered against the requirements of Policy B1.4 in the Business, Industry and Local Economy Chapter of this UDP. The contribution that proposals may make to the vitality and viability of the District Centre will be assessed against the range of considerations listed in PPS6, including diversity of uses and pedestrian flows. Planning applications for offices are more likely to be complementary than those for general industrial or storage and distribution uses.
- 7.38 Other appropriate services, including cultural facilities, taxi or vehicle hire and amusement centres, will be judged on the merits of each proposal and the impact that it would have on the District Centre.
- 7.39 The Council will expect the requirements of Policy S1.3 on primary shopping frontages within District Centres to be met when considering new planning applications.

Developments Outside the Town Centre and at the Edge of or Outside the District Centres

- S1.7 Outside the Town Centre and at the edge of or outside the District Centres, and where the proposed development does not comply with Policies S2.3 and S2.4, the Council will not permit a proposal for any form of retail or leisure development, including extensions to existing premises, unless:**
- a. a clearly identified need has been established for the proposal; and**
 - b. there is no sequentially preferable and viable development site or building capable of conversion available; and**
 - c. on assessment of the following considerations, the proposal is judged to be acceptable:**
 - i) the impact on the vitality and viability of any nearby Town and District Centres including the cumulative impact of other retail permissions both within and outside the Borough;**
 - ii) the accessibility of the site by a choice of means of transport including public transport;**
 - iii) the likely changes in travel patterns over the catchment area;**
 - iv) the effects of traffic generation on the highway network and the impact on amenity, traffic movement and road safety;**

- v) the environmental effects on the locality of the proposal; and**
- vi) the impact on the spatial planning strategy for the area and on the strategy for a particular centre or network or hierarchy of centres.**

For a retail or leisure proposal at the edge of an established Town Centre or District Centre but separated from the main centre by a highway, the Council will need to be satisfied that pedestrian flows can be safely accommodated between the proposed development and the existing centre, with any necessary improvements to be carried out at the developer's expense.

The Council may impose planning conditions on new shops relating to the amount of floorspace, size of unit and types of goods sold to control retail developments across the Borough.

- 7.40 Developers of retail and leisure facilities will be required to submit evidence to enable the Council to consider all of the above criteria. A retail capacity and impact study will be expected to be submitted by the developer, the basis and format of which should be agreed beforehand with the Council. Proposals will have to satisfy the test of need, sequential approach and assessments of impacts. These tests will apply to proposals for shops selling convenience goods, comparison goods or bulky goods or any combination of these types of goods.
- 7.41 While the Council recognises that edge of centre or out of centre developments have a part to play in meeting the demands of consumers, existing centres must be safeguarded for the benefit of less mobile consumers and the community as a whole. With this in mind, it will not support proposals that are likely to significantly detract from the trading potential of, or investment in, established centres or to undermine its strategy of maintaining the vitality and viability of the Town and District Centres.
- 7.42 Where a retail or leisure development is proposed in an edge of centre or out of centre location the applicant will be required to provide evidence that there is a need for the development. This will be required to take into account quantitative and qualitative need. Where both comparison and convenience goods are proposed to be sold within the same development, the applicant will be required to provide evidence on the need for each type of goods. The Council will place greater weight on evidence of quantitative need.
- 7.43 Proposals for new retail or leisure developments will be required to provide evidence that a sequential approach to the site selection process has been adopted. The applicant will be required to demonstrate that changes to their format that may allow them to operate from an existing site in a more central location have been considered. The Council may consider it appropriate in some instances to assemble a suitable site by using its powers of Compulsory Purchase.
- 7.44 In line with Government advice in PPS6* the Council will assess the impact

of a proposed development on the vitality and viability of an existing centre in terms of:

- a. the threat development would pose to the strategy for the Town Centre;
- b. the likely effect on future private sector investment;
- c. changes to the quality, attractiveness and character of the centre, and to its role in the economic and social life of the community;
- d. changes to the physical condition of the centre;
- e. changes to the range of services that the centre will continue to provide;
- f. likely increase in the number of vacant properties in the primary retail area; and
- g. where leisure operations are concerned, the implications for the centre's evening economy.

- 7.45 The Council will assess the accessibility, impact on travel and car use and environmental impacts of a proposed development to gauge its sustainability. Proposals should be genuinely accessible by means of transport other than the car and therefore located where public transport is sufficiently frequent, reliable and convenient. They should also be easily and safely accessible to pedestrians, cyclists and people with sensory or mobility impairments. Where new development is proposed on sites that do not fully meet these criteria, planning permission will require that adequate provisions are made in line with UDP transport policy and this would be incorporated into a section 106 agreement. Account will also be taken of the impact on travel and car use patterns, including the likely proportion of customers who would arrive by car and the catchment that the development seeks to serve, and whether the proposal will ensure access to all customers, facilitate more linked trips and help achieve a reduction in the number of motorised trips. The impact of the proposal on the environment will also be assessed.
- 7.46 Proposals for sport and recreation developments, including stadia, which will generate significant numbers of trips will be assessed against the requirements of Policy R2.2.
- 7.47 Planning permission for shops in retail parks or other out of centre sites will be conditioned to restrict the range of goods to be sold in accordance with the schedule set out in Appendix C unless other material considerations dictate otherwise. Restrictions may also be imposed on the total floorspace and minimum size of the unit.
- 7.48 Although it is accepted that shopping facilities on sites at the edge of established centres may add value to the centres themselves, it is essential that the above requirements relating to pedestrian flows be met if the new development is to become a safe and effective addition to existing facilities.

Customer Facilities

- S1.8 In determining a planning application for a retail development with a gross floorspace of 1000 square metres or greater, the Council will require the provision of:**

- a. toilet facilities for customers, including those whose mobility is impaired;**
 - b. baby changing facilities for use by customers of both genders with young children; and**
 - c. facilities for domestic waste recycling as required by the Council.**
- 7.49 Larger retail developments should make provision for the needs and convenience of all their customers, including the mobility impaired and those with young children, by providing certain facilities and services for their convenience.
- 7.50 Large stores will be required to support the Council's commitment to energy efficiency and recycling by providing domestic waste recycling facilities in line with the current Waste Recycling Plan. These stores generate a significant amount of domestic waste themselves and can also provide a convenient location for recycling facilities.

PART 1 POLICY

LOCAL SHOPPING AND LEISURE FACILITIES

- S2 THE COUNCIL WILL SEEK TO ENSURE THAT PEOPLE'S NEED FOR SMALL SCALE, LOCAL RETAIL AND LEISURE FACILITIES IS CATERED FOR BY PROTECTING EXISTING FACILITIES, AND PERMITTING THE PROVISION OF NEW LOCAL RETAIL AND LEISURE FACILITIES IN ACCORDANCE WITH THE POLICIES SET OUT WITHIN THIS PLAN.**
- 7.51 The Council recognises the contribution that local shops and leisure facilities make to the Borough by supplementing those that are available in the Town Centre, District Centres and out-of-centre retail parks. They provide a convenient local facility for "top-up" shopping, thereby reducing the need to travel to larger retail outlets, and are particularly valuable to less mobile members of the community. Local shops can also provide a community focus and strengthen local identity.
- 7.52 Small-scale leisure facilities are also valuable in a local area and can help to reduce the need to travel for recreational purposes.

Part 2 Policies

Local Shops

- S2.1 Outside the Town and/or District Centres, the Council will not permit the change of use of a retail unit which is located within a shopping parade or a group of shops unless:**
- a. 3 units or more, or at least 75% of the frontage, which ever is the greater, would subsequently remain in A1 use; or**

b. it can be demonstrated that there is no proven demand for retail uses.

- 7.53 Less mobile members of the community such as the visually and physically impaired, the elderly, mothers with young children and those who do not have ready access to private transport need, and regularly use local shopping facilities. Local shops also provide more mobile shoppers with a convenient “top-up” facility. As previously stated, they also have a positive effect on the area and community as a whole by providing a focus for activity.
- 7.54 For the purpose of this policy a “shopping parade” is defined as a series of shops purpose built to provide local facilities, and “group of shops” refers to four or more adjacent or closely associated shop units.
- 7.55 Evidence of no proven demand for retail uses is likely to include proof that the unit has stood vacant for at least six months and that estate agents have been unsuccessful in their attempts to sell or let the property during that time.

Protection of Local Shop Premises

S2.2 Outside the Town and/or District Centres, the Council will not permit the change of use of an individual shop catering for the day-to-day needs of the surrounding area unless it can be proven that these needs can still be met by other local shopping facilities.

- 7.56 Individual shops outside Town and District Centres can provide essential facilities for less mobile people and within more rural areas. Day to day needs can be met by small food stores, newsagents, Post Offices, pharmacies and other small-scale shops of a local nature. The Council will therefore resist any applications that would result in the loss of such provision unless there is evidence that the need can still be met elsewhere within the community. This policy applies to premises currently or most recently used as a shop catering for day-to-day needs.
- 7.57 The existence of alternative shops within an easy walking distance of approximately 400 metres of the existing shop will be sufficient to demonstrate that the need for local shops can be met elsewhere within the community.

Small Shops Outside the Town and District Centres

S2.3 Outside the Town and District Centres, but within the urban area, the Council will permit the provision of a shop of 300 square metres gross or less subject to the following considerations:

- a. the impact of the proposal on the amenities of surrounding residential occupiers;
- b. the effect of the proposal on the free flow of traffic and on highway

and pedestrian safety;

- c. proposals within approximately 400 metres of a shopping parade or group of shops should be located within or at the edge of these nearby local shopping facilities, if there are suitable and viable premises available;**
- d. where vacant retail premises are available within approximately 400 metres of the proposal, the applicant will have to demonstrate why these premises cannot be used;**
- e. proposals within a row of terrace residential properties will be restricted to the end property; and**
- f. the cumulative effects of the proposal on the vitality and viability of nearby centres, when combined with other nearby retail permissions and recently completed developments.**

The Council may impose planning conditions on the types of goods sold from new shops to control retail developments across the Borough.

For the avoidance of doubt, this policy applies to proposals whereby the gross floorspace does not exceed 300 square metres. Proposals involving multiple units, which individually have a gross floorspace less than 300 square metres but when taken together cumulatively exceed 300 square metres gross floorspace, will be assessed against Policy S1.7.

- 7.58 Units that do not exceed 300 square metres gross are acceptable for local shopping facilities subject to the criteria set out above, and may be occupied by food stores, newsagents, Post Offices, pharmacies, advice centres and other small scale services of a local nature. Small specialist shops may also be acceptable as long as they meet the criteria of the policy.
- 7.59 Proposals for new shops should be located within or at the edge of a shopping parade or group of shops if there are suitable and viable premises available. Encouraging new shops to locate within close proximity of existing local shops will help maintain the vitality and viability of these existing facilities and encourage opportunities for people to undertake linked local shopping trips. Exceptions to this will be where the proposed location is more than an easy walking distance from nearby local shopping facilities. New shops that cannot be located near existing local shopping facilities will be permitted so as to ensure the local needs of people across the Borough are satisfied.
- 7.60 For the purpose of this policy a “shopping parade” is defined as a series of shops purpose built to provide local facilities and “group of shops” refers to four or more adjacent or closely associated shop units.
- 7.61 If there are vacant retail premises available within approximately 400 metres

of the proposal, the applicant will have to demonstrate why these premises cannot be used. This is to avoid the proliferation of vacant retail units across the Borough.

- 7.62 New shops that are proposed within a row of terrace residential properties will be restricted to the end property so as to reduce the impacts on residential amenity of existing properties.
- 7.63 The Council may impose planning conditions on the types of retail uses that will be permitted for new shops so as to avoid inappropriate retail developments across the Borough. Planning conditions could include restrictions on the goods to be sold.

Local Leisure Facilities

S2.4 Outside the Town and District Centres, but within the urban area, the Council will permit the provision of a leisure facility 500 square metres gross or less subject to the following considerations:

- a. the accessibility of the site by a choice of means of transport;**
 - b. the impact of the proposal on the amenities of surrounding residential occupiers; and**
 - c. the effect of the proposal on the free flow of traffic and on highway and pedestrian safety.**
- 7.64 Small scale leisure facilities can, if conveniently located for home or workplace, reduce the need to travel. Such a facility would involve a total floorspace not exceeding 500 square metres gross and may be a small gym or exercise studio that caters for a purely local need.

8. OLDHAM TOWN CENTRE

- 8.1 Oldham Town Centre is the main focus of the commercial, civic, cultural, educational and social life of the Borough. An attractive, accessible and vibrant Town Centre also does much to attract inward investment and promote civic pride and confidence in the area as a whole, since it is in many ways the public face of the Borough.
- 8.2 The Council's strategy for the Town Centre, as expressed in this Plan, is in line with Government planning policy, as expressed in PPS6* *Planning for Town Centres*. It aims to encourage the broadest possible mix of appropriate new development into the Town Centre, where high standards of urban design will be essential, and ensure that this is supported by an efficient transport infrastructure and an attractive environment. As part of this strategy it also intends to restrict planning permission for certain types of development outside the Centre.
- 8.3 Wherever possible the Council aims to locate major new developments which would serve the whole Borough and are likely to generate a significant number of journeys, within or adjoining the Town Centre where they will be most accessible to the Borough's population by means other than the private car. The Council considers the Town Centre to be the most beneficial location for many retail, leisure, educational, cultural and office uses.
- 8.4 The following planning objectives have been established for the Town Centre:
- a. to build on its retail strengths while protecting the vitality and viability of the existing central shopping core;
 - b. to diversify the range of facilities and attractions it contains;
 - c. to increase Town Centre-based employment;
 - d. to promote good access by all methods of transport, but to make the improvement of non-car based options a priority;
 - e. to create a safe, secure and attractive public realm* with particular emphasis on the safety and convenience of pedestrians;
 - f. to facilitate, where appropriate, a significant amount of additional greening, including provision for local wildlife;
 - g. to enhance its image, appearance and local distinctiveness;
 - h. to extend the active core of the Town Centre to the south of Union Street and regenerate the Mumps area; and
 - i. to preserve and enhance its architectural and historic heritage.
- 8.5 As well as promoting appropriate high quality new development in the Town Centre, the Council is also committed to working in partnership with the

business community and other relevant parties to further strengthen and improve the Centre, particularly by means of town centre management. The Oldham Town Centre Partnership will be a key organisation in the achievement of this.

- 8.6 The Council is also committed to a rolling programme of improvements to the public realm, including the enhancement of streetscapes and conservation areas, and the creation of new public spaces.
- 8.7 In line with recommendations in PPS6* and the associated guidance on design and implementation tools, and in consultation with other parties with an interest in the Town Centre, the Council intends to prepare a Town Centre Strategy that will incorporate broad corporate consensus on aims, objectives and initiatives for the Town Centre that extend beyond town planning considerations.
- 8.8 To monitor trends and measure progress a Town Centre “Health Check” is carried out periodically by the Council. Other chapters of this UDP include policies that relate to the control of development in the Town Centre.

PART 1 POLICY

THE ROLE OF THE TOWN CENTRE

- TC1 THE COUNCIL WILL SEEK TO SUSTAIN AND ENHANCE THE TOWN CENTRE’S ROLE AS A SUB-REGIONAL SHOPPING CENTRE. IT WILL BE THE MAIN FOCUS OF SHOPPING, BUSINESS, CULTURAL, EDUCATIONAL, COMMUNITY AND LEISURE ACTIVITY IN THE BOROUGH. DEVELOPMENTS IN OLDHAM TOWN CENTRE WILL BE REQUIRED TO ACHIEVE A HIGH STANDARD OF URBAN DESIGN.**
- 8.9 The Council regards it as essential to sustain and enhance the vitality and viability* of Oldham Town Centre as the main shopping centre in the Borough, a key location for employment and for a wide range of facilities and services that are frequently used by people from across the Borough as a whole.
- 8.10 The Town Centre is the most accessible location within the Borough, particularly for those people who do not have access to a private car and those who choose to use public transport.
- 8.11 It is a key focus of community life; attracts a great deal of pedestrian activity and has an important role in defining the image of the Borough as a whole. In recognition of this, and in line with Government policy as expressed in PPS6* *Planning for Town Centres* and the associated guidance on design and implementation tools, the Council is above all determined to ensure that all new developments incorporate high standards of urban design that enhance and extend the public realm in and around the development site.
- 8.12 Major development proposals, particularly those that involve large space users, will need to adopt a flexible approach to their format that respects the

character and urban form of the Town Centre, creates new public spaces, maintains high levels of pedestrian permeability* and allows pedestrians safe, convenient and attractive routes overlooked by active frontages (shop fronts, windows and entrances).

- 8.13 Developments either within or affecting the Town Centre Conservation Area must achieve a high standard of design that preserves or enhances its character and appearance, in line with policies contained in Chapter 12, Conservation of the Historic Environment. The coverage of the Town Centre Conservation Area is shown on the Town Centre Inset Map on the Proposals Map.
- 8.14 Wherever appropriate, new developments must also contribute to the further greening of the Town Centre, by adding landscaped areas and street trees.

Part 2 Policies

Allocated Sites

- TC1.1 A site at Clegg Street, that comprises the former bus station and the listed former Town Hall building, is allocated on the Proposals Map (Town Centre inset) for retail and/or a range of other appropriate town centre uses.**
- 8.15 The Council has identified a need for limited additional comparison floorspace that should be met within the early part of the plan period. This site, located within the Centre's designated shopping core, is available and considered to be both suitable and viable for retail use, particularly comparison retail. The site includes the former Town Hall building, which is listed and must be substantially retained and restored as part of any proposed development. Planning permission has previously been granted for 130,000 square feet of new retail floorspace on the site and Listed Building consent for a conversion has already been obtained. Improvements to the public space in front of the Town Hall will also be a requirement of any scheme.
- 8.16 A range of uses appropriate to the Central Shopping Core other than, or additional to, retail may be acceptable for this site as part of a scheme that secures the future of the listed Town Hall.
- 8.17 Other than retail, appropriate uses may include food and drink, financial and professional services, offices, non-residential institutions, assembly and leisure facilities and residential.
- TC1.2 A site at Union Street is allocated on the Proposals Map (Town Centre inset) for a new cultural quarter to comprise a new life long learning centre, art gallery, museum and theatre together with appropriate complementary uses which may include retail, food and drink, offices, workshops, residential and car parking.**

- 8.18 During the period covered by this UDP, the Council aims to create a new “quarter” within the Town Centre to bring together a range of new cultural and community facilities. It has allocated this site, which includes the existing grade II listed Library, as a suitable location and will encourage a mixed use development that can optimise the vitality and viability of the area.
- 8.19 The development of this site will contribute significantly to the necessary diversification of Town Centre attractions and facilities and will help to further regenerate this part of the centre.
- 8.20 The scale, format and type of any proposed retail use must be complementary to the cultural function of the site and consistent with the Council’s planning policies on retail development.

Town Centre Car Parking

- TC1.3 The Council will restrict the provision of any further car parking within a central zone of the Town Centre, as defined on the Proposals Map.**

Proposals for new permanent stand-alone car parks will not be permitted within this zone.

Proposals for dedicated car parking to serve new development or existing businesses within this zone, including change of use, will be limited to a maximum provision of 50% of the Council’s normal maximum standard for the use in question, and subject to consequential traffic flows not prejudicing the safety, convenience and amenity of the pedestrian environment. Any proposed scheme must make full provision for parking for the disabled, and secure covered parking for cycles and motorcycles in accordance with the Council’s approved minimum standards.

Proposals for the removal of existing car parking within this zone will be permitted.

- 8.21 In the interests of pedestrian safety and convenience and to reduce environmental pollution the Council aims to minimise the amount of traffic entering the central zone of the Town Centre. To this end, it does not intend to permit any additional free standing car parking facilities within this zone and will severely restrict the provision of dedicated parking with new developments or for existing businesses. Proposals that involve the removal of any existing car parking will be permitted as long as the development itself is in line with other policies and provisions set out in this UDP. Proposals to use land awaiting development as a temporary car park may be considered acceptable.

- TC1.4 Proposals for additional car parking will be permitted in areas outside of the proposed central zone subject to meeting the following criteria:**

- a. in the case of stand alone car parks and those serving retail,**

cultural or leisure uses, that the car park is primarily intended to accommodate short-stay use and that it will be reasonably available for use by all sectors of the general public at all times;

- b. that the design of the car park is considered satisfactory in terms of the relevant design policies of the Plan;**
- c. that the car park is located and designed to give convenient and safe pedestrian access to adjoining parts of the town centre;**
- d. that the car park:**
 - i) would have a safe vehicular access to the public highway, and**
 - ii) would be located and designed so as to minimise the scale and extent of additional vehicle movements within the centre;**
- e. that the proposed level of car parking provision would not exceed the Council's approved maximum standards; and**
- f. that full provision is made for parking for the disabled and for secure covered parking of cycles and motor-cycles in accordance with the Council's approved minimum standards.**

Where the pedestrian links referred to in (c) above are considered to be inadequate, the Council may seek a section 106 planning obligation with the developer to fund their improvement to a satisfactory standard.

Proposals for stand alone car parks will only be permitted subject to a need for the facility having first been established to the satisfaction of the Council.

- 8.22 It is accepted that an adequate supply of accessible and conveniently located car parking must be maintained for the foreseeable future to safeguard the viability, vitality and competitiveness of the Town Centre. For this reason, some additional provision may need to be made during the period covered by this Plan.
- 8.23 However, the Council is anxious to guard against over provision of car parking and the associated wasteful use of land and to encourage the efficient use of parking by ensuring that major car parks serve the centre as a whole and can be used by both shoppers and other Town Centre visitors who require short stay parking.
- 8.24 Car parking need will be assessed on the basis of the available provision and use of existing car parks at the time of the application and will take into account the findings of user surveys on the perceived adequacy of car parking supply.
- 8.25 The Council will require that any proposed new car parking area be located outside the central zone of the Town Centre with reasonably direct vehicular access to adjoining perimeter distributor roads, safe, convenient pedestrian links to adjoining areas of the Centre and prioritised pedestrian crossing

points across roads.

- 8.26 The Council will prepare a supplementary planning document on planning obligations expanding upon the role of planning obligations in the implementation of this policy.

Pedestrian Permeability and the Public Realm

TC1.5 All development proposals involving a site area in excess of 0.1 hectares within Oldham Town Centre shall be designed to make a positive contribution to maintaining and, where possible, increasing pedestrian permeability and enhancing the quality and the extent of the public realm. To this end, such developments will, where reasonably practicable and desirable, be required to both maintain and enhance existing provision and/or incorporate provision for new public spaces and/or routes as an integral part of the proposals.

- 8.27 Town Centre developments should use good urban design to improve pedestrian permeability and the extent and quality of the surrounding public realm. This will both benefit the development and contribute to the vitality and viability of the Town Centre as a whole.
- 8.28 New public space may include squares, courtyards, gardens, parks, including play facilities, streets and passageways. The proposed space must be appropriate to its context, safe, secure, attractive, and accessible to all sectors of the population. As Oldham Town Centre occupies an elevated and exposed position, it may be appropriate to consider the provision of shelter. Wherever possible and appropriate, the inclusion of trees, planting and green areas should be a design priority.
- 8.29 Where appropriate, and where consistent with the tests in Circular 05/05 *Planning Obligations*, the Council will seek to facilitate delivery of any public realm provision or enhancements through the medium of a section 106 planning obligation. The Council will prepare a supplementary planning document on planning obligations expanding upon the role of planning obligations in the implementation of this policy.

Diversity and Vitality

TC1.6 Proposals for developments of more than 5,000 square metres gross floorspace and/or a site of 0.4 hectares or more will be required to demonstrate that the format, use and hours of operation of the proposed development will ensure that it will contribute to the diversity and vitality of that part of the Town Centre in which it is located. This may be achieved by incorporating a suitable mix of uses into the development.

- 8.30 The Council wishes to ensure that major new developments increase activity, diversity and vitality both in their immediate area and in the Town Centre as a whole, for as much of the twenty four hour period as possible. In line with PPS6* advice it will, therefore, discourage large scale, single use

developments that would not achieve this aim. Where practicable and appropriate, developments should optimise the mix of uses included and create lively street frontages.

Residential Development Within the Town Centre

TC1.7 The Council will permit residential development within the Town Centre where this would not be likely to restrict the operation of existing or proposed business uses.

8.31 The Council is keen to create more opportunities for Town Centre living. Town Centre dwellers benefit from their proximity to the workplace, shops and leisure facilities and have less need to travel. The presence of people in the Town Centre at all hours of the day and night will enhance its vitality, improve security and create demand for additional services, particularly outside normal shop and office hours. This kind of development will also allow the re-use of floorspace above shops.

9 COMMUNITY AND EDUCATION FACILITIES

- 9.1 Although the direct provision of community facilities is beyond the scope of the development plan system, the UDP is able to establish policies for land use that will guide service providers when they introduce or change services, and create a basis for assessing the impact of the physical development of community facilities on adjacent land users.
- 9.2 A key message of this chapter is that community facilities, including education services, should be located in the most accessible and sustainable locations appropriate to the facility and its client group. The more difficult it is to reach these services, the less likely people are to use them, particularly the more vulnerable members of the community.
- 9.3 Additionally the development or improvement of community facilities, like any other development, should be carried out in a way that causes the least damage to the local environment and to the amenity of neighbouring users.
- 9.4 For UDP purposes, the term “community facilities” should be taken to include: education facilities; facilities associated with social service provision; facilities associated with HM Prison Service; health and medical centres; hospitals; nursing homes; child care facilities including private nurseries; libraries and arts centres; community centres and halls; social clubs; religious buildings; and special needs housing involving communal living and/or supported accommodation. It encompasses facilities that are developed, owned and managed by the public, voluntary and private sectors.
- 9.5 The overall objectives of UDP policy for Community and Education Facilities are:
- a. to provide a framework for the use of land for new or improved community and education facilities;
 - b. to safeguard land and buildings used for community or educational purposes until it becomes clear that they are no longer required for that purpose; and
 - c. to enable greater use to be made of existing facilities where this would not adversely affect their primary use.

PART 1 POLICY

NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES

- CF1 THE COUNCIL SUPPORTS THE DEVELOPMENT OF NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES, INCLUDING DUAL USE, AND WILL USE THE DEVELOPMENT PLAN SYSTEM TO GUIDE NEW FACILITIES TO THE MOST APPROPRIATE LOCATIONS. THE COUNCIL WILL PROTECT THE SITE OF EXISTING FACILITIES UNLESS IT IS CLEAR THAT THE SITE CANNOT BE UTILISED FOR ALTERNATIVE OR FUTURE COMMUNITY USES.**

- 9.6 The provision of adequate education and community facilities is an important means of reducing disadvantage and improving the quality of life in the Borough. The Council will look favourably on proposals for new or improved community facilities that do not create any conflict with local amenity or the environment. A particular concern is that these facilities should be located where they are most accessible to the people at whom they are aimed.

Part 2 Policies

Education Facilities

- CF1.1 The following sites are proposed for the development of educational facilities during the plan period:**

CF1.1.1 Blackshaw Lane, Heyside (Replacement school)

CF1.1.2 Platting Road, Lydgate (New playing fields)

- 9.7 The Council wishes to see the above sites developed during the plan period.

New and Improved Community and Education Facilities

- CF1.2 Planning permission for new and improved education and community facilities, including health facilities, will be granted provided that the development:**

- a. is appropriately located in relation to the geographical spread of its client group;**
- b. has, as a minimum, satisfactory accessibility* to public transport options and is accessible to pedestrians and cyclists;**
- c. in the case of residential homes and specialist housing has access to shops and local services;**
- d. will not have an unacceptable impact on residential amenity* and the local environment arising from the size and scale of the development and its use, including the intensity of use and hours of operation; and**
- e. will not have an unacceptable impact on traffic generation or highway safety.**

- 9.8 In examining proposals for new community facilities it will often be necessary to consider the needs of those using the facilities and to assess whether these are met by the nature of the proposed development and its location.

- 9.9 The general aim should be to develop community and educational facilities in locations that are accessible by public transport, walking and cycling. This is

particularly important for facilities that generate a large number of journeys such as schools and other education establishments. Community services should ideally be developed in close proximity to basic facilities such as pharmacies, food shops and post offices.

- 9.10 Where facilities are designed to serve a larger catchment area, in the first instance development opportunities within Town or District Centres should be considered. This approach will also meet the objective of maintaining the vitality and viability of these centres.
- 9.11 While community facilities are supplied for the benefit of everyone, people who live and work closest to them can be disturbed and inconvenienced by, for example, noise, litter, parking, hours of operation and increased traffic. For this reason account will be taken of the likely effect of proposed community and education facilities on the local environment and amenity*, particularly those in or near to residential areas.
- 9.12 A travel plan may be necessary to support proposals for the development of education or healthcare facilities (see Policy T3.2 - Developments with Significant Transport Implications).

Change of Use from Education and/or Community Facility

CF1.3 Planning permission for proposals involving a change of use from educational or community facilities, either in whole or in part, will only be granted where the applicant can demonstrate to the Council's satisfaction that the facility is genuinely redundant and surplus to future requirements, or where appropriate alternative provision is proposed. An exception to this policy may be permitted where the redevelopment of the facility for a non-community or education use would achieve broader planning objectives.

- 9.13 It is essential that sufficient facilities are retained to meet the existing and future needs of the community and education service and evidence that any facility held for these purposes is genuinely redundant and surplus to future requirements will be required before it is released for alternative development.
- 9.14 Where it is proposed to redevelop, for an alternative use, the whole or part of an existing facility, or where the facility has been demolished but a vacant site remains, in order for the Council to determine whether the facility and site is genuinely redundant and surplus to future requirements, the applicant should submit as part of the planning application a statement detailing the following factors:
 - a. the reason for the facility becoming surplus to the requirements of the existing user;
 - b. the potential for the building(s) to meet future education and community needs including those generated by alternative education or community uses which are appropriate to the size and function of the facility;
 - c. the potential for the re-use of the site for alternative education or

community facilities; and

- d. The impact of the proposed re-development on any remaining educational or community facilities taking into account physical proximity and amenity issues.

- 9.15 Further, where there is claimed potential for reuse, the Council will need to be satisfied that the use proposed has a realistic prospect of coming forward i.e. that there is a practical plan, including appropriate management and financial arrangements, in place to bring forward the reuse.
- 9.16 Although the reuse of community and education facilities and sites is important it is recognised by this policy that there may be circumstances where other planning objectives may outweigh the reuse, for example the reuse of a listed building for residential development may be more appropriate if this was considered to be the best way of securing its long term future.

Dual Use

- CF1.4 Planning permission for proposals involving the dual use of educational facilities and playing fields and which involve additional development will be granted, provided that the development would not have an unacceptable physical and amenity impact on both the existing users and users of adjoining land.**

- 9.17 By allowing community and other groups to use education facilities and playing fields outside school hours it is possible to use land more efficiently and to make new or improved local facilities available in easily accessible locations. It is important, however, that new development or more intensive use of existing facilities is not detrimental to local amenity, particularly in residential areas. An assessment against this policy may mean that proposed schemes will need to be amended to minimise any nuisance or disturbance, for example any floodlighting should be carefully located and shielded.

Developer Contributions to New Teaching Facilities

- CF.1.5 Where proposals are submitted for significant residential developments, and schools in the surrounding area are unable to satisfactorily accommodate the additional demands, a commuted sum will be sought from the developer for the provision of additional, extended or improved teaching facilities such that the demands placed on the education system by a particular development can be accommodated. For the purposes of this policy, “significant” is defined as applying to sites of 30 dwellings or 1 hectare (net) and above. This policy will not be applied to developments that are unlikely to generate additional current or future pupil numbers. In applying this policy, regard will be had to:**

- a. the nature of the proposed development, in terms of size of

dwellings as defined by the number of bedrooms;

b. the capacity of schools local to the proposed development site; and

c. the economic viability of the development.

- 9.18 Significant residential developments, defined for the purposes of this policy as 30 dwellings or 1 hectare (net) and above, consisting of family homes can place additional demands on existing education facilities, a particular problem where local schools are already at or close to capacity. For the purposes of this policy, “local” is taken to include those schools where it is likely that families with children of school age living at the development site would choose to educate their children. The site area threshold in this policy does not apply to the mixed use sites allocated in Policy B1.3. Those developments unlikely to generate additional current or future pupil numbers may include for example one bedroomed flats or elderly persons housing.
- 9.19 Creating additional local school places in such circumstances may be a sustainable method of meeting this extra demand. Where monitoring indicates that additional educational infrastructure is necessary to accommodate demand arising directly from a proposed residential development, the Council will negotiate with the applicant for the provision of a commuted sum towards the development of new, extended or improved facilities. Sums of money generated in this way may be used directly or combined to fund the new facilities.
- 9.20 The Council will produce a supplementary planning document which will explain in detail the mechanisms for setting the level of contributions, how the contributions will be managed and how school rolls will be monitored. The generation and management of commuted sums will be strictly controlled using the Council's established and published guidelines.

10 OPEN SPACE, SPORT AND RECREATION FACILITIES

- 10.1 This chapter relates to natural and hard surfaced open spaces, and to indoor / built sport and recreational facilities.
- 10.2 Whilst found primarily in the urban areas of the Borough, the countryside also contains important sport and recreation facilities, to which these policies also apply.
- 10.3 The availability of open spaces and sport and recreation facilities, whether outdoor or indoor, underpins people's quality of life. They are essential to health and well-being, providing an antidote to stress and an opportunity for a variety of "health orientated" activities. They have a key role to play in delivering a variety of the Government's wider objectives including urban renaissance, sustainable development, social inclusion and community cohesion. They can also support economic growth, combat the effects of pollution, enhance the image and appeal of the Borough for residents, workers, investors and visitors, and provide an educational resource across all sectors of the community. Participation in sport and the availability of facilities is also held to be a contributory factor in reducing crime. Open spaces can act as catalysts for wider community initiatives, and can also increase opportunities for nature conservation and appreciation.
- 10.4 The Government acknowledges in Planning Policy Guidance note (PPG) 17 that all forms of open space have a primary function, but that they usually serve other purposes in addition, for which they may also be publicly valued. Some can be valuable for dedicated active or formal sports pursuits, and also at the other end of the spectrum, for non-organised, passive recreation through providing informal natural and landscaped areas. Policy R1 seeks to protect the broad range of types of open space which have public value.
- 10.5 They also perform other functions of a non-recreational nature as follows:
- a. strategic functions: defining and separating urban areas and local communities from roads, linking the urban area with the countryside and providing for recreational needs over a wide area, acting as a buffer between incompatible uses, and providing a sense of place and identity;
 - b. urban quality: helping to support regeneration, providing visually attractive green spaces close to home and cleaner environments, making use of derelict sites and contributing to the setting of buildings and areas;
 - c. promoting health and well being: providing opportunities for exercise and relaxation;
 - d. habitat and havens for fauna and flora: enabling through routes from one habitat to another, helping to contribute to achieving objectives set out in Oldham's Biodiversity Action Plan, and fostering interest in nature conservation;
 - e. as a community resource: supplying places for community and cultural events, fairs, festivals and fetes, meeting places, an outdoor classroom for biological and ecological studies, and a place to keep livestock or grow food;
 - f. visual amenity: providing a pleasing outlook and attractive views for residents and visitors, variety in the urban scene or a positive element in

- the landscape, and landscape features worthy of retention; and
 - g. sustainable means of transport: providing a network of key cycling and footpath routes, reducing dependency on non-sustainable means of transport.
- 10.6 Open spaces that are used for both recreational and non-recreational functions are often those of most public value. A key feature of successful green spaces is their capacity to provide multiple benefits to urban communities.
- 10.7 Sport and recreational facilities within the urban areas, whether in public or private ownership, are coming under increasing pressure from development, primarily due to the desire for urban renewal and the protection of the Green Belt. The Council's main planning objectives for open spaces, sport and recreation facilities are, therefore, to:
- a. ensure that land is provided for a wide range of open space, sport and recreation facilities which meet the needs and expectations of all residents of the Borough and are accessible to all residents, workers and visitors;
 - b. protect from inappropriate development existing open spaces, sport and recreation facilities that are of public value to residents;
 - c. maintain and enhance the quantity, range and quality of open spaces and sport and recreational facilities throughout the Borough;
 - d. protect and maximise opportunities for a network of open spaces and recreation routes across the Borough that contribute to sustainable transport;
 - e. support suitable recreation activity in the urban fringe;
 - f. increase the amount of sport and recreation provision in the Borough by providing new sites where resources and opportunities permit;
 - g. encourage a more efficient use of land by promoting sites that cannot be used for other purposes to be developed as open space and / or for sport and recreational purposes, and using brownfield sites in preference to greenfield sites;
 - h. encourage the accessibility of existing and new open space, sport and recreation facilities by public transport; and
 - i. ensure that the use of sport and recreational facilities does not result in loss of amenity or have a detrimental impact on residents, neighbouring uses, the character of the area, or harm nature conservation and biodiversity.
- 10.8 The Oldham Greenspace Strategy will be an important strategy for future action. It will set out the priorities, objectives and aspirations for the future development, improvement, management and operation of all greenspaces

under the control of the Council throughout the Borough.

- 10.9 The policies and proposals contained in this chapter take into account the following Government advice:
- a. PPS1 *Delivering Sustainable Development*;
 - b. PPG12 *Development Plans*;
 - c. PPG17 *Planning for Open Space, Sport and Recreation*, and *Assessing Needs and Opportunities: A Companion Guide to PPG17*;
 - d. Regional Spatial Strategy for the North West (RSS) (2003); and
 - e. Circular 05/05 *Planning Obligations*.

PART 1 POLICY

MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES.

- R1 THE COUNCIL WILL PROTECT FROM INAPPROPRIATE DEVELOPMENT THE FOLLOWING TYPES OF OPEN SPACE AND LAND, BUILDINGS AND ROUTES USED FOR SPORT AND RECREATION PURPOSES, UNLESS THE APPLICANT CAN DEMONSTRATE, THROUGH AN INDEPENDENT ASSESSMENT, THAT THEY ARE NOT VALUED BY THE COMMUNITY, AND WILL WHERE APPROPRIATE REQUIRE THE IMPROVEMENT OF EXISTING FACILITIES WHICH PERFORM AN OPEN SPACE, SPORT OR RECREATION FUNCTION:**

- A. PARKS AND NON – DOMESTIC GARDENS;**
- B. NATURAL AND SEMI-NATURAL URBAN GREENSPACES;**
- C. GREEN CORRIDORS;**
- D. OUTDOOR SPORTS FACILITIES;**
- E. AMENITY GREENSPACE;**
- F. PURPOSE MADE RECREATION FACILITIES FOR YOUNG PEOPLE;**
- G. ALLOTMENTS, COMMUNITY GARDENS AND URBAN FARMS;**
- H. CEMETERIES, CHURCHYARDS, AND OTHER BURIAL GROUNDS;**
- I. CIVIC AND MARKET SQUARES;**
- J. INDOOR BUILT FACILITIES USED FOR SPORT AND RECREATION; AND**
- K. ACCESSIBLE COUNTRYSIDE IN URBAN FRINGE AREAS**

TO THAT END, THE DEVELOPMENT OF OPEN SPACES, SPORT OR RECREATIONAL FACILITIES FOR ALTERNATIVE USES WILL NOT BE PERMITTED, EXCEPT AS PROVIDED FOR ELSEWHERE IN THIS PLAN. THE COUNCIL WILL SEEK TO MAINTAIN A SUPPLY OF OPEN SPACES, SPORT AND RECREATION FACILITIES THROUGH NEW AND IMPROVED PROVISION, IN ACCORDANCE WITH IDENTIFIED STANDARDS.

- 10.10 The table in Appendix D illustrates the broad range of open spaces that may be of public value within each category above, and to which the policies contained in the chapter should apply.
- 10.11 PPG17 advises that policies should protect open spaces and sport and recreation facilities that are of high quality, or of particular value to the community. In terms of built facilities, it is also proposed to protect the most accessible ones, which will probably be those located in the Town Centre or District Centres or within schools.
- 10.12 Some open spaces or sport and recreation facilities will be more valuable to the community than others, and this may be difficult to assess. Generally value will depend on the quality of a facility and in most cases how accessible it is. The level of usage, irrespective of the quality of facilities or level of maintenance, is also an indication of the facility's value. A highly accessible facility, even if it is of poor quality, may be immensely valuable. However, under-use is not necessarily an indication of a lack of demand. Exceptionally, poor accessibility may also be a cause of value, for example in the case of a wildlife habitat which may be sensitive to disturbance or use.
- 10.13 Some open spaces, sport and recreation facilities within the typology lie within areas allocated for other purposes in the UDP or on previously developed land which the Council intends to safeguard for development. The establishment and protection of open space and sport and recreation facilities must not prejudice other objectives of the UDP.
- 10.14 The Council will undertake a "Local Assessment of Needs" for open space, sport and recreation facilities. This will involve, firstly, identifying local needs, and carrying out a comprehensive audit of existing facilities. An analysis of the information from both will enable the Council to set local standards where appropriate for the types listed in the typology. Only when this is completed will it be possible to fully implement the provisions of PPG17. Applying the locally derived standards will enable the identification of surpluses and deficits in provision - areas that are most valuable and as such should be protected, those that can be released for alternative uses, and those that could be improved. Standards for relevant types of provision will relate not just to a required quantity, but also to the quality and, in most cases, the accessibility of provision. PPG17 now places as much emphasis on the quality of what is provided, and how accessible facilities are, as has previously been put on the quantity of facilities. The Council will seek to incorporate these standards into a future review of the Plan as part of the statutory procedure.
- 10.15 Following completion of the Council's assessment, the demonstration

through an independent assessment that an open space, sport or recreation facility is not valued by the community will be necessary only where the Council's assessment is not up to date.

- 10.16 As part of the overall open space assessment, a comprehensive Playing Pitch Strategy (PPS) has been prepared for the Council, which determines whether the existing stock is adequate to meet pitch sport needs. The Strategy and action plan will sit alongside the UDP, providing a robust framework within which to implement policies on playing field provision and protection.
- 10.17 In the absence of a robust and up to date local assessment of needs and locally derived standards of provision, the Plan sets out an interim position for the purposes of maintaining provision and determining the value of open space and sport and recreation facilities. The Council will continue to apply quantitative standards as follows:
- i) 1.2 hectares per 1000 people of sports pitches, equivalent to 7 football or rugby pitches and 3.5 cricket pitches per 12,000 people; and
 - ii) 1.2 hectares per 1000 people of other open space, of which 0.8ha should be suitable for formal or informal children's play. This standard also includes open space for non-pitch sports such as tennis, and amenity open space.
- 10.18 The Council's standards for open space, sports and recreation provision are based on the updated standards of the National Playing Fields Association (NPFA) of 2.4 hectares per 1000 people, but differ in including amenity open space. This reflects the fact that open space can have more than one function, and is adopted as an interim position until local standards are established through the needs assessment and audit.
- 10.19 Outdoor children's play includes designated areas providing a range of facilities, and casual playing space within areas of amenity open space. A three tiered structure of designated areas, containing a range of equipped facilities and in locations based on certain walking times, will guide the provision of children's equipped and informal play space across the Borough. Local Areas for Play (LAPS) are small areas for infant school aged children, 1 minute from home. Local Equipped Areas for Play (LEAPS) are for 'juniors' and offer play equipment within 5 minutes walk from homes. Neighbourhood Equipped Areas for Play (NEAPS) should serve older children over a larger residential area within a 15-minute walk, and have a greater variety of facilities. It is the Council's objective that all homes should be within the safe walking distances of each type of facility within the hierarchy, as recommended by the NPFA.
- 10.20 The Council's standard for the provision of non-pitch open space⁴ is 1.2 hectares per 1000 people. This equates to 12 square metres per person. The same standard is applied to the provision of open space in new residential development, and to support the requirement for additional or improved provision on or off-site. Sports pitches are excluded from this

⁴ Here "non-pitch open space" refers to all open space other than sports pitches.

requirement, because their provision is considered on a Borough-wide basis, rather than site by site. This is because most participants in formal sport are willing to travel a longer distance to facilities.

- 10.21 Incidental landscaping such as grass verges and “space left over after planning” does not count towards this provision. This may be the subject of design requirements for landscaping set out in the Design of New Development Chapter.
- 10.22 This standard guides the protection and maintenance of supply when considering planning applications for the development of a particular piece of open space within a neighbourhood, based on the Council’s 1994 assessment of open space within the Borough. The standard may also be used by the Council as a check for its own schemes for new provision.
- 10.23 As some areas of the Borough are already identified, using the above standards, as having a shortage, particularly of play open space, it is essential that any existing sites within areas of deficiency be protected as far as possible from further development, and that priority is given to improving the existing stock.
- 10.24 All open spaces are protected, other than as allocated for other uses in the policies of this Plan.
- 10.25 The Proposals Map shows all those publicly accessible open spaces above 0.4 hectares within the urban areas that were included in the 1994 open space survey. Sites not indicated on the Proposals Map for reasons of visual clarity, but to which policies still apply, include open spaces and facilities within the Green Belt, those designated as Other Protected Open Land, and those within the boundaries of Green Corridors and Links. Policies will also apply to any new, replaced or exchanged areas of open space secured during the plan period through development proposals, to meet the Council’s standards and recreational strategies.
- 10.26 It is important to protect recreational routes, which provide links between open spaces within the urban areas, and between the urban areas and the countryside. They provide opportunities for walkers, cyclists, horse-riders and other non-motorised traffic to travel on green transport networks, thereby improving accessibility and encouraging sustainable recreational activity. They may also provide corridors for wildlife within the urban area. The following strategic recreation routes within the Borough are identified on the Proposals Map.

Huddersfield Narrow Canal (Ref RR1);
Rochdale Canal (RR2);
Oldham Way (RR3);
Pennine Bridleway (RR4);
Pennine Way (RR5);
Hunt Lane Recreation Route (RR6);
Oldham – Lees Recreation Route (RR7);
Greenfield - Uppermill Recreation Route (RR8);
Royton Junction Recreational Route (RR9);

Oldham Bardsley Recreational Route (RR10);
Delph Donkey Recreation Route (RR11);
Crompton Circuit (RR12); and
Beal Valley Way (RR13).

- 10.27 This policy also protects other recreational routes not shown on the Map, including cycle routes that have been developed as part of the adopted Oldham Cycling Strategy (see Policy T1.3).
- 10.28 The Council's objectives for improving recreational routes across the Borough, including the rights of way network, will be set out in the Council's Rights of Way Improvements Plan.

Part 2 Policies

Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities

- R1.1 The Council will only permit development which would result in the loss of an open space as defined in Policy R1 (A-K, excluding J), that is currently or was most recently used as open space, or for sport or recreation, provided that the development will deliver a benefit to the local community that would outweigh the harm resulting from the loss of open space; and**
- a. a replacement facility, is provided by the developer on another site prior to the use of the existing site / facility being terminated, which is at least as accessible to current and potential users, and at least equivalent in terms of usefulness, attractiveness and quality to the existing; or**
 - b. if replacement on another site is neither practicable nor desirable, a contribution is made by the developer to the Council for new provision or the improvement of existing open space or outdoor sport and recreation facilities within an appropriate distance from the site, or within the site, to remedy such an identified deficiency in quantity or quality of such, the scheme to be agreed with the Local Planning Authority; or**
 - c. a mixture of both a. and b.**

Exceptions to the policy will only be permitted where:

- i) the open space, sport or recreation facility, is not valued by the community as demonstrated by the applicant through an independent assessment; or**
- ii) the proposed development comprises a small scale structure or an engineering operation which is ancillary or complementary to the recreational use of the site or its open space function, and the character is maintained; or**

- iii) the proposed development is for a new outdoor or indoor sport or recreation facility which is of sufficient benefit to the development of sport and recreation, or to the open space function, to outweigh the harm resulting from the loss of the existing open space, and it could not be reasonably located elsewhere, and does not result in a known deficiency in the open space in the area.**

This Policy does not apply to playing fields, or land which is allocated for built development under any policy of this Plan, or proposals that relate to cleared sites on previously developed land where there is a clear intention for future development.

In respect of on or off-site replacement or enhanced open space and / or recreational facilities, all of the following will apply:

- iv) The Council's standards of provision will be applied;**
- v) The developer will be expected to enter into a section 106 planning obligation with the Council, where appropriate, in order to secure the provision and funding;**
- vi) Unless other ways of securing the maintenance of the open space are agreed with the Council, the developer will normally be expected to enter into a section 106 planning obligation with the Council relating to the dedication and ongoing maintenance of the facility; and**
- vii) The location and design of any new, replacement or enhanced open space and facilities should comply with the provisions of Policy R2.2.**

10.29 PPG17 underlines the importance of protecting all open spaces, in either public or private ownership, which might have community or public value. This is irrespective of whether the public has access to them, and can include "previously developed" sites. PPG17 suggests that these may include small areas of open space in urban areas that provide an important local amenity and offer sporting or recreational opportunities, those that offer a community resource and can be used for informal events, or open space that particularly benefits wildlife and biodiversity. Once an open space, sport or recreational facility is lost, it may be difficult to replace. Exercising control in this way is a means of maintaining a supply and distribution of facilities, and enhancing provision.

10.30 Any potential loss of open space should be weighed against the wider benefits being offered to the community. For example, the benefits from redeveloping a site as part of a comprehensive housing renewal scheme, or allowing an employment generating use on a site, at the same time as creating opportunities to incorporate replacement and improved open spaces / facilities within developments on better sites, or on more accessible nearby sites, could outweigh the harm resulting from the loss of the open space. As to whether it is considered that the development will deliver a benefit to the

local community that would outweigh the harm resulting from the loss of the open space, each application would have to be considered on its own merits.

- 10.31 Relocating a recreational facility to other (vacant) land that is otherwise unsuitable for development, can prove beneficial to the public, particularly where the alternative replacement facility would be of a higher quality, safer and / or accessible to more users than the open space to be developed for another use.
- 10.32 Poor quality facilities, like too few, can also restrict opportunities for use. Improvements in the quality of existing facilities can make real differences in the actual usefulness of open spaces. Partial development of an open space to improve the remainder, or complete redevelopment with replacement, and / or enhancement elsewhere, might result in a facility which is likely to be more widely used, because it is better in quality, more accessible or safer. Poor accessibility and the real or imagined threat to personal safety and security are reasons why open spaces are not used to their full potential. Any relocation proposals need to demonstrate that the overall quality and quantity of recreational provision within the Borough will be improved.
- 10.33 The initial presumption is for the developer to make new provision. The details of the replacement facility to be provided by the developer on another site will be a matter for negotiation between the developer and the Council, guided by the provisions of a Council approved local strategy where relevant. Provision will be secured by a “Grampian” condition and section 106 planning obligation between the Council and developer where appropriate. The amount and type will be negotiated with the Council, having regard to achieving the Council’s approved targets of provision. Any replacement would have to be at least equivalent in terms of usefulness, attractiveness and quality to that which it is replacing.
- 10.34 Exceptionally the Council may accept that it is not practicable or desirable for the developer to provide a replacement facility. In this case, the developer would have to ask the Council to undertake works to compensate for the loss of open space. This could be the provision of new facilities elsewhere, or improvements to existing facilities. The developer would then be required to pay a capital sum to the Council and expected to enter into a section 106 planning obligation to secure the funding. The Council will, in assessing whether a replacement facility or the enhancement of existing facilities is most appropriate, refer to the standards of provision, and the latest survey, which reveals known deficiencies or surpluses in the locality, or to a relevant local strategy approved by the Council.
- 10.35 The Council could target resources to existing areas of greatest need. For example, support could be directed to the Council’s forthcoming *Strategic Plan for Greenspace* as referred to in the Greenspace Strategy. Alternatively, the Council may also wish to consider upgrading the strategic recreational routes listed in 10.26 above, or playing fields identified in the Council’s Playing Pitch Strategy (which could increase playing capacity), cycle routes identified in the Network Plan of the Council’s approved Cycling Strategy, or any other site, (including the provision of ancillary or complementary facilities) to which the Council considers the contribution

should be directed, in accordance with Circular 05/05.

- 10.36 The capital sum payable to the Council for the replacement provision will be based on the laying out costs of the particular type or types of provision that the developer would otherwise have provided on another site. Sites that are to be replaced will vary in usefulness, quality and attractiveness and therefore the cost of replacing will vary from site to site. To ensure that a consistent formula is applied, the rates on which the calculation of the relevant elements of the capital sum received from the developer are based, will be set out in a forthcoming supplementary planning document. This document will also contain other “best practice” guidelines that the Council must adhere to when spending developer’s contributions.
- 10.37 Maintenance is critical to the success of sustainable new or enhanced provision. If the Council is to take on the maintenance responsibility, developers will be required to commute a sum to pay for it, secured through a section 106 planning obligation.
- 10.38 The developer will have to commute a sum to the Council, equivalent to a reasonable period of annual maintenance of at least 12 years. To ensure that a consistent formula is applied, the rates (£/sq m) on which the calculation of the relevant elements (surfacing, equipment, fencing etc) of commuted sums for maintenance are based, will be published in a supplementary planning document (SPD). The SPD will also refer to the conditions that will be applicable prior to the Council adopting and taking over the management and maintenance responsibility of the site.
- 10.39 The Council would allow an exception to the policy where the applicant could demonstrate through an independent assessment that the community does not value a site. A methodology acceptable to the Council would have to be used.
- 10.40 The starting point for any assessment would clearly have to be local need and the value that the community assigns to a particular facility. An assessment of value should address where possible:
- a. accessibility, including the cost where relevant of using a facility;
 - b. quantitative deficiency by primary purpose;
 - c. quality;
 - d. usage;
 - e. potential for use for other purposes within the typology; and
 - f. potential to fulfil other functions and wider benefits that open space can perform.
- 10.41 It should also demonstrate that the alternative use delivers a community or public benefit and has the support of the community. In the case of playing fields, support from Sport England would also be required.
- 10.42 Small-scale structures referred to in the Policy, which are ancillary to the use of the site for sport and recreation, or to the open space function, would include for example, toilets, refreshment facilities, changing blocks and small buildings for storing maintenance equipment or housing interpretation

centres.

- 10.43 New sports and recreation facilities, the community benefits of which clearly outweigh any harm resulting from the loss of the open space, will be permitted. The developer would have to demonstrate this, and also demonstrate that they could not be reasonably located on a suitable accessible site elsewhere. The exception to the policy would only apply if the loss of the open space did not lead to a deficiency of open space in the area.
- 10.44 This policy will not apply to certain Council-owned previously developed sites where there is a clear intention as expressed through for example, a Council minute, committee resolution, or policy, that it is intended for some future development. Often, these sites have been landscaped following clearance or reclamation. However, it was not intended that these temporarily landscaped sites should necessarily be protected as open space or for recreational purposes in perpetuity. The degree of investment and quality of the site, and the fact that the Council may maintain the site, has no bearing regarding any indication of intention, or presumption that the site shall be retained as open space. A similar approach will be adopted in relation to other previously-developed land where there is clear evidence of an intention to redevelop.

Protection of Indoor Sport and Recreation Facilities

R1.2 The Council will refuse proposals for the redevelopment or change of use of buildings currently or most recently used for sport and recreation as defined in Policy R1, either in whole or part, that lie within the Town Centre, District Centres or within schools, for alternative uses which would result in the loss of indoor sport and recreation facilities unless:

- a. it has been demonstrated through an assessment that the premises or part of the premises are:**
- i) demonstrably no longer needed; or**
 - ii) surplus to requirements; or**
 - iii) uneconomical to maintain or repair; or**
 - iv) no longer viable;**

and the community is supportive of the proposals; or

- b. the Council considers that the development would deliver a benefit to the local community that would outweigh the harm resulting from the loss of premises used for sport and recreation.**

- 10.45 The past decade has seen growth in more wide-ranging sport and recreational pursuits, with built facilities such as gymnasiums becoming increasingly popular.
- 10.46 This policy aims to protect a series of core facilities such as municipal and commercial swimming pools, leisure centres, indoor sports halls including those in schools to which the public has access, indoor bowls and tennis

centres, ice-rinks, community centres and village halls. The Policy focuses on the more strategic facilities, owing to their size or location or, in the case of school-based facilities, their wide distribution. These types of facility will not be provided exclusively by the public sector.

- 10.47 Unlike open spaces, built facilities can be replaced or relocated more readily elsewhere into other premises, unless the facility requires a specialist type of building. However, it is essential that sufficient facilities be retained to meet the existing and future needs of the community. PPG17 advises that recreational buildings and land should not be built on, (or used for an alternative purpose), unless an assessment has been undertaken by an applicant for planning permission to clearly show them / it to be surplus to requirements.
- 10.48 The applicant should submit as part of the planning application, a statement detailing the reason for the facility no longer being needed, for example it may no longer be fashionable. Alternatively, a facility could become surplus to requirements because it may be preferable to use a better, more accessible one. It would have to be demonstrated that the premises were uneconomical to maintain or repair, or no longer viable. In all cases, the statement would also have to detail the potential for the premises and site to meet future recreational needs, and the level of support by the community for the alternative proposals. Where a relevant and approved local strategy is in place the statement should take account of its provisions.

The Protection of Playing Fields

- R1.3 The Council will not permit the development of playing fields for alternative uses unless the proposal accords with the Council's approved Playing Pitch Strategy and:**
- a. the proposed development is ancillary to the use of the site as a playing field and does not adversely affect the quantity or quality of pitches and their use; or**
 - b. the proposed development only affects land which is incapable of forming a playing pitch or part of one; or**
 - c. the playing field that would be lost as a result of the proposed development would be replaced by a field or fields of equivalent or better quantity and quality in a suitable location; or**
 - d. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.**

Exceptions to the policy may be permitted where the applicant can demonstrate through an independent assessment that the field or part of it is surplus to requirements in terms of its present primary purpose and considering all its other open space functions, and the alternative proposals are supported by the local community.

The provision of replacement or enhanced open space and/or recreational facilities must meet the requirements of Policy R1.1 iv) to vii).

- 10.49 Pitches and playing fields (especially secondary school fields) are major users of land and serve formal and informal sport and recreational purposes. Increasing pressure to develop playing fields for alternative uses has been a high profile issue for a number of years. Recent Government guidance has therefore further strengthened the protection of playing fields from development. School sport is considered to have an impact on raising standards, improving behaviour and increasing school attendance. Additionally, PPG17 advises that playing fields must not be regarded as previously developed land.
- 10.50 Playing fields may not now be developed for another use unless it can be demonstrated that there would be no detriment to existing provision. A playing field is currently defined in planning legislation as “the whole of a site which encompasses at least one playing pitch” for formal sport. A pitch is a delineated area which, together with any run-off area, is 0.4 ha or greater, and which is used for football, American football, rugby, cricket, hockey, lacrosse, rounders, softball, Australian football, Gaelic football, shinty, hurling, polo, or cycle polo. A playing field may of course include other sport and recreation facilities, (for example a long-jump or bowling green), and perform other functions of open space.
- 10.51 The Playing Pitch Strategy will help determine and guide decisions on any proposal to use a playing field or part of one for an alternative use. Any fields, or parts of fields lost to development will have to be replaced, unless the Playing Pitch Strategy reveals that there would be no deficiency as a result.
- 10.52 It is a statutory requirement for local planning authorities to consult Sport England, the Government’s advisors on matters of sport, on development proposals affecting all playing fields (even if the application site does not include the pitch element of the field). The same applies to sites of 0.4 ha or greater, which have been used as a playing field within the last 5 years. The threshold is imminently to be lowered to 0.2 ha thus bringing smaller fields and pitches within the ambit of the consultation process.

PART 1 POLICY

THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES

- R2 THE COUNCIL WILL, WHERE APPROPRIATE, REQUIRE THE PROVISION OF NEW AND/OR THE IMPROVEMENT OF EXISTING OPEN SPACES AND SPORT OR RECREATION FACILITIES THROUGH NEW DEVELOPMENTS.**
- 10.53 PPG17 advises that provision should be made for local sports and recreation

facilities where planning permission is granted for new developments. This policy aims to ensure that new residential developments that create a demand for open space, sport or recreation facilities contribute towards meeting that demand. As far as possible, all members of the community should have access to a wide range of open spaces, sport and recreation sites ranging from local, to strategic level facilities. This can be through both increased provision and through improvements to the quality of existing facilities.

Part 2 Policies

Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments.

- R2.1 For developments of 30 or more dwelling units, there will be a requirement for the on-site provision of public open space, and / or outdoor sport and recreation facilities, examples of which are listed in Policy R1.**

Where there is evidence of an existing or potential local deficiency in open space or sport or recreation facilities and the development proposed is for 5-29 dwelling units inclusive, there will be a requirement for on-site provision unless there are exceptional circumstances that mean it is neither practicable nor desirable to do so. In this case one of the following alternatives will be required:

- a. the provision of open space, sport and recreation facilities by the developer on another site which should be at least as accessible to the occupiers of the new dwellings, and convenient for existing residents in the area, and at least equivalent in terms of usefulness, attractiveness and quality, as if provision were being made on-site; or**
- b. if it is agreed that provision on another site is neither practicable nor desirable, the developer will be required to make a payment to the Council in lieu of the capital costs of the provision, for the Council itself to use the funds to provide the additional facilities or to improve existing facilities in the general locality of the development site; or**
- c. a mixture of both approaches to be agreed with the Local Planning Authority.**

In the case of a phased development of a single development site, the Council will use an assumed capacity for the whole site to assess any requirement for the provision of open space and sport and recreation facilities. Individual phases of the development, even if taken in isolation they are below the relevant policy thresholds, will then be required to make a pro rata contribution to the provision of the open space requirement accruing to the whole site.

The required amount of provision in any instance shall be calculated in accordance with the Council's standards.

Proposals requiring a new or improved open space or sport or recreation facility must include adequate provision for its proper maintenance for an agreed period and this will be secured through a section 106 planning obligation.

The location and design of any new, replacement or enhanced open space or sport and recreational facilities on or off-site should comply with the provisions of Policy R2.2.

- 10.54 All types of new residential developments create increased pressure on existing open spaces as a resource for sport and recreation and for amenity. Additional residents to an area must not put strain on existing facilities; at the same time the needs of the new residents must be met. New residential development should also incorporate a good structure of greenspace and plants, as part of good urban design. For these reasons it is important that new developments should make a realistic contribution towards an appropriate open space provision and/or sport and recreation facilities. Even individual new dwellings and small developments can cumulatively result in pressure on existing facilities.
- 10.55 All developments to which this policy applies should normally include on-site open space provision, to facilitate urban greening and the creation of an attractive residential environment, and ensure an adequate supply of children's play space. Provision of publicly available and usable open spaces for children's play, amenity purposes or non-pitch sports should normally be made at a rate of not less than 30 square metres per dwelling, to meet the Council's standard of provision of 1.2 ha per 1000 persons. The Council will negotiate with the developer the type of open space required in any particular case. The details, such as location within the site, design, equipment where relevant, drainage and maintenance arrangements will need to be agreed beforehand with the Council and secured by planning condition or, where appropriate, a section 106 planning obligation.
- 10.56 In the case of smaller developments of 5–29 dwellings, the initial presumption is for on-site provision. However, the Council may permit the developer to provide some or all of the required open space, sport or recreation facilities off site, where one of the following applies:
- i) it is considered that more community or public benefit would be derived if the provision were off-site;
 - ii) there is already a known surplus of provision close to the proposed development and a known deficiency can be met elsewhere;
 - iii) there is unsuitable topography on site; or
 - iv) due to the restricted size of the site, it might not be viable or desirable to provide a usable open space, sport or recreation facility.
- Again, a planning condition or, where appropriate, a section 106 planning obligation will be required to secure off-site provision.
- 10.57 Where the developer is to provide off-site open space and/or facilities, the location of new facilities will be negotiated with the local planning authority.

Such provision should be in the locality, (i.e. within 400 metres walking distance), and be accessible to the occupiers of the new development, and thereby principally of benefit to the development itself. In some instances, consideration may also be given to providing new facilities in adjacent neighbourhoods where there is a known deficiency. Reference should be made to the Council's Greenspace Strategy or to any other Council approved local strategy for guidance.

- 10.58 Where the Council is satisfied that the developer is unable to provide open space or sport or recreation facilities either on or off-site or that it is not desirable to do so, it may exceptionally agree to carry out alternative works, effectively on a developer's behalf, as in Policy R2.1b). This will be subject to the developer paying a commuted sum in lieu of providing and maintaining the required level of open space provision.
- 10.59 Funds from the developer could be used to either form new, more accessible areas or facilities, or to improve existing areas, making them more attractive, usable and safe. Alternatively, funds could be used to support the Council's Strategic Plan referred to in the Greenspace Strategy for required works that are nearest to the development site.
- 10.60 The Council will refer to its own interim standards of provision of open space as a guide to the amount required and location of new provision or sites that should be improved.
- 10.61 Contributions will be secured through a section 106 planning obligation. The capital sum payable to the Council in lieu of the developer carrying out the works will be based on the cost of the developer laying out the area / facility that would otherwise have been provided on or off-site. A supplementary planning document (SPD) will be produced setting out the scale of charges and rates levied (£/m² by item of provision, based on the size of each dwelling, as measured by the number of bedrooms). The SPD will also give guidance regarding how the capital sums payable to the Council shall be spent.
- 10.62 The amount of open space or sport or recreation provision normally required will be not less than 30 square metres per dwelling, based on average household size. However, the need for open space or sport or recreation facilities may vary with the type of development, for example, sheltered housing is unlikely to generate the same level of need for open space for children's play as a development containing large family homes.
- 10.63 In these cases, a variation of the normal requirement for open space provision may be negotiated with the developer, having regard to the number of people likely to live in the proposed development, and the open space standard of 1.2 ha per 1000 people.
- 10.64 Maintenance is critical to the success of sustainable new or improved provision. If the Council is to take on the maintenance responsibility for facilities which are predominantly for the benefit of the users of the associated development, developers will be required to commute a sum to pay for it, secured by a section 106 planning obligation.

- 10.65 The developer will have to commute a sum to the Council, equivalent to a reasonable period of annual maintenance of at least 12 years, including provision for adjustments. To ensure that a consistent formula is applied, the rates (£/m²) on which the calculation of the relevant elements of commuted sums for maintenance are based, will be published in a forthcoming supplementary planning document (SPD). The SPD will also refer to the conditions that will be applicable prior to the Council adopting and taking over the management and maintenance responsibility of the site.

General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities.

R2.2 The Council will only permit new, or improvements to, open spaces, or outdoor or indoor sport or recreation facilities, subject to the following:

- a. new open spaces and sport or recreation facilities with a gross area or floor space greater than 500 square metres, shall have at least basic* accessibility to public transport, and in the case of new built facilities, shall be located in the Town Centre or District Centres and be located in accordance with policies for retail and leisure development; and
- b. in the case of sport and recreation developments and stadia that will generate a significant number of trips and accommodate large numbers of spectators, or will also function as a facility for community based sports and recreation, but which are not mixed with other entertainment, retail or leisure uses, it can be demonstrated that:
 - i) there is a clearly defined need for the development; and
 - ii) the site has good* access to public transport, or the proposed development is accompanied by improvements to public transport facilities; and
- c. adequate provision is made for safe recreational routes for walkers, cyclists and horse riders by retaining, where necessary through diversion, and improving if required, existing routes, and where reasonably practicable, incorporating new routes into the scheme; and
- d. the proposals support social inclusion and community cohesion and, where appropriate, assist deprived communities; and
- e. there is no unacceptable impact on highway safety in terms of traffic generation, parking or servicing; and
- f. the location and design of the open space and / or sport and recreation facilities delivers a high standard of accessibility, visual amenity, safety and security, habitat value, incorporation of natural features, durability and ease of maintenance.

- 10.66 This policy deals with the general principles regarding the provision of all new open space, sport and recreation facilities.
- 10.67 One of the Government's broader objectives is to promote more sustainable development. One way is by ensuring that open space, sports and recreational facilities are easily accessible by walking and cycling in order to minimise the number of trips using a motorised vehicle, and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.
- 10.68 It is important that larger open spaces and sport or recreation facilities with an area of 500 square metres or greater or a gross floor area of 500 square metres or greater, for example anything larger than a small gym, that will attract visitors from a wider area than their immediate locality, shall be within 400 metres of a bus route with a service running Monday to Saturday.
- 10.69 These built sport and recreation facilities should be located in the Town or District Centres. Being more intensive recreational uses, the Council will only permit them where their location will be of benefit to most users and contribute to the vitality and viability of Oldham Town Centre, or the District Centres.
- 10.70 Some sport and recreational facilities attract large numbers of visits and use land intensively. These leisure facilities should normally follow the principles of need and sequentiality as guided by PPS6*. Exceptionally, however, where proposed stadia and developments requiring large amounts of land do not contain other leisure, retail or entertainment uses, the sequential approach may not be required, because of the potential difficulty in finding larger amounts of land within or on the edge of the Town Centre.
- 10.71 In providing new sports and recreation facilities, developers should where possible retain any existing recreational routes and create new ones. This will not only provide facilities for sport and recreation, but it will also help to fulfil the broader objective of encouraging an extended sustainable transport network.
- 10.72 Providing opportunities for sport and recreation is thought to play a part in community cohesion, providing focal points for interaction and allowing people to engage with the wider community. People should not be disadvantaged by restricted access to open space, sport and recreation facilities.
- 10.73 The Council will require planning applications to include full details of the location, size and form of the proposed open space, sport and recreational facilities.
- 10.74 Design will vary according to the intended function of the facility. The conservation value of sites which contain trees, valuable wildlife habitats, are rich in biodiversity or contain archaeological features will, wherever possible, be enhanced and incorporated as part of any improvement scheme. Improving local biodiversity through design is covered more fully in the Design of New Development Chapter of the Plan. Schemes should deliver a

high standard of visual amenity and make a positive contribution to the public realm. Schemes should be designed with durability in mind so as to minimise levels of maintenance required. Access for future maintenance should also be a consideration.

- 10.75 In cases where facilities have more than a visual function, they should be convenient and accessible for all intended users. They should be subject to natural surveillance, and where possible not tucked away where they are less likely to be used. Schemes should be designed so as to minimise the risk of crime where possible.
- 10.76 New, replacement or extended provision in accessible locations close to homes should not have a detrimental impact on the communities that the proposals are intended to benefit, or detract from the distinctive character of any area. An example could be the potential visual intrusion or light pollution caused by floodlighting, or noise generated by users of an all-weather pitch. Unsympathetic development could also detract from the distinctive landscape qualities, particularly in rural areas as detailed in the Council's Landscape Character Assessment. This could also have a detrimental impact on nature conservation. Equally, "noisy" or other intrusive sport and recreation activities could, if unsympathetically sited, conflict with other recreational users and residents of the countryside where peace and quiet is generally expected. These matters are dealt with in more detail elsewhere in the Plan.

11. OPEN ENVIRONMENT

- 11.1 The term “open environment” embraces all the undeveloped areas of the Borough which, although shaped by years of human activity, remain “natural” open spaces, much valued by the people of Oldham and by visitors to the area.
- 11.2 The best known open spaces in the Borough are probably those in the open countryside areas in the east, but equally important open areas can be found right across the Borough, on the fringes of the built up area and within the urban areas themselves.
- 11.3 Although the open environment is valuable to individuals in many different ways, it can generally be said to provide:
- a. an attractive setting for Oldham’s urban areas, contributing to quality of life, boosting local pride, and attracting investment into the Borough;
 - b. an important agricultural resource;
 - c. valuable natural wildlife habitats that contribute to the range of plant and animal species living in the area (known as biodiversity); and
 - d. an important recreational and educational resource for residents and visitors alike.
- 11.4 The policies contained in the chapter aim to protect and enhance the open environment and to prevent any unrestricted development that could threaten its character. They relate to Green Belt, Other Protected Open Land (OPOL), Land Reserved for Future Development, agricultural land and buildings and nature and landscape.
- 11.5 The UDP does not cover the part of Oldham Borough that falls within the Peak District National Park.
- 11.6 The policies and proposals contained in this section take into account the following Government advice:
- a. PPS1 *Delivering Sustainable Development*
 - b. PPG 2 *Green Belts*
 - c. PPS7 *Sustainable Development in Rural Areas*
 - d. PPS9 *Biological Diversity and Geological Conservation*
 - e. PPG12 *Development Plans*
- 11.7 A number of other documents have also been taken into account:
- a. The Regional Spatial Strategy for the North West (RSS)
 - b. Oldham Woodland Strategy
 - c. Oldham Biodiversity Action Plan
 - d. good practice advice from the Countryside Agency, English Nature and the Royal Town Planning Institute.

PROTECTING OPEN LAND

PART 1 POLICY

OE1 THE FOLLOWING OPEN LAND RESOURCES WILL BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT:

A. THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A), EXCEPT WHERE OTHER SUSTAINABILITY CONSIDERATIONS SUGGEST OTHERWISE;

B. THE GREEN BELT;

C. OTHER PROTECTED OPEN LAND; AND

D. LAND RESERVED FOR FUTURE DEVELOPMENT.

11.8 For the Council's land use strategy to be effective, the allocation of sites in sustainable locations to meet development needs must be complemented by the protection of important open land resources in the urban parts of the Borough and in the countryside. Open land, for the purposes of the Plan, is land that is predominantly undeveloped, including open countryside.

11.9 Agricultural land is classified according to the extent to which its physical and chemical characteristics limit its use for food production. The best and most versatile agricultural land (grades 1, 2 and 3a) is that which is best suited to adapting to the changing needs of agriculture. In 2004, the Government published Planning Policy Statement 7 *Sustainable Development in Rural Areas* (PPS7). One of the objectives of this statement is to promote sustainable patterns of development. To do this it discourages the development of "greenfield" land, and, where such land must be used ensuring it is not used wastefully. If the use of agricultural land is unavoidable to meet development needs, then poorer quality land should be used as a general rule, but agricultural land value should be weighed against other sustainability considerations (e.g. accessibility, infrastructure, biodiversity, landscape quality, etc). Thus a poor quality piece of land which has, for example, high biodiversity value may merit stronger protection than a better quality piece of land with no biodiversity value. This is significant for Oldham because most agricultural land in the Borough falls within the grades 3b, 4 and 5, reflecting the upland nature of the area. There may therefore be areas where the land has been well managed and contributes to the quality of the environment, which should be given equal protection from development to best and most versatile agricultural land.

11.10 The fundamental aim of Green Belt* policy - to prevent urban sprawl by keeping land permanently open – is central to the Council's own strategy of directing development to urban areas and protecting open land. The 1984 *Greater Manchester Green Belt Local Plan* established boundaries for Green Belt in the area and since then the Borough Plan and UDP have incorporated detailed local boundaries, which are shown on the Proposals Map. All of Oldham's open countryside falls within the Green Belt and must be protected for its beauty; the diversity of its landscape and historic character; the wealth

of its natural resources; and its ecological, agricultural, recreational and archaeological value, as well as for its own sake.

- 11.11 Alongside Green Belt the UDP identifies two additional types of valuable open land: Other Protected Open Land (OPOL), which separate built up areas or provide an important visual break within a built up area, are given similar protection to Green Belt; and Land Reserved for Future Development, which is allowed protection until such time as the plan is reviewed. The part two policies that follow give more detail about what might be considered to be appropriate development in the open land areas of the Borough.

GREEN BELT AND OTHER OPEN LAND

- 11.12 The Green Belt around Oldham is well established and generally very effective. Most of the pressure for development within the Green Belt has been from relatively small-scale developments such as the re-use of redundant agricultural buildings and the development of small greenfield sites, particularly for single dwellings. These pressures are likely to continue throughout the period covered by this UDP. In addition, changes within the agricultural sector will inevitably lead to some farmers seeking alternative uses for their land.
- 11.13 As part of the UDP review, an assessment was made of the sites previously allocated as “Other Protected Open Land” in the 1996 UDP, which, in most cases, fall between the urban area and the Green Belt. These sites were protected from inappropriate development either because they were earmarked to meet possible longer-term development needs or because of their value as urban open space. In the 1996 UDP, these sites were given the same level of protection as Green Belt to ensure their future availability and help to protect the Green Belt itself. Some of these sites remain reserved for possible future development beyond the current plan period. Others have been allocated as Other Protected Open Land, as newly defined by Policy OE1.10, or recreational open space.
- 11.14 This chapter aims to protect open parts of the Borough from inappropriate development, while still making sufficient sites available to meet future development needs.

Part 2 Policies

Criteria for Development in the Green Belt

- OE1.1 Within the Oldham Green Belt identified on the Proposals Map, development will only be permitted where:**
- a. it does not conflict with the purposes of the Green Belt which are:**
- i) to check the unrestricted sprawl of large built up areas;**
 - ii) to prevent neighbouring towns from merging into one another;**
 - iii) to assist in safeguarding the countryside from encroachment;**
 - iv) to preserve the setting and special character of historic towns**

and villages; and
v) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land;

- b. it maintains the open character and, where possible, enhances the appearance of the surrounding area;**
- c. it is appropriate in terms of its siting, scale, materials, design and landscaping and does not detract from the visual amenities of the Green Belt; and**
- d. it, or associated activities including traffic, would not harm people's enjoyment of the countryside.**

11.15 Government guidance in PPG2 *Green Belts** recommends that Green Belts should be permanent and, once established, altered only in exceptional circumstances. Their boundaries should be clearly defined using, where possible, easily recognisable features such as roads, streams, tree belts and woodland edges. This review of the UDP has, therefore, made only the following changes to the Green Belt boundary:

- a. a small area has been removed from the Green Belt at Lower Fullwood, Shaw. This is because an extension to an existing mill was approved in February 1997, the extension being on Green Belt land. Although contrary to Green Belt policy, this was approved on the grounds that exceptional circumstances existed, in this case the safeguarding of existing jobs and the creation of new jobs at the site. The site clearly no longer performs a Green Belt function therefore it has been removed from the Green Belt.
- b. a small area has been added to the Green Belt at Waterside Mill, Greenfield. This is because housing development has taken place on land adjacent to the Green Belt boundary leaving a strip of unallocated land between the rear fence line of the new development and the Green Belt boundary. It is felt necessary to add this strip to the Green Belt in order to create a more defensible boundary as recommended in PPG2.
- c. An area has been added to the Green Belt below Ladcastle Farm, Uppermill. This is because the land was considered to be visually and logically part of the adjacent Green Belt.

The following changes are very minor changes to the boundary, made in order to make the boundary more defensible and to rationalise the situation "on the ground".

- d. A small area has been removed from the Green Belt at Manchester Road, Greenfield.
- e. A small area has been removed from the Green Belt at Rochdale Road, Summit.
- f. A small area has been removed from the Green Belt between 6 & 8

Barnfield Rise, Shaw.

- g. A small area has been added to the Green Belt between OPOL17 & H1.1.15 Bailey Mill, Delph.
- 11.16 The Proposals Map also identifies a location for possible future development within the Green Belt at Diggle, i.e. future works to the rail line at Tunnel End. The details are set out in Chapter 4, Transport, Policy T1.1.
- 11.17 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The Council's main concern in determining applications for development in the Green Belt is, therefore, to ensure that land is generally kept open and protected from development which is inappropriate in, and harmful to, the Green Belt. Such development should not be approved except in very special circumstances, which will only exist if the harm caused to the Green Belt is clearly outweighed by other considerations.
- 11.18 The Council also considers that the visual appearance of the landscape is intrinsic to the special character of the Green Belt. For this reason, it wishes to protect the visual quality of the Green Belt where this is high, and to improve it where to do so would not be in conflict with the underlying aims of Green Belt policy.
- 11.19 Green Belt land adjoins the fringes of many urban areas of the Borough. It provides access to the countryside and to outdoor sport and recreational facilities, helps to preserve wildlife habitats and attractive landscapes, and safeguards land for agriculture, forestry and related activities.
- 11.20 New buildings appropriate in the Green Belt, such as small stables, can be made more sensitive to their surroundings if they are sited carefully and designed and constructed in materials that are in keeping with their rural setting and appropriate to their use. Where possible, new buildings should be grouped with existing ones rather than located in isolated or prominent positions. The addition of planting that is appropriate to the area should be provided where this would help to minimise their impact.
- 11.21 This policy applies both to applications for new development and for changes of use to existing buildings.

New Building in Green Belt

- OE1.2 The construction of a new building in the Green Belt will not be permitted unless:**
 - a. it is clearly needed in connection with agriculture or forestry, or**
 - b. it is an essential facility for one of the following:**
 - i) an outdoor sport or recreation facility (such as small stables, golf course, country park or other park);**

- ii) **a cemetery;**
- iii) **another open use of land which preserves the openness and visual amenity of the Green Belt and does not conflict with the purposes of including land in it; or**

c. it is acceptable under the provisions of Policies OE1.3 to OE1.7.

- 11.22 The construction of new buildings is generally considered to be inappropriate within the Green Belt. However, those associated with uses that preserve the openness of the Green Belt and do not conflict with the purposes of including land within it may be acceptable.
- 11.23 Agriculture and forestry are traditional Green Belt uses. They make an important contribution to the rural economy and help to secure the proper management of Green Belt land.
- 11.24 As cemeteries and outdoor recreation and sports facilities involve a low ratio of buildings to land area, they can normally be accommodated in the Green Belt without adversely affecting the rural character of an area. The Council accepts that these uses may require the construction of ancillary buildings in order to operate effectively. However, the acceptability of such buildings will depend on whether they are essential, as required by the policy, on their being small scale and appropriate to the type of use proposed, and on their potential impact on the open character and appearance of the area. Where small scale ancillary facilities are proposed, applicants will be required to demonstrate that these are essential to the operation of the land use proposed and could not be provided by re-use of an existing building.

Domestic Extensions in the Green Belt

OE1.3 The Council will only permit a planning application for an extension to an existing dwelling within the Green Belt where the proposal does not result in disproportionate additions over and above the size of the original dwelling.

- 11.25 A sizeable extension can have as much visual impact on the Green Belt as a new house and, therefore, such developments must be strictly controlled. Extensions may be acceptable where they are appropriate in scale and design to the original building and do not adversely affect the openness or visual amenity of the Green Belt. As a guide, a disproportionate extension will usually be one that increases the volume of the original building by more than one third.
- 11.26 Where an existing dwelling, because of its visual impact, harms the character and appearance of the Green Belt, the Council will, in determining an application for proposed extensions or alterations, seek where possible to secure an improvement in the external appearance of the building as a whole and its immediate surroundings. This may involve imposing planning conditions upon any approval granted or negotiating a section 106 planning obligation*. Development should make a positive contribution to improving the visual amenity of the Green Belt rather than compound the adverse

effects of unsympathetic developments of the past.

- 11.27 “Original” means in relation to a building existing on July 1st 1948 as existing on that date, and in relation to a building built on or after July 1st 1948, as so built. This is in line with the definition of “original” in the Town and Country Planning (General Permitted Development) Order 1995.

Sub-division of Existing Dwellings in the Green Belt

OE1.4 The sub-division of existing dwellings in the Green Belt will be permitted unless:

- a. it would necessitate ancillary development which would conflict with the openness and visual amenity of the Green Belt and the purposes of including land in it, or**
- b. in the case of dwellings which have previously been substantially extended, it would result in further extensions other than those of a minor nature.**

In all cases, proximity of the additional dwelling, or dwellings, to basic services will be a material consideration, and development in inaccessible locations will not be permitted.

- 11.28 The subdivision of existing dwellings in the Green Belt is acceptable in principle as it should not involve major external alterations to buildings and should therefore not affect the openness or visual amenity of the Green Belt. Further, the subdivision of the extended building into more than one dwelling could make better use of an existing building and contribute to the need for additional homes in the Borough. This benefit in sustainability terms must, however, be weighed against the potential dispersal of activity away from urban areas to car-dependent locations which is inconsistent with UDP policy on accessibility.
- 11.29 The creation of additional households by subdividing existing dwellings can lead to intensified use of the area around the property as each is likely to require a private garden and space for parking, dustbin and clothes drying facilities and possibly separate access. Additional activity, including car traffic, is also likely to be generated. This intensification of use and increased activity resulting from sub-division could be detrimental to the openness and visual amenity of the Green Belt. The extension of the curtilage as part of any sub-division would also generally be considered to be inappropriate (see Policy OE1.5 on Garden Extensions in the Green Belt).
- 11.30 Policy OE1.3 does not permit disproportionate extensions to existing dwellings in the Green Belt. If an existing dwelling has already been substantially extended, further extensions to the property, as sub-divided, will be resisted unless they are very minor, such as porches. Planning permissions to sub-divide properties may be subject to conditions to remove permitted development rights in order to ensure that further development can be carefully controlled.

- 11.31 The Council will, therefore, base its assessment of applications for the subdivision of dwellings in the Green Belt on:
- a. the potential impact on the Green Belt of any extensions, or any associated use of land around the building, including the provision of access, parking and servicing, means of enclosure or separation, and the level of increased activity resulting from the intensification of use; and
 - b. whether basic services like primary school, grocery shop, post office etc. can reasonably be reached from the building by foot, cycle or by public transport.
- 11.32 Within the Green Belt, policy objectives relating to Green Belt should take precedence. Where the Council considers the subdivision of a property to be inappropriate it may refuse the proposal, impose conditions, or else enter into a section 106 planning obligation* that restricts the future use of the building.

Garden Extensions in the Green Belt

OE1.5 An extension to the curtilage of an existing dwelling in the Green Belt will be considered inappropriate.

- 11.33 Proposals to extend the curtilage – the associated land that surrounds a building - of existing or replacement dwellings will be considered inappropriate as this can have a significant impact on the openness and visual amenity of the Green Belt. While the built element of the development can be carefully controlled by the planning process, the way gardens are laid out cannot. Local experience has shown that such extensions can introduce unacceptable urban elements into the rural landscape such as hard landscaping, garden structures or car parking.

Replacement Dwellings in the Green Belt

OE1.6 Where an existing dwelling in the Green Belt is in use as such, or would not require planning permission to be so used, its replacement will only be permitted where either:

- a. it is substantially intact but repair is impracticable, or
- b. it is of poor visual quality and detracts from the character and appearance of the surrounding area;

and all the following criteria are satisfied:

- i) the proposed replacement dwelling is not significantly larger than the dwelling which it replaces;
- ii) the form, bulk and general design of the replacement dwelling are in keeping with its surroundings; and
- iii) the proposed dwelling is served by the same access as the

previous dwelling.

- 11.34 The policy aims to ensure that a replacement dwelling does not have a greater impact on the Green Belt than that which it replaces and that, where appropriate, it enhances the visual amenity of the Green Belt.
- 11.35 When the Council permits a replacement dwelling that is larger than the original building, it may withdraw permitted development rights. As a guide, the Council would consider a disproportionately large dwelling to be one which exceeds the volume of the original building by more than one third.
- 11.36 The policy applies only to dwellings which are substantially intact. For guidance, a dwelling would be considered to be substantially intact when it still has its walls and roof largely in place, but may have, say, some missing windows or small holes in the roof. The onus would be on the applicant to demonstrate why rebuilding is considered to be necessary, rather than repair of the existing structure, as sensitive renovation of dwellings generally tends to result in development which is more in keeping with the character of the area than new structures. This policy does not cover dwellings that are not of permanent construction, or former dwellings that have been abandoned. Planning permission will not be granted for the replacement of these properties.

Re-use of Existing Buildings in the Green Belt

OE 1.7 Within the Green Belt a proposal for the re-use of an existing building will only be permitted where all the following criteria are satisfied:

- a. in the case of residential conversions, the applicant has demonstrated that the building is unsuitable for other appropriate Green Belt uses or for employment generating uses which are appropriate in the Green Belt, or has made every reasonable attempt to secure an appropriate employment-generating re-use, including tourism, and the application is supported by a statement of the efforts which have been made;**
- b. the form, bulk and general design of the building is in keeping with the surroundings;**
- c. the building is of permanent and substantial construction and is capable of conversion without major or complete reconstruction or alteration;**
- d. the building is large enough for the proposed use without the need for extensions other than those of a minor nature;**
- e. the proposal respects any features of historic or architectural interest of the original building;**
- f. any associated use of the land surrounding the building including the provision of access, creation of a residential curtilage, means of**

enclosure, parking and servicing would not conflict with the openness and visual amenity of the Green Belt and the purposes of including land in it;

g. the proposed use is compatible with the existing or permitted uses of adjoining buildings; and

h. acceptable provision is made for access, parking and servicing.

- 11.37 In line with Government aims to support the rural economy by protecting the stock of non-residential buildings in countryside areas, the Council prefers to see rural buildings re-used for economic purposes, including tourism. This will also help to promote more sustainable rural lifestyles than those likely to be achieved when living in converted buildings remote from basic services and job opportunities. Any employment-generating uses must, however, be appropriate to the Green Belt and should not have a greater impact than the present use on the openness of the Green Belt, nor should they compromise the purposes of including land in it.
- 11.38 Residential conversions can be less effective in retaining the original character of a building and, in some cases, can be detrimental to the openness and visual amenity of the Green Belt through the provision of driveways and curtilages. For this reason, residential conversion will be strictly controlled.
- 11.39 The Council has no wish to retain, beyond their useful working life, buildings with little architectural quality or those that are of an inappropriate design for their setting. However, if proposals for such properties satisfy all the other criteria set out in Policy OE1.7, approval may be granted subject to appropriate design modifications.
- 11.40 The Council will take advice from the Council's Regeneration Officers in assessing information received in support of applications for the conversion of buildings to residential use. For guidance, the Council will expect applicants to explain how they have marketed the building for economic uses, where, through which outlets or media, and for what period of time. The marketing period expected will be a minimum of six months.
- 11.41 There may be instances where it is obvious that a building is clearly unsuitable for other Green Belt uses or for employment generating uses which are appropriate in the Green Belt, for example, it could be a very small building attached to an existing dwelling, in which case the Council will not insist on evidence being provided as required under criterion a. Proposals will be assessed on a case by case basis in relation to this requirement.

Major Developed Site in the Green Belt

- OE1.8 Robert Fletcher (Greenfield) Ltd. is allocated on the Proposals Map as a major developed site in the Green Belt (Reference OE1.8.1). Proposals for the comprehensive redevelopment of this site will be permitted, provided that they will:**

- a. **be for a mix of uses that includes employment-generating uses (B1 and/or B2), and tourism or leisure uses appropriate to the location; and**
- b. **have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less; and**
- c. **contribute to the achievement of the objectives for the use of land in Green Belts; and**
- d. **not exceed the height of the existing buildings; and**
- e. **not occupy a larger area of the site than the existing buildings, unless this would achieve a reduction in height which would benefit visual amenity; and**
- f. **deliver environmental improvement.**

The Council may permit a limited number of live/work units to be included in the mix of uses where it is satisfied that this is necessary to deliver a mixed scheme. The live/work units and other elements of the site should be developed broadly in tandem in accordance with a phasing scheme to be agreed with the Council. This is in order to guarantee the delivery of non-residential uses. Office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a) in the Business, Industry and the Local Economy Chapter.

- 11.42 National planning policy guidance on Green Belts recognises that the Green Belt may contain major developed sites, such as factories or hospitals. Annex C of PPG2* enables local authorities to identify such sites as major developed sites in the Green Belt in the development plan and include a policy, which may permit comprehensive redevelopment of such sites, provided that certain criteria are met.
- 11.43 The mill formerly occupied by Robert Fletcher (Greenfield) Ltd is considered appropriate for designation at this time, for the following reasons:
- i) it is a large complex of mill buildings in the Green Belt, covering approximately 5.4ha;
 - ii) production at the mill has recently ceased and therefore in order to find viable new employment-generating uses and prevent dereliction or pressure for non-employment uses, greater flexibility in terms of replacing buildings may be needed during this plan period; and
 - iii) its unique location adjacent to the Peak District National Park and below the popular attraction of Dove Stone Reservoir means that it offers an excellent opportunity for environmental improvements to reduce the impact of the current buildings on the openness and visual amenity of the Green Belt.

- 11.44 The Council's objectives for the site are to secure employment-generating uses, and to see the tourism potential of the location exploited in a sensitive and appropriate way. Clearly the employment generating elements will need to be compatible with an overall mix of uses. Any redevelopment must deliver environmental improvements, without adding to the impact on the openness of the Green Belt, and the purposes of including land within it.
- 11.45 The Council expects to see at the site a mix of uses that makes good use of its strategically important location. Employment-generating uses will be considered against the relevant policies of the plan and retail uses are explicitly excluded from the mix, other than to meet local needs.
- 11.46 The relevant area for the purposes of criterion e. is the aggregate ground floor area of the existing buildings (the footprint) excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hard standing. The character and dispersal of proposed redevelopment will be considered as well as its footprint, in order to protect the character and appearance of the Green Belt. The site should be considered as a whole regardless of whether all the buildings are to be redeveloped.
- 11.47 If a proposal includes a residential element, the Council will expect it to be accompanied by a development appraisal showing how this element relates to the delivery of the overall mix of uses. Any such residential element should be in the form of live/work units.
- 11.48 Any application will also be considered against the other relevant policies of the plan, including Policy OE1.1 Criteria for Development in the Green Belt and Policy NR2.2 Flooding and Flood Protection, as part of the site lies within a flood risk area.

Land Reserved for Future Development

- OE1.9 Areas of land reserved for possible future development needs are identified on the Proposals Map. Planning permission will be refused for all development on these sites except development which would be permissible if it were in the Green Belt, by virtue of the relevant policies of this plan, and which would not prejudice the later comprehensive development of such land.**
- 11.49 The 1986 Borough Plan established areas of land that were reserved to meet possible future development needs and this was incorporated into the 1996 UDP. The former designation of "Other Protected Open Land" was intended to protect two types of land not included within the Green Belt:
- areas of open land that did not serve a Green Belt function but which were valuable as open spaces; and
 - areas of land that did perform a Green Belt function but which were earmarked for development, if needed, at a future date beyond the period covered by the UDP. These areas are also known as "safeguarded land".

- 11.50 This approach led to some confusion, as the 1996 UDP made no distinction between the two types of “Other Protected Open Land”. This policy clarifies this situation by specifically identifying land that is safeguarded for possible future development needs, designating it as “Land Reserved for Future Development”, and, in so doing, allows for some degree of permanence in Green Belt boundaries. The remaining category of “Other Open Protected Land” is now identified as recreational open space (protected by the recreation policies of the Plan), or, in the case of farmland or informal recreational land that provides important breaks between built up areas, as newly defined Other Protected Open Land (see Policy OE1.10).
- 11.51 In future reviews of the UDP, land that is reserved for possible future development will be the first to be considered for development if allocated sites and stocks of brownfield land are insufficient to meet needs. Regional Spatial Strategy states that there will be no need to review Greater Manchester Green Belt boundaries before 2011. If at a future Plan review any reserved site were to be considered for development, the Council would expect relevant policies of the Plan to be applied to its development, including those relating to design, protection of amenity and species and habitat protection.
- 11.52 Areas formerly identified as “Other Protected Open Land” in the 1996 UDP have been allocated as follows:

Former reference used in 1996 UDP	Location	Allocation of site in this UDP
OL01	Land at Foxdenton Lane, Chadderton	Part OPOL, part Land Reserved for Future Development
OL02	Clayton Playing Fields, Chadderton	Recreational Open Space
OL03	Ryefields Drive, Uppermill	OPOL
OL04	Dacres, Greenfield	OPOL
OL05	Roundthorn/Holts (Nether Lees)	OPOL (including area west of Lees Brook Mill previously unallocated)
OL06	Stoneswood, Delph	OPOL
OL07	Stonebreaks, Springhead	OPOL
OL08	Crowley Lane, Near Barrowshaw	Recreational Open Space
OL09	Wall Hill, Dobcross	OPOL (including former housing allocation H52 and part of area previously allocated as H22)
OL10	Land north of Fernhurst Mill, Chadderton	Recreational Open Space
OL11	Ainsley Wood, Delph	OPOL (including area north of Ammons Way, previously unallocated).
OL12	Haven Lane North, Moorside	Land Reserved for Future Development
OL13	Haven Lane South, Moorside	Land Reserved for Future

Former reference used in 1996 UDP	Location	Allocation of site in this UDP
		Development
OL14	Oldham Edge, Oldham	OPOL (including area south of Salmon Fields previously unallocated)
OL15	Cowlishaw, Shaw	OPOL
OL16	Bullcote Lane, Royton	Part OPOL, part ROS, part allocated for PEZ and part Land Reserved for Future Development
OL17	Land at Greenacres, Lees	OPOL (including area east of Lynwood Drive previously unallocated, but excluding the area adjacent to the disused railway line, now occupied by an industrial building)
OL18	Shawside, Shaw (Moss Hey)	OPOL
OL19	Alexandra Park, Oldham	Recreational Open Space
OL20	Simkin Way (formerly Selbourne Street), Bardsley	OPOL
OL21	Long Clough, Chadderton	Unallocated, but identified as green corridor
OL22	Royley Clough, Royton	Part Recreational Open Space, part OPOL
OL23	Cowhill, Chadderton	OPOL
OL24	Moston Brook, Failsworth	Part OPOL, part Land Reserved for Future Development
OL25	Hole Bottom Clough, Failsworth	Part OPOL, rest unallocated but with part identified as green corridor
OL26	Thornley Brook East, Lees	OPOL
OL27	Land at Sholver	Recreational Open Space
OL28	Land off Warren Lane	Part Land Reserved for Future Development, part Recreational Open Space
OL29	Land South of Oaklands Road, Grasscroft	OPOL
Not previously numbered OL30	Land at Summershades Lane, Grasscroft	OPOL

Other Protected Open Land

OE1.10 The Council will protect Other Protected Open Land, as identified on the Proposals Map, which provide significant open areas between, or on the edge of, built up areas of the Borough.

Planning permission on these sites will only be permitted if:

- a. development will not have a detrimental impact upon the local distinctiveness* displayed by the Other Protected Open Land, and**
- b. it is appropriate, small scale development, which by its nature and design would not significantly affect the openness, character or visual amenity of the Other Protected Open Land, either individually or cumulatively with other development.**

In the case of new buildings permitted by b. above, these will only be permitted where they are ancillary to existing buildings within the Other Protected Open Land and will be grouped close to such buildings. Where appropriate, development will be screened or landscaped in order to minimise its impact on the adjoining area.

- 11.53 This policy aims to protect stretches of open land in the Borough that, although they do not serve the purposes of the Green Belt, are locally important because they help to preserve the distinctiveness of an area. These open areas provide attractive settings for local communities, help to separate built up areas and may provide links between urban areas and the countryside or other green corridors. Many also offer opportunities for informal recreation; provide wildlife habitats; contribute to the diversity of animal and plant species and can be used as an educational resource.
- 11.54 Whilst the aim of this policy is to protect these areas, in recognition of their local significance, there may be instances in which small scale development might be appropriate, for example, development which is ancillary to existing buildings within the Other Protected Open Land (OPOL), or development which enhances and promotes the use of the OPOL, such as visitor facilities, if such development can be satisfactorily accommodated without harming the overall integrity of the OPOL. The Council, in considering proposals for such developments, will consider their visual impact on the OPOL and will resist developments which, cumulatively, would harm the integrity or character of the OPOL. Criterion b. therefore allows limited, small-scale new building over and above that allowed by Green Belt policy.

AGRICULTURAL LAND AND BUILDINGS

- 11.55 Lying on the urban fringe of Greater Manchester, Oldham's agricultural land has a range of functions, but its use for purposes other than agriculture and forestry is constrained by strict policies on Green Belt, OPOL and Land Reserved for Future Development.
- 11.56 Agricultural land is still used, to a varying degree, for food production and comprises mainly sheep farming and some beef and dairy farming. It provides the landscape setting for the Borough's settlements, supports some wildlife habitats of national and international importance and is a valuable recreational and leisure resource for residents and visitors alike. In some parts there is evidence of the neglect and vandalism characteristic of the urban fringe, and in others conflicts arise between farming and residential uses.

- 11.57 Land in the urban fringe is often underused and alternative activities must be supported to generate sufficient income to manage the landscape. Much of the land is marginal to conventional agricultural production with large areas used for keeping horses. The promotion of localised organic farming, the cultivation of trees, horticulture and permaculture* would be more sustainable means of creating jobs, encouraging wildlife and helping to create a more diverse landscape. In the urban fringe, policies favour sustainable uses such as farm diversification, smallholdings, leisure, education and wildlife schemes, and there is also potential for tourism development. A community forest initiative is currently being pursued around the fringe of Oldham linked to multiple use for forestry-related businesses including leisure, tourism and education, and possibly biomass* energy schemes.
- 11.58 The Council is required to take account of the need to maintain an efficient and flexible farming industry and to provide policy guidance on planning applications for any agricultural development that is not classed as permitted development*. The agricultural economy has suffered in recent years with livestock farmers particularly badly hit. The future of agriculture could involve a shift to organic smallholdings, intensive indoor livestock farming or niche markets resulting in little or no extensive livestock farming left in the Borough. As most farm holdings are marginal and part time, the impact of this is more likely to be physical, affecting the look of the landscape, than social or economic.
- 11.59 Farm diversification can provide additional income to support farm holdings and contribute to the rural economy. The Plan sets out criteria to be used in the consideration of applications for farm-based diversification.
- 11.60 This chapter aims to protect and improve areas of open land in Oldham by encouraging a healthy, sustainable agricultural sector.

Part 2 Policies

Farm Diversification

- OE1.11 The Council will permit a proposal for limited non-agricultural development on a farm holding where this would:**
- a. not result in the irreversible loss of agricultural land which the Council considers worthy of protection;**
 - b. not harm the amenity of environmentally sensitive developments including residential properties, schools, hospitals and certain sensitive industrial processes by reason of noise, vibration, odour, atmospheric pollution or other nuisance;**
 - c. safeguard the open character and landscape quality of the land;**
 - d. make a positive contribution to the continued viability of the farm holding;**

- e. not harm the holding's continued viability through fragmentation or severance;**
- f. not conflict with the purposes of the Green Belt nor adversely affect its openness or amenity; and**
- g. not harm people's enjoyment of the countryside.**

- 11.61 Farming plays an important, though declining, role in shaping and maintaining the fabric of the Borough's countryside. Policy OE1 protects the best and most versatile agricultural land. Subject to other planning considerations, as outlined, the Council will support farm diversification that will help to sustain a farm holding and thereby maintain the management of the landscape. The loss of part of a farm holding could affect the viability of the remainder, hence the criterion preventing severance or fragmentation. Where appropriate, proposals may be required to be accompanied by a statement as to how the development will affect farm structure and viability and a business plan to show how the diversification will support the existing holding.
- 11.62 The Government is encouraging farmers to explore diversification proposals such as small-scale horse-based enterprises. This type of business is likely to become increasingly popular in an area like Oldham, boosting outdoor recreational opportunities, particularly in the urban fringe. However such uses are also likely to lead to more activity, particularly by vehicles, than would be generated by purely agricultural practices and account must be taken of the degree to which this could affect the openness and amenity of the Green Belt.
- 11.63 As all the Borough's agricultural land falls within Green Belt, Land Reserved For Future Development or Other Protected Open Land, all proposals for development must comply with the relevant policies.
- 11.64 This policy aims to encourage diversification of the rural economy and land use, particularly in the urban fringe, where it can enhance tourism, recreational or educational opportunities, but to do so in a way that maintains the open character of the land, its wildlife habitats and food producing capabilities. The Council will assess all proposals for diversification in line with Policy OE2.1 on Landscape and Policies OE2.3 and OE2.4 on Habitat and Species Protection.

New Agricultural or Forestry Buildings

OE1.12 Agricultural or forestry buildings and plant which require planning permission will only be permitted where all the following criteria are satisfied:

- a. the building or plant is necessary and specifically designed for the purposes of agriculture or forestry;**
- b. the siting, design and external appearance of the building or plant**

and any access thereto would not detract from the appearance of the surrounding area; and

- c. the development would not have an adverse impact on the amenities of any neighbouring dwelling unconnected with the farm or forestry enterprise.**

The same criteria will be applied to applications for agricultural or forestry buildings not requiring planning permission.

- 11.65 The visual quality of the urban fringe is important, but so is the ability of farm holdings to operate efficiently. The UDP needs to guide the siting and design of agricultural buildings, which can be industrial in character. The woodland strategy encourages the development of forestry-related businesses and although this may not be achieved in the short term, such industry could become a feature of rural areas of the Borough in the future.
- 11.66 The local planning authority must check the lawfulness of developments to be carried out under agricultural permitted development rights. The local planning authority must be notified in advance when these rights are to be used in the development of new farm buildings; significant extensions; new access roads, excavations, deposits or fish tanks.
- 11.67 Where planning permission is required for new buildings or plant, applicants will be required to demonstrate the need for the development by supplying evidence of how it will contribute to the operational needs of the farm or forestry business.

NATURE AND LANDSCAPE

- 11.68 This chapter covers the natural environment of all parts of the Borough, not just the most attractive or valuable areas. It includes the countryside, river valleys, designated wildlife habitats, areas where protected species live, areas of geological significance, and “wilded” and other natural sites within the urban area. Natural resources such as minerals, water and air are covered in Chapter 13. Policies relating to trees, and the creation and protection of habitats on development sites, can be found in Chapter 3. Policies on recreation are covered in Chapter 10. The objectives of this chapter of the UDP are to:
 - a. conserve and enhance the biodiversity and geology of the Borough; and
 - b. conserve and enhance the landscape value of the Borough.
- 11.69 The Council will achieve these objectives by ensuring that necessary development does not unduly harm the landscape and wildlife of the Borough.

PART 1 POLICY

OE2 THE COUNCIL WILL PROTECT FROM INAPPROPRIATE DEVELOPMENT, AND CONSERVE AND ENHANCE, THE LANDSCAPE QUALITY AND NATURAL ENVIRONMENT OF THE BOROUGH. TO THAT END, IT WILL:

- A. WORK TOWARDS A COUNTRYSIDE CHARACTER APPROACH TO APPLICATIONS FOR DEVELOPMENT WHICH AFFECT THE LANDSCAPE IN ANY OPEN PART OF THE BOROUGH, TO ENSURE THAT NEW DEVELOPMENT REINFORCES OR, WHERE APPROPRIATE, ENHANCES THE LOCAL LANDSCAPE CHARACTER AND QUALITY;**
- B. PROTECT AND ENHANCE THE BIODIVERSITY AND GEOLOGICAL INTEREST OF THE BOROUGH, INCLUDING SITES IDENTIFIED FOR THEIR BIOLOGICAL AND GEOLOGICAL SIGNIFICANCE, THROUGH THE CONTROL OF DEVELOPMENT;**
- C. WORK TOWARDS EXTENDING AND JOINING UP THE NETWORK OF GREEN CORRIDORS WITHIN THE BOROUGH, IN ORDER TO ASSIST THE MOVEMENT OF WILDLIFE AND PROVIDE RECREATIONAL OPPORTUNITIES;**
- D. PROTECT EXISTING TREES AND WOODLAND AND AIM TO INCREASE THE TREE COVER OF THE BOROUGH BY SECURING PLANTING WITH NEW DEVELOPMENT; AND**
- E. HAVE REGARD TO THE NEED TO ENSURE THAT THE PURPOSES, APPEARANCE AND VALUED CHARACTERISTICS OF THE PEAK DISTRICT NATIONAL PARK* ARE NOT ADVERSELY AFFECTED.**

11.70 A pleasant and distinctive landscape is essential to quality of life and can help to attract economic investment. This review adopts a different approach to landscape from the 1996 UDP. This countryside character based approach follows guidance from the Government and Countryside Agency about moving away from local landscape designations. It replaces the blanket Special Landscape Area and offers the following benefits:

- a. it is more informative to developers, taking a more analytical approach to identifying components of the landscape that are special to that area;
- b. it helps to reinforce local distinctiveness by being more specific about design requirements for a particular area, rather than simply stating that designs should be “good”; and
- c. it applies to all open areas in the Borough and, by aiming to protect the best areas and enhance those not currently recognised as Special Landscape Areas, should improve design standards across the board.

11.71 A large part of the south eastern part of the Borough is visible from the Peak District National Park which is of strategic importance for recreational

purposes and the beauty of its landscape. The Council will have regard to the need to control development on open land in this Borough which would be highly visible from the National Park. Where the Council considers it necessary in the consideration of applications that may affect the Peak District National Park, it will consult the National Park Authority. In doing so it will ensure that the purposes, appearance and valued characteristics of the National Park are not adversely affected.

- 11.72 The undeveloped areas of the Borough provide valuable wildlife habitats and encourage diversity of animal and plant species. They also provide opportunities for environmental education and informal recreation. The concept of biodiversity* has been incorporated into UDP for the first time and refers to the variability among living organisms on earth or any part of it. The richness of the natural world not only underpins human survival but also adds significantly to our quality of life. The focus should be extended from protecting the rarest species and most special habitats to maintaining as rich a variety of flora and fauna as possible in the Borough and beyond. A Biodiversity Action Plan (BAP) for Oldham is being developed to identify species and habitats that are of conservation importance on a local and national scale. The Plan sets targets for reducing the decline in certain species and habitats found locally, for example skylarks, water voles and ponds. Nature conservation sites of local, national and international importance that support a range of wildlife species are found within the boundaries of the Borough. The Oldham BAP was drawn up in line with the UK BAP and was tailored to local circumstances. A BAP for Greater Manchester has also been prepared.
- 11.73 Green corridors are a special feature of the Borough, thanks mainly to its river valleys, canals and features such as Oldham Edge, and are valuable both for wildlife and recreation. By linking together habitats they help to support a richer diversity of species than would exist in isolated natural areas and, because of their proximity to major residential areas, they allow local people a break from the pressures of urban living. The Council is in the process of developing a 'Green Space Strategy' to co-ordinate the planning, design, management and implementation of green space in Oldham. This policy supports its principle of establishing accessible green spaces and networks across the Borough.
- 11.74 Woodlands and trees are of particular ecological, recreational, educational and landscape value, within both the urban and rural environment. Currently only approximately 3% of the Borough is wooded, and the new Woodland Strategy aims to increase this figure to 5% by 2010. To achieve this, a high priority must clearly be attached to the protection, natural regeneration, enhancement and replacement of trees and wooded areas, and to additional planting. A supplementary planning document is to be produced on countryside character (Policy OE2.1) that will help to indicate where tree planting will and will not be appropriate.
- 11.75 Development proposals can often lead to conflict between recreational objectives and those of nature conservation. In such situations, the retention of the biodiversity of the site will be a material consideration.

Part 2 Policies

Landscape

- OE2.1 The Council will protect the character of the landscape and maintain local distinctiveness. To this end it will require applicants to demonstrate how any proposed development in or adjacent to open land areas of the Borough conserves and/or enhances the quality and character of the landscape. Development proposals which would adversely impact on the landscape will not be permitted unless it can be demonstrated that the benefits of the development outweigh the benefits of conserving the landscape.**
- 11.76 This policy will be supported by the preparation of a supplementary planning document that will map the different Countryside Character Areas of the Borough, and highlight the characteristics and features that make each distinctive. It will identify the different landscape types found within the open areas of the Borough and describe the qualities and characteristics that planning applicants should aim to conserve or enhance in each case. Where local communities prepare village design statements, as encouraged by the Countryside Agency, these will be adopted by the Council as supplementary planning document. The impact of development proposals in the south-eastern part of the Plan area will be given particular consideration in terms of their potential impact on the adjacent Peak District National Park.
- 11.77 Proposals to create level areas in hilly parts of the Borough by cut and fill operations, for example to create car parks or exercise areas for horses, can be particularly damaging to local landscape quality. These will only be allowed if it can be demonstrated that such work will be carried out sensitively, with minimal visual impact.
- 11.78 Insensitively located buildings, telecommunications equipment and wind farms can also adversely affect landscape quality.
- 11.79 There have been incidences within the Borough where poorly designed new development has created a “hard”, or otherwise inappropriate, edge to settlements that adjoin open countryside. This policy applies to the design of developments on the boundary between existing settlements and open land to minimise their visual impact when viewed from the surrounding countryside.
- 11.80 Until a supplementary planning document on countryside character is adopted, applicants for development in, or on the boundary of, open countryside will be required to submit a statement with their application. This should explain how the design, layout and materials conserve and/or enhance the quality and character of the local landscape, and the setting of settlements. Where development is permitted, the developer will be expected to provide appropriate mitigation measures to minimise any impact on the landscape. See also Policy D1.12 which covers telecommunications developments, Policy D1.2 which indicates that a more flexible approach to

the design of buildings may be appropriate in order to provide better energy efficiency and Policy D1.1, criterion a., which relates to design and local character.

Green Corridors and Links

OE2.2 In green corridors and links, development will only be permitted where it would not have the effect of severing the open land corridor, or link, into sections or harming the potential for wildlife and, where appropriate, people to gain access to the corridor or to move along it. The Council will seek wherever possible to extend, consolidate and join up the network of green corridors and links by requiring that new development adjacent to them, or providing opportunities for “stepping stones” between them or between other areas of open land and the corridors/links, enhances their operation.

- 11.81 The Proposals Map identifies the major green corridors and links valued for recreation and/or wildlife. Some are identified solely because they assist the movements of wildlife, for example the existing railway lines, while others assist the movement of both people and wildlife. It is recognised that there may also be other green corridors of more local importance. As these corridors incorporate the major river valleys identified in the 1996 UDP where they run through built up areas, this policy supersedes the 1996 UDP policy on river valleys.
- 11.82 Although green corridors within extensive areas of open land are not identified on the Proposals Map, the policy will be applied to sites within these open areas where a river valley or other linear feature could be severed by development. The Borough has a great asset in the green fingers of open land, for example Tandle Hill or the Medlock Valley, that allow many Oldham residents reasonably close access to the countryside. Such urban fringe areas offer opportunities for both formal and informal recreation and for wildlife movement and are protected by Green Belt policy.
- 11.83 Statutory and non-statutory sites and countryside features which provide green corridors, or links, or stepping stones between wildlife habitats all help to form the network necessary to maintain biodiversity. This network provides valuable opportunities for recreation and often offers direct access to the countryside.
- 11.84 Continuous habitats tend to contain more wildlife species than isolated ones. Oldham’s green corridors and links are the result of features such as river valleys, existing and disused railway lines, canals and connected open spaces. Linear features such as hedgerows, stone walls and road verges, while not formally identified as corridors in themselves, can also aid the movement of some species. Similarly ponds and wetland areas can act as important ‘stepping stones’ between larger corridors. Wildlife corridors need to link frequently with larger areas of good quality habitat in order to be of most benefit to local biodiversity.
- 11.85 While many green corridors provide both recreational and wildlife benefits

some, for example motorway verges and railway lines, are of value only to wildlife. The consideration of development proposals under this policy will take into account the specific nature and function of each corridor that is affected.

- 11.86 Where development within or adjacent to a corridor is considered acceptable, the applicant will be expected to demonstrate how the area will be managed to ensure its continued contribution to the function of that corridor. The recreational aspects of the corridors are covered in Chapter 10.

Habitat Protection

OE2.3 Development will not be permitted where it would harm the nature conservation objectives or integrity of any of the following sites:

- a. Special Protection Areas for Birds (SPA's) and Special Areas of Conservation (SAC's);**
- b. Sites of Special Scientific Interest (SSSI's) or Sites of Biological Importance (SBI's) which are considered to be of National, Regional or County-wide significance (Grade A); and**
- c. Sites of Biological Importance of District or more than local significance (Grades B and C), or Local Nature Reserves or other non-designated sites containing landscape features likely to be of substantive nature conservation value such as watercourses and their banks, ponds, dry stone walls, hedgerows, trees, woodland and moorland.**

In the case of sites falling under a) and b), exceptions will only be allowed where there are imperative reasons of over-riding public interest and the development will provide benefits to human health or safety or the wider environment, and it can be shown that:

- i) the need for the development has been clearly established and;**
- ii) the development cannot reasonably be located elsewhere.**

In the case of sites falling under c), exceptions will only be allowed where the other benefits of the development clearly outweigh the likely harm to the nature conservation value of the site.

In all cases where development is permitted, it should be shown that:

- iii) harm to the natural interest of the site will be minimised through the design and layout of the development;**
- iv) mitigation measures are provided within or near to the site which adequately compensate for any harm to the natural assets which result from the development, if necessary through planning condition or a section 106 planning obligation with the developer; and**
- v) arrangements for the appropriate future management of new or**

retained habitats have been identified and will be implemented, if necessary through either planning condition or section 106 planning obligation.

- 11.87 A combination of climate change, pollution, development pressure, the destruction of habitats, invasion by species not native to the area and changes in land management practice is putting the animal and plant population under increasing pressure. The Council and community value Oldham's biodiversity, and a Biodiversity Action Plan is being drawn up to establish conservation targets for species and habitats that are of local and national importance. The sites with the most local designations are often those that are most accessible to the community and allow the chance of regular contact with the natural world.
- 11.88 This policy therefore steps up protection to lower grade sites so that their development will only be allowed in exceptional circumstances and if acceptable mitigation and/or compensatory measures can be taken. These should be provided on site where possible or else off-site through a section 106 planning obligation to create or enhance habitats elsewhere. The policy lists the different types of sites in a hierarchy that reflects the relative importance of their designations. In line with Government advice in PPS9*, the policy makes clear the distinction between the hierarchy of international, national, regional and locally designated sites. The Council will adopt a precautionary principle when there is sufficient doubt about the potential impact a proposal may have on nature conservation interests, particularly in relation to international and nationally designated sites. In relation to designated nature conservation sites "harm" would be considered to be any impact which diminishes the scientific value for which the site was first designated.
- 11.89 Any application for development that affects a designated site, or one containing features of substantive nature conservation value, should be accompanied by an ecological or geological survey of the site, carried out by a suitably qualified person.
- 11.90 Local planning authorities are required to consult English Nature on any proposed development that could affect a designated site. The character of designated sites can be affected by developments carried out beyond their boundaries. This policy also applies to any development that could affect the nature conservation interests of a designated site in its vicinity.
- 11.91 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are sites of international importance for birds and habitat respectively. The South Pennine Moors, part of which falls within Oldham, enjoys SPA status and is a SAC. Rochdale Canal is also a SAC. These areas have been designated as being of European importance. Proposals affecting such areas will be subject to strict scrutiny, including consultation with English Nature. Rochdale Canal offers recreational opportunities and provides a focus for urban regeneration. The Council will liaise closely with English Nature in considering proposals which might impact upon the scientific integrity of the Canal to ensure harm is avoided.

- 11.92 Sites of Special Scientific Interest (SSSIs) are a national designation, of which Oldham has five: Lowside Brickworks, Standedge Road Cutting, Ladcastle and Den Quarries and most recently, Rochdale Canal and part of the South Pennines Moors. Hollinwood Branch Canal SSSI lies immediately south of Oldham's boundary with Tameside. Although not within the Borough, it could be affected by developments in Oldham which are close to the boundary. Developments in, or likely to affect, an SSSI will be subject to special scrutiny and the local planning authority must consult English Nature. The boundaries of nationally and internationally designated nature conservation sites are shown on the Proposals Map, however the different grades are not differentiated as some areas have more than one designation.
- 11.93 SBIs are designated at Greater Manchester level on the advice of the Greater Manchester Ecology Unit and are divided into three grades: Grade A SBIs are sites of national, regional or county-wide significance; Grade B SBIs are sites of district significance and Grade C SBIs are sites of more than local significance. The following schedule lists the SBIs in Oldham:

Schedule: Sites of Biological Importance

Site ref.	Location	Grade
1	Armit Road Lodge	C
2	Alphin Pike & Buckton Moor (North)	A
3	Bankfield Clough	B
4	Bardsley House Meadow	C
5	Brookdale Golf Course	C
36	Brookdale Clough	C
32	Brookdale Clough (East)	C
6	Butter House Lane Railway Cutting	C
7	Crime Lake & Fairbottom Canal Branch	B
34	Crompton Moor (South)	A
8	Dacres	A
9	Daisy Nook West	B
10	Dick Clough	B
11	Fennifield Lily Ponds	C
12	Field by White Brook	C
13	Huddersfield Narrow Canal	A
14	Hunt Lane	C
15	Jericho Clough	C
33	Lord's Brook Flushes	C
16	Meadow north of Moss Gate	B
17	Medlock Vale & Lumb Clough (North)	C
18	Oozewood Flushes	A
19	Ponds at Cowlshaw Farm	B
20	River Irk Marsh	B
22	Rochdale Canal	A
23	Rocher Vale (North)	C
24	Rowton Clough	B
25	Royal George	B
26	Royton Moss	B
27	Shaw Side	C
28	Slackcote Valley	A

Site ref.	Location	Grade
29	South Pennine Moors (South)	A
35	Sudden Brook (East)	B
30	Tame Water Woodland	C
31	Tandle Hill Country Park.	B

Note: It is possible for some sites to have more than one designation, for example Rochdale Canal is an SBI, SSSI and a SAC. Different levels of designation are based on particular criteria and/or each designation may cover a slightly different site area.

- 11.94 Since the 1996 UDP new SBIs have been designated, for example at Alphin Pike, Oozewood Flush, Brookdale Clough (East) and the South Pennines Moors, part of which, as previously stated, falls within Oldham Borough.
- 11.95 The Greater Manchester Ecology Unit surveys SBIs on a countywide basis on behalf of the ten districts of Greater Manchester. The boundaries and gradings of some SBIs will change during the life of this UDP and new sites may be designated. The most recent designations will be adopted by the Council on a regular basis and protected by the Plan. The location of designated SBI sites is indicated on the Proposals Map. The boundaries of these sites are available from the UDP team or from the Council's Planning Reception. These will be regularly updated to show amended boundaries and new sites.
- 11.96 Local Authorities have the power to designate Local Nature Reserves under the National Parks and Access to the Countryside Act 1949. These need not have high scientific value but should be important for the preservation or study of flora, fauna or other features of special interest. In Oldham, Glodwick Lows is the first area to be designated as a Local Nature Reserve. This, and any subsequently declared Local Nature Reserves, will be protected through this policy in recognition of their local importance.
- 11.97 This policy also highlights the need to consider the potential nature conservation value of non-designated sites that, while having only local significance, may still contain features which contribute significantly to the biodiversity of the local area. This could include, for example, dry stone walls which provide shelter to small mammals or habitats identified in the Oldham Biodiversity Action Plan as being particularly under threat, such as ponds. This is in line with PPS9 which recognises that significant biological resources (in terms of wildlife and habitats) may occur outside formally designated sites and that this can be a material consideration in determining many planning applications. By requiring the nature conservation value of the site to be safeguarded, the policy seeks to ensure that due regard is given to incorporating such features into the design of the development whilst maintaining an element of flexibility to develop the site. This will depend on the nature and extent of the feature in question but could, for example, include designing a development around an existing pond, or by retaining a clump of trees. By requiring the appropriate management of habitats in instances where development is permitted, this policy also addresses the requirements of Regulation 37 of the Habitat Regulations 1994. (See also Policy D1.4 – Habitat and Wildlife on Development Sites)

Species Protection

- OE2.4 Development will not be permitted which would harm, directly or indirectly, a species which is protected by law, or other species identified in the Oldham Biodiversity Action Plan, except where the developer can demonstrate that mitigation measures can be implemented which will ensure no adverse impact on the species or its habitat.**
- 11.98 All wild birds and certain plant and animal species are protected under The Wildlife and Countryside Act 1981. Some species are protected under their own legislation, for example the Protection of Badgers Act 1992. The Conservation (Natural Habitats & c.) Regulations 1994 identify species which are rare or significantly declining on a European-wide basis and are afforded protection as European Protected Species. These species are listed in Schedule 2 and 4 of the Regulations. Those found within Oldham include bats, great crested newts and Luronium natans (floating water plantain).
- 11.99 PPS9* states planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh the harm.
- 11.100 When considering proposals on sites where it is possible that protected species may be present, the Council will require that a full and appropriate survey be carried out by a suitably qualified person. The Council will consult with the appropriate agencies in considering applications on such sites. Developers are advised to consider the possible presence of protected species on all development sites from the earliest stage.
- 11.101 Developers should be aware that, in relation to development affecting European Protected Species, a licence must be obtained from the Department for Environment, Food and Rural Affairs (DEFRA), in addition to planning permission, for proposals which involve the capture, disturbance, damage or destruction of such a species or its breeding or resting place.
- 11.102 In cases where the Council is minded to approve development that might affect protected species or their habitats, it will consider the use of planning conditions and/or section 106 planning obligations where these would help to mitigate any adverse impact, minimise disturbance or secure the protection of the species.
- 11.103 The UDP recognises the importance of maintaining as diverse a variety of living things as possible within the Borough. The Oldham Biodiversity Action Plan will contribute to the achievement of national targets and identify species and habitats that are of local conservation value.
- 11.104 Where development is proposed on a site that is home to species identified as priorities for conservation in the Oldham Biodiversity Action Plan, the extent to which measures can be taken to protect and enhance that species' habitat will be a material consideration.

- 11.105 The Council intends to adopt the targets for species set out in the Oldham Biodiversity Action Plan once these have been effectively recorded and mapped. The Oldham BAP will need to complement BAPs that have been prepared, or are underway for Greater Manchester, the Peak District National Park and adjacent local authorities that are members of the Standing Conference of South Pennine Authorities (SCOSPA). As the production of the BAP is dependent on long term monitoring and recording, it will evolve over time. The Council will, in the short term, make use of local knowledge to establish the location of particular species.
- 11.106 The species currently identified in the Oldham Biodiversity Action Plan are: bats, badger, tree sparrow, bullfinch, linnet, lapwing, song thrush, reed bunting, water vole, otter, spotted flycatcher, brown hare, skylark, great crested newt, grey partridge, floating water-plantain, along with ponds and hedgerows that have recently declined in number and are recognised as important habitats. Twite, (a type of finch) has also been identified as regionally important as, in Greater Manchester, it only occurs in Oldham and Rochdale.
- 11.107 As well as having local significance, these species are also afforded protection, to different degrees, through legislation.
- 11.108 Any development affecting species covered by this policy should also be considered against Policy D1.4 and Policy OE2.3.

12. CONSERVATION OF THE HISTORIC ENVIRONMENT

- 12.1 National and regional planning policy reflects the increasingly widespread recognition that the conservation and enhancement of the historic environment has a significant role to play in the bid to regenerate urban areas and achieve more sustainable forms of development. The policy background to this is summarised in the publication *Conservation in Greater Manchester* (AGMA, 2000).
- 12.2 The Borough of Oldham boasts a surprisingly rich and diverse heritage of historic buildings and landscapes that are important to its identity and should form the basis of a sustainable environment in the future. The Council fully recognises the quality and extent of this heritage and the need to conserve and enhance it is a key planning objective.
- 12.3 Unfortunately, the pace of technological, economic and social change poses a threat to the Borough's heritage. The quality and distinctiveness of the historic environment is all too easily eroded by ill conceived and short-sighted actions and, once lost, it is difficult to restore. However, with skill, imagination and ingenuity on the part of all those involved, old buildings and environments can be successfully adapted to accommodate new uses and life-styles and still retain their essential character. It is this philosophy that underpins the Council's approach to the historic environment.

PART 1 POLICY

CONSERVATION OF THE HISTORIC ENVIRONMENT

- C1 THE COUNCIL WILL ATTACH A HIGH PRIORITY TO THE PRESERVATION AND ENHANCEMENT OF ALL SIGNIFICANT AND VALUABLE ELEMENTS OF THE HISTORIC ENVIRONMENT, IN PARTICULAR:**

A. LISTED BUILDINGS;

B. CONSERVATION AREAS;

C. HISTORIC PARKS AND GARDENS;

D. SCHEDULED ANCIENT MONUMENTS;

E. SIGNIFICANT ARCHAEOLOGICAL REMAINS; AND

F. OTHER NON-DESIGNATED BUILDINGS, AREAS, LANDSCAPES OR STRUCTURES WHICH THE COUNCIL CONSIDERS TO BE DEMONSTRABLY OF SIGNIFICANT ARCHITECTURAL OR HISTORIC INTEREST.

- 12.4 The Council recognises that the Borough's many historic areas, buildings, landscapes and structures constitute an important and irreplaceable asset that must be preserved and enhanced.

- 12.5 The successful conservation of historic buildings, areas and landscapes is important for a number of reasons:
- a. cultural roots: old buildings, historic areas and landscapes provide important physical and cultural links with the past that can help to promote an understanding of, and sense of continuity with the history of an area that can in turn enrich the lives of its communities. The historic environment is also an important and irreplaceable educational resource.
 - b. local distinctiveness: surviving elements of the Borough's heritage help to define its identity and sense of place - the locally distinctive character that makes it different from other towns and villages. The Borough's historic character is essentially defined by its moorland scenery - the stone built farmsteads and former industrial villages of the Pennine uplands and river valleys - and also its urban industrial townscapes in Oldham where fragments of earlier settlements are surrounded by extensive Victorian terraced housing, mills, schools, churches, public buildings and parks. There may be important local variations within this broad character.
 - c. sustainability: the repair and conversion of old buildings is inherently sustainable. Older buildings are generally more robust and flexible than many of their more modern counterparts and therefore easier to convert to new uses. Equally, older buildings and housing areas were often built at higher densities to make more efficient use of land.
 - d. environmental quality: the individual environment of historic neighbourhoods often makes them particularly attractive places to live and work, dominated less by the needs of motor vehicles and often characterised by a mix of uses that adds diversity and vitality.
 - e. regeneration: the conversion and reuse of historic buildings and heritage areas is increasingly being seen as a major contributor to urban regeneration. Well cared for historic places attract investment, create jobs and confer competitive advantage. Their reuse capitalises on past investment in time, effort and resources.
 - f. tourism and image: a distinctive heritage and well-preserved historic buildings and landscapes attract tourists, visitors and investment.
- 12.6 With these points in mind, the Council will make the conservation of the Borough's historic buildings, structures and areas a priority. It will exercise careful and detailed control over new development and pursue suitable opportunities to secure funding for heritage-led regeneration. At the same time, it recognises that some adaptation to the Borough's historic fabric is both necessary and desirable if it is to attract investment and meet changing economic, social and cultural needs.
- 12.7 To achieve these objectives will be a challenge to all those involved, requiring understanding, imagination, sensitivity and ingenuity on the part of applicants for planning permission, developers and designers, and a positive

and flexible approach from the Council. This will in particular be the case where larger and more complex non-domestic buildings are concerned.

- 12.8 Where new development is planned within an historic area, the Council will encourage a design that responds creatively and sensitively to its context.
- 12.9 The Council recognises the need to compile more information on the extent and condition of the historic environment, so as to better understand the elements that are important to local communities, and to disseminate information and advice through the publication of conservation area character appraisals, buildings at risk surveys, conservation plans, and other supplementary planning documents.
- 12.10 The most important elements of Oldham's built heritage in the Borough are identified by the following statutory designations:
- i) Conservation Areas
- 12.11 Conservation areas are statutory areas defined by national planning legislation as having special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The special character of such areas may result from high quality buildings or unique combinations of elements such as historic street patterns, views and vistas*, skylines, roofscapes, open spaces, trees, historic surfaces and street furniture and characteristic land uses. The intention within conservation areas is not to prevent any change or new development from taking place, but to ensure that what does occur will either preserve or enhance the essential character and appearance of the area. To achieve this objective, the Council will apply rigorous planning and design standards to applications for planning permission and other consents under the planning acts for sites within conservation areas. Applications will be expected to demonstrate sensitivity to context and attention to detail. As far as possible, works to the public realm within conservation areas must also meet the same standards.
- 12.12 There are currently thirty-six conservation areas in the Borough in a wide range of rural and urban areas. The Council may from time to time review this designation or seek to designate new areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to take into account changing perceptions as to what constitutes historic character, and the views of the local community. It may also publish further conservation area character appraisals to analyse and define the essential characteristics of an area to, among other purposes, inform the development control process. Although conservation areas are identified on the Proposals Map, applicants are advised to check precise boundaries with the Council's Development Control Section in case any changes have been made.
- ii) Listed Buildings
- 12.13 Listed buildings are historic buildings identified by the Government's Department of Culture, Media and Sport as being of special architectural or historic interest. Neither internal nor external works, including repairs or restoration, may be carried out on a listed building without first obtaining

listed building consent. In considering applications for listed building consent, planning permission or any other consents under the planning acts for works that affect a listed building, the Council has a statutory obligation to pay special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it may possess.

iii) Historic Parks or Gardens

- 12.14 Alexandra Park, Chadderton Cemetery and Greenacres Cemetery are included on the national Register of Parks and Gardens compiled by English Heritage. Inclusion on this register does not provide any additional statutory protection but represents a material planning consideration in relation to any development within or adjoining the park that may affect its setting. Alexandra Park is also a designated conservation area and several buildings and structures within it have listed status.

iv) Scheduled Monuments

- 12.15 Scheduled monuments are archaeological remains of national importance that have special protection under the Ancient Monuments and Archaeological Areas Act 1979. The consent of the Secretary of State is required for any works that affect a scheduled monument. Oldham has two such monuments: Castleshaw Roman Fort and Bowl Barrow, near Knarr Barn, Delph.
- 12.16 The Greater Manchester Sites and Monuments Records identify a range of known and potential archaeological sites. Archaeological remains are a finite, non-renewable resource, often highly fragile and vulnerable to damage or destruction. Great care must, therefore, be taken to ensure that they survive in good condition through appropriate management, and in particular that they are not needlessly destroyed. Archaeological sites can contain irreplaceable information about our past and have the potential to increase future knowledge; they are part of our national identity and valuable both for their own sake and for their role in education, leisure and tourism. The archaeological importance of a site can be an important material consideration for development control purposes.
- 12.17 The Council is aware that areas and buildings not currently designated may have historic character and significance that could be relevant when making development control decisions. Resources permitting, the Council will prepare a local list of buildings of architectural or historic interest.

Part 2 Policies

Development Within or Affecting the Setting of Conservation Areas

- C1.1 Permission will only be granted for development proposals within or affecting the setting of a designated conservation area, including views in or out, which would clearly serve to preserve or enhance the character or appearance of the area.**

In this regard the Council will require proposals for development in such locations to achieve particularly high standards of design, a sensitive and appropriate response to context and good attention to detail.

In assessing such development proposals the Council will have particular regard to the following considerations:

- a. whether the general layout, landscape structure and street design of a new development respects the site context and the character of the surrounding area;**
- b. the design quality and appropriateness of any proposed building in terms of general arrangement, scale, height, massing, respect for the traditional pattern of frontages and matters of detailed design (e.g. the scale, spacing and detailing of window openings and fenestration, and the nature and quality of materials);**
- c. the relationship of any proposed building to adjoining buildings and whether it reflects or complements the characteristic form of development in the surrounding area;**
- d. the impact of development on open spaces, streetscapes, roofscapes, skylines and other views and vistas that are important in defining the character and appearance of the area;**
- e. whether the proposal would, where applicable, serve to preserve or enhance historic surfaces, street furniture, walls, railings, trees and other landscape features of value; and**
- f. any likely adverse impact of a proposed use on the character or appearance of the area in terms of traffic generation (pedestrian and vehicular), car parking, noise, litter, pollution or other environmental problems.**

12.18 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering development proposals either within or affecting the area. The Proposals Map indicates the general location of conservation areas in the Borough. Maps held in the Council's Development Control Section should be referred to for precise, up to date boundary information.

12.19 This consideration applies equally to the layout and design of new developments – including proposed street layout and design, landscaping and the design of new buildings and the spaces between them - and to changes of use and alterations to existing buildings, and proposals that affect existing open spaces and other elements considered to contribute to the special character of an area, such as historic street surfaces, walls, railings and trees.

- 12.20 The Council is also aware of the potential harm that vehicles, car parking, noise and other forms of pollution associated with some forms of new development can cause to the special character of some areas.
- 12.21 It should be noted that proposals for new buildings within conservation areas need not always copy earlier styles as long as they are designed with respect for their context. Some conservation areas are characterised by diversity that derives from the juxtaposition of buildings of different types, scale, massing and design and in such areas excessive uniformity of design will not be regarded favourably.
- 12.22 When submitting planning applications for new development in conservation areas, it is particularly important to submit detailed plans and drawings, including elevations that show the new development in its setting. Applicants for significant new development in conservation areas where a character appraisal has not been published by the Council will be expected to submit their own appraisal as part of the necessary design statement.
- 12.23 The Council may be prepared to relax general planning and highway policies and standards in circumstances in which their rigid application would conflict with the objective of preserving or enhancing the conservation area's character or appearance, provided that this would not significantly prejudice the achievement of other important planning and highway objectives.

Demolition Of Buildings In Conservation Areas

C1.2 Conservation area consent will not be granted for the demolition of a building in a conservation area which makes a positive contribution to the character or appearance of the area unless it can be clearly demonstrated that:

- a. (i) there is no realistic prospect of the building continuing in its existing use or that a suitable alternative use cannot reasonably be found; or
- (ii) the building is in poor structural condition and the cost of repairing and maintaining it would be disproportionate in relation to its importance and to the value derived from its continued use; and
- b. the demolition is part of a redevelopment proposal which would, in its own right, serve to preserve or enhance the character or appearance of the conservation area.

In exceptional circumstances, the fact that a development would bring substantial benefits to the local community may be weighed in the balance against arguments in favour of the preservation of the building.

- 12.24 Within Conservation Areas there will normally be a presumption against the total or substantial demolition of non-listed buildings that make a positive contribution to the character or appearance of the area.

- 12.25 In exceptional cases where it can be reasonably demonstrated that the building is as a whole incapable of accommodating an appropriate and viable, beneficial use, or that it is beyond viable repair, the merits of the proposed redevelopment of the site may be a material consideration when an application for demolition is considered. The applicant will be required to submit detailed proposals for the redevelopment of the site after demolition.
- 12.26 Where appropriate a condition will be imposed that prevents the demolition of the building in question until a contract has been let for the approved redevelopment of the site.
- 12.27 The demolition of an historic building cannot be justified simply because it is economically more attractive to redevelop than to repair and re-use, or because a developer has acquired a building at a price that reflects the potential for redevelopment. In situations where owners may have allowed their buildings to deteriorate structurally over a period of time, less weight may be attached to the condition of the building when assessing a case for its demolition.

Retention of Distinctive Local Features or Structures in Conservation Areas

- C1.3 Development proposals in conservation areas should incorporate the retention and, where appropriate, the repair or reinstatement of distinctive structures, surfaces or other features of architectural, historic or townscape importance, which contribute to the special character or appearance of the area. Development proposals that would demolish, remove or adversely alter such features or structures will not be approved.**

In exceptional circumstances the fact that a development would bring substantial benefits to the community may be weighed in the balance against the requirements of this policy to retain such features.

- 12.28 A wide variety of distinctive features apart from buildings - including paved surfaces, walls, railings, steps, gates and gateposts, milestones, lighting columns, trees and hedges - have architectural, historic or townscape importance and contribute towards the special character or appearance of conservation areas. Any such distinctive features that contribute to the essential character of a conservation area will be identified in the conservation area character assessments.
- 12.29 This policy will be implemented by controlling new developments that require planning permission, controlling the demolition of buildings or structures that need conservation area consent, and the use of tree preservation orders. The Council will make it a priority that street works and traffic management measures within designated conservation areas are designed with due sensitivity to the objective of preserving or enhancing the character or appearance of the areas.
- 12.30 Anyone proposing to fell or prune a tree or trees in a conservation area must

give the Council six weeks prior notice in writing. Where the tree or trees in question are considered important to the character or appearance of the area, the Council will make a tree preservation order.

Alterations and Extensions to Buildings in Conservation Areas

C1.4 The alteration or extension of a building within a conservation area that contributes to the character or appearance of the area will only be permitted where:

- a. the proposal will not result in the loss, alteration or concealment of important architectural or historic features of the building which would significantly detract from its character or appearance and the contribution it makes to the character or appearance of the conservation area ; and**
- b. the positioning, scale, massing and detailed design, including materials, of any new work or extension will not detract from the character and appearance of the building as a whole or the surrounding area.**

12.31 An accumulation of alterations or additions to buildings can eventually undermine the character or appearance of a conservation area. For this reason, the Council will exercise careful control over proposals for alterations or additions to buildings. The Council will publish further advice on the care of historic buildings as a supplementary planning document.

The Preservation of Historic Shop Fronts

C1.5 Any development proposal for a building incorporating an historic shop front shall make provision for its retention, restoration and repair.

12.32 Historic shop fronts are a key element of the character of many conservation areas and it is often important that they are retained even when the shops involved change to other uses.

Advertisements in Conservation Areas and on Listed Buildings

C1.6 Advertisements on listed buildings, or in conservation areas, will only be permitted where their number, size, positioning, design and method of illumination will preserve or enhance the character or appearance of the building or area in question.

12.33 An excess of advertisements or ones that are insensitively designed or located can be particularly harmful to the character and appearance of historic areas or buildings and must be particularly strictly controlled. Internally illuminated fascia boxes or signs are rarely appropriate for historic buildings. Excessively numerous or prominent down-lighters can also be detrimental to the character or appearance of a building and must be

sensitively designed and sited. General design policies D1.9 and D1.10 also apply.

The Re-Use of Historic Buildings

C1.7 The Council will permit a proposal for the change of use and conversion of a vacant or underused historic building, providing it would serve to preserve or enhance the essential architectural and historic character of the building and its setting, and the proposed use would:

- a. be compatible in land use terms with the surrounding area; and**
- b. not cause any significant adverse impact on residential amenity (where relevant) or highway safety.**

12.34 The historic use of a building, usually that for which it was originally designed, will invariably be the most appropriate, but changing economic and social circumstances may render this use redundant. Where this is the case, the Council will generally encourage an appropriate, viable alternative use for the building that will enable its repair and renovation and prolong its useful life. The most appropriate alternative use will be one that minimises any change to the building's defining historic characteristics.

12.35 To assist the process of the reuse, repair and restoration of valuable historic buildings the Council will, whenever possible, seek to permit suitable changes of use and conversions that would achieve this. To this end, the Council will, where necessary and prudent to do so, be prepared to consider applying space about buildings, building regulation and highway standards flexibly, with a view to enabling suitable schemes to take place and to maximise any benefit in conservation terms to the building in question and the character or appearance of the surrounding area. In the case of buildings in conservation areas, the proposed use should also be one that would preserve the character or appearance of the area.

12.36 For the purpose of this policy an historic building includes both listed and non-listed buildings in conservation areas or any another location where, in the case of the latter, it can be demonstrated that the building in question holds significant architectural or historic interest.

12.37 The Council will publish further advice on the care of historic buildings as a supplementary planning document.

Alterations, Extensions and Additions to Listed Buildings

C1.8 A proposal for an alteration, extension or other addition to a listed building requiring planning permission will only be permitted if it would serve to preserve the building, its setting, or any features of special architectural or historic interest.

- 12.38 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when considering development proposals that involve works to a listed building, to pay special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it may possess.
- 12.39 When assessing a planning application for development that would directly affect a listed building, the Council will have special regard to the following considerations:
- a. the extent to which the proposals would preserve the building as a whole, and its setting; and
 - b. the extent to which the proposals would retain and repair specific features of special architectural or historic interest.
- 12.40 Special features of a building may include historic materials, structure, doors, windows, roof design, elevational design and details, and interior features. They could be original features or later ones that have acquired historic significance. The spaces and layout of a building may be important or there could be elements of the surviving structure and surfaces that are of archaeological or technological interest. Built objects or structures situated within the curtilage of a listed building that pre-dates 1948, including out-buildings, paved surfaces, boundary walls, gateways and railings, are covered by the listing whether or not they are mentioned in the list description and may be of special interest in their own right and/or be important to the setting of the main building.
- 12.41 Many listed buildings can undergo a degree of sensitive alteration or extension to allow their continuing use, or to accommodate new uses, without their essential character and interest being compromised. However, such proposals should always treat the preservation of the building as being of prime importance and be carefully conceived and based on a clear assessment and understanding of the elements that make up the special interest of the building in question. Developers will need to assess the likely impact of their proposals on this special interest and provide such written information or drawings as may be required to illustrate the significance of the building or structure before an application can be determined.
- 12.42 As a general rule, historic features of a listed building - for example windows and doors - that have deteriorated should be repaired rather than replaced wherever possible. When the deterioration is so bad that a distinctive feature needs to be replaced, the new one should match the original in terms of design, texture and other visual qualities and, where possible, should be made of the same materials. Proposals to replace missing features should be substantiated by documentary, physical or pictorial evidence. The addition of conjectural features or architectural elements from other buildings will not generally be permitted.
- 12.43 Where original or other historic features of the building have been inappropriately replaced in the past, the Council will encourage their removal and may permit a further replacement that uses traditional materials, design

and craftsmanship.

- 12.44 Although any extension to a listed building must be designed with great sensitivity to the character and appearance of the original building, it need not necessarily copy the historic design of the building in every detail. Indeed, where this does happen it can be difficult to differentiate between old and new construction and this may diminish the character and integrity of the original building. Careful attention must be paid to positioning, scale, massing, detailing, and choice of materials (see below) for all new work but an appropriate contemporary design that is of its time may prove the most acceptable option.
- 12.45 The most appropriate materials to use in new work on listed buildings in Oldham Borough are most likely to include local stone or brick; native timber such as oak, ash or pine; glass; cast iron; lead; terracotta and slate. Timberwork was traditionally left unfinished or more recently painted rather than stained. Modern materials such as upvc grp (fibreglass) and artificial stone or slate can never be considered appropriate for use on historic buildings. Unpainted non-native hardwood or dark stained timber window frames will usually be considered inappropriate for use in listed buildings. Colour schemes for painted joinery always require careful consideration.
- 12.46 Embellishments such as leaded lights, date stones and coach lamps are never appropriate and will significantly detract from the character and appearance of a building.
- 12.47 Some listed buildings are the subjects of a series of applications for alteration or extension. It should be borne in mind that successive minor works of indifferent quality which may individually seem unimportant can cumulatively destroy a building's special interest. Similarly, an excessive number of extensions, even though these may be individually acceptable, can have a cumulative effect that harms the architectural or historic integrity of the building or its setting.
- 12.48 Proposals that impact on the curtilage of a listed building will need to be carefully designed to ensure that the setting of the building itself is not adversely affected (see Policy C 1.9)
- 12.49 Not all works to a listed building require planning permission but all internal and external works, including repair and restoration work and minor alterations, will need a separate grant of listed building consent under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 12.50 Unlike applications for planning permission, applications for listed building consent are not assessed against development plan policy. The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2) states that the primary duty of the local planning authority in relation to listed building consent is to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 12.51 Government guidance on alterations to listed buildings can be found in Annex C of PPG15* *Planning and the Historic Environment*. The Council will publish further advice on the care of historic buildings as a supplementary planning document.

Development Affecting the Setting of a Listed Building

C1.9 Development within the curtilage or in the vicinity of a listed building that would not serve to preserve or enhance its setting will not be permitted.

- 12.52 The setting of a listed building is often an essential feature of its character. The Council will therefore give careful consideration to the likely impact of a proposed development on such a setting and will refuse a proposal that would harm it.
- 12.53 The setting of a listed building is not necessarily restricted to its curtilage and immediate surroundings, but may also include land or buildings some distance away that are considered to be important to its appearance within a wider context. This may apply where, for example, a vista along a street or a view across a landscape is important to the setting of the building.
- 12.54 Built objects or structures within the curtilage of a listed building that dates back to before 1948, including out-buildings, paved surfaces, boundary walls, gateways and railings, are covered by the listing whether or not they are mentioned in the list description and works to them will require listed building consent.
- 12.55 The Council will publish further advice on the care of historic buildings as a supplementary planning document.

Demolition of a Listed Building or Structure

C1.10 There will be a strong general presumption against development proposals involving the demolition of listed buildings or structures.

- 12.56 The Council has a statutory duty to preserve listed buildings, their special architectural or historic interest and their setting. There is, therefore, a strong presumption against the demolition of any listed building as advised by PPG15* *Planning and the Historic Environment*. Proposals for demolition must be considered in line with the following criteria that are covered in more detail in PPG15:
- a. the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
 - b. the adequacy of efforts made to retain the building in use; and
 - c. the merits of alternative proposals for the site.
- 12.57 Clear and convincing evidence is required to support any case for the demolition of a listed building. Consent will not be given simply because

redevelopment is economically more attractive to the developer than repair and re-use, or because the building was acquired at a price that reflected its potential for redevelopment rather than the condition and constraints of the existing historic building. In instances where owners have allowed buildings to structurally deteriorate over a period of time, less weight may be attached to the condition of the building when the case for its demolition is assessed.

- 12.58 It is recognised that partial demolition may sometimes be necessary to make a new use viable, particularly in the case of larger or more complex buildings such as former mills, schools and churches. For the purposes of current legislation, the partial demolition of a listed building equates to an alteration and will be subject to Policy C1.8.
- 12.59 In exceptional circumstances, the fact that a development would bring substantial benefits to the local community may be balanced against arguments in favour of the preservation of the building, but cases that justify the total demolition of a listed building are likely to be extremely rare. Where consent for demolition is given the applicant will be required to record the fabric that may be altered or demolished.

The Preservation of the Sites of Important Archaeological Remains and their Settings

- C1.11 The Council will seek to protect, preserve and enhance Scheduled Ancient Monuments and other sites of national, regional and county importance including;**
- a. Castleshaw Roman Fort;**
 - b. a bowl barrow at Knarr Barn, Delph.**

Planning permission for development will not be granted if it would not serve to protect, preserve or enhance the archaeological value and interest of the archaeological remains, or their settings.

- 12.60 Scheduled ancient monuments rank alongside Grade I or II* listed buildings in terms of national importance. Once a monument is scheduled, the Secretary of State must give consent to any works that affect either the monument or its setting.
- 12.61 Not all nationally important monuments are included on the schedule, which is regularly expanded to include newly discovered or reassessed sites. The fact that a monument or archaeological site is not scheduled does not therefore necessarily mean that it is not worthy of preservation. In considering development proposals the Council will aim to ensure that neither the monument, archaeological site or its setting will be adversely affected.
- 12.62 The Council will encourage and develop the educational, recreational and tourist potential of Scheduled Ancient Monuments through suitable management, interpretation and promotion of their historic value.

Preservation or Recording of Archaeological Remains

- C1.12 The Council will not permit a development proposal where there is evidence to suggest that the site may contain archaeological remains, unless the developer makes provision for archaeological investigation, recording and where appropriate the preservation of archaeological remains, prior to the commencement of development on site.**

Development which would damage or destroy significant archaeological remains will only be permitted in cases in where it can be demonstrate that the benefits of allowing the development outweigh those of preservation of the remains.

- 12.63 Archaeological remains are a finite, non-renewable resource and are often fragile and vulnerable to damage and destruction. Wherever possible developments should be located or designed to avoid archaeological sites so that any remains are preserved in situ. If the Council decides that in situ preservation is not justified, the developer will be required to make provision for the remains to be excavated and recorded before development begins. Development proposals will be notified to the Greater Manchester Archaeological Unit who will assess whether the proposal will affect any site of importance and advise on the appropriate treatment of the archaeological remains.
- 12.64 Archaeological remains may be of national, regional, countywide or local importance. Information on all known sites is kept on the Greater Manchester Sites and Monuments Record, which is held and maintained by the Greater Manchester Archaeological Unit.

The Protection of Parks and Gardens of Special Historic Interest

- C1.13 Planning permission will not be granted for development which would lead to the loss of, or cause harm to, the historic character or setting of any part of a designated historic park or garden.**
- 12.65 This policy currently relates to the following sites which are included in English Heritage's Register of Parks and Gardens of Special Historic Interest:
- i) Alexandra Park
 - ii) Greenacres Cemetery
 - iii) Chadderton Cemetery.

13. NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

- 13.1 Life depends on the availability and consumption of natural resources. The bid to conserve natural resources and to improve their quality is fundamental to the practice of sustainable development, particularly where the resources in question are finite and non-renewable.
- 13.2 This chapter draws together policies for some of the Borough's most important natural resources: air, water, soil, renewable and non-renewable energy sources and minerals. Policies for open land are dealt with in Chapter 11, Open Environment. Policies for nature and landscape can also be found in Chapter 11.
- 13.3 The Council seeks to promote a safe, clean, healthy and sustainable environment for the benefit of the Borough's residents, businesses and visitors, both now and in the future. This involves balancing the needs and priorities of all the parties involved in development in the Borough in a way that conserves its natural resources and does not harm their quality.
- 13.4 With this in mind, the objectives of this chapter are to:
- a. ensure that new development does not significantly add to pollution levels;
 - b. reduce current pollution levels where possible;
 - c. encourage the generation of electricity from renewable sources and contribute to UK and regional targets in relation to renewable energy and climate change; and
 - d. ensure the sustainable use of mineral resources.
- 13.5 In preparing the policies contained in this chapter the Council has taken into account the following policy documents:
- a. Regional Spatial Strategy for the North West (RSS)
 - b. PPS23 *Planning & Pollution Control*
 - c. PPG24 *Planning & Noise*
 - d. PPG25 *Development and Flood Risk*
 - e. Draft Soil Strategy DETR March 2001
 - f. UK Draft Climate Change Strategy 2000
 - g. *From Power to Prosperity* (advancing renewable energy in North West England)
 - h. PPS22 *Renewable Energy*.
 - i. Minerals Planning Policy Guidance Notes
 - j. DTI White Paper: *Our energy future – creating a low carbon economy*, February 2003.

AIR, WATER AND SOIL

PART I POLICY

ENVIRONMENTAL QUALITY

NR1 THE COUNCIL WILL NOT PERMIT DEVELOPMENT THAT WILL RESULT IN UNACCEPTABLE IMPACTS ON THE ENVIRONMENT OR HUMAN HEALTH AND WELL-BEING BY REASON OF ANY OF THE FOLLOWING:

A. AIR, WATER OR SOIL POLLUTION;

B. NOISE;

C. ODOUR;

D. ARTIFICIAL LIGHTING;

E. VIBRATION;

F. RADIATION; OR

G. OTHER FORMS OF POLLUTION OR LOSS OF AMENITY.

13.6 Pollution can affect the environment and human health in both global and local terms. When assessing development proposals, the Council will ensure that any potential for pollution is addressed at the design stage and that measures to minimise pollution and improve the environment are taken at every stage of the development.

13.7 There are three main sources of air pollution: motor traffic, the burning of fossil fuels to generate heat and electricity, and industrial activity. The UDP aims to tackle the effects of motor vehicle emissions by concentrating development in more accessible urban areas. In respect of energy, it encourages renewable energy development and promotes energy efficiency in new developments. This policy, together with others in this UDP, will ensure that where a potentially polluting industrial activity is considered acceptable under Environmental Health legislation, it is located so as to avoid harm to residential areas, hospitals and other sensitive land uses.

13.8 Good quality water is essential for a healthy environment, to encourage biodiversity and to meet domestic, agricultural and industrial demand for clean and potable water. The Council aims to safeguard the quality of both surface and ground water and will, if necessary and appropriate, impose planning conditions to prevent the pollution of water resources. If this cannot be achieved, planning permission will be refused. A frequent cause of pollution to watercourses and rivers is contamination by foul sewage, caused by cross connections* on separate drainage systems. The Council will use the planning process and Building Regulations to ensure that all drainage installations are correctly connected to the foul water and surface water sewerage systems.

- 13.9 Soil is important for food production and biodiversity, and fundamental to the appearance of the landscape. Certain soils, such as peat, also help to reduce the greenhouse effect by acting as a carbon sink. By making the re-use of previously developed land a priority, UDP policy will reduce the need for greenfield development and so help to conserve the Borough's soil resources. Much development is bound to have some effect on the soil, but the Council will aim to reduce any negative impact by encouraging alternatives to hard surfacing and promoting tree planting as a means of preventing soil erosion on vulnerable sites.
- 13.10 Tackling the Borough's legacy of contaminated land will be a key challenge during this plan period. It will be achieved by following the Contaminated Land regime and using UDP allocations to encourage the remediation and redevelopment of sites. New pollution will be prevented by the control of development and under the Integrated Pollution Control legislation.
- 13.11 Other forms of pollution such as noise, light spillage, waste dumping and odour can adversely affect people's health and quality of life. The Council aims to tackle these potential pollutants by promoting good design and providing relevant advice to developers, residents and companies.
- 13.12 There are a number of different types of radiation, including electro-magnetic radiation, nuclear radiation and that due to radon gas. As conflicting views exist on the effect of electromagnetic radiation upon human health, the Council will assess the impact of electromagnetic and radio frequency radiation in line with current Government recommendations, based on expert advice, relating to safe, acceptable thresholds.
- 13.13 Radon is a naturally occurring radioactive gas, formed when minute amounts of the uranium that is present in rocks and soil decays. The National Radiological Protection Board, the Government's scientific advisor on radon, recommends that remedial action is taken when concentrations of radon exceeds an "action level" of 200 becquerels per cubic metre for a period of, generally, three months. The Board produces a Radon Atlas of England, which is regularly updated. Where radon levels are found to exceed the action level, the 5km grid square that the area falls within is classed as a radon affected area. Only one small part of rural Oldham, which falls into one of the West Yorkshire 5 km grid squares, is currently identified as an affected area. Where radon is present in concentrations exceeding the action level, the Council will require mitigation measures such as sub-floor ventilation to minimise the potential for harm.
- 13.14 It is important to ensure that a development is not detrimental to its environment; to the health of people who live or work in the vicinity or to those who will use the development itself as this would be damaging to the Oldham environment as a whole and reduce rather than improve the quality of life for its people.
- 13.15 Environmental Impact Assessments should be carried out as required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as modified in relation to registration of old planning permissions for mining). The Council will also take into account the

findings of any Health Impact Assessment carried out by or on behalf of a member of the Oldham Partnership*. Details of Health Impact Assessments, which must be carried out by a suitably qualified person, are available from the Council.

Part 2 Policies

Protection of Amenity

- NR1.1 The Council will not permit development which would adversely affect an area to such an extent that it would significantly harm the existing residential or workplace amenity of people living or working nearby, unless such harm can be satisfactorily mitigated through the use of planning conditions or section 106 planning obligations*.**
- 13.16 This policy is concerned with the likely impact of proposed development on those who live or work close by. It is not the intention of the policy to stifle development but to ensure that the quality of life of those close to a development is considered and protected. The UDP uses the term “residential or workplace amenity” to mean those general aspects of the home or workplace environment that define the quality of living or working conditions enjoyed by the occupants of a property. These are normally taken to include such things as privacy, safety and security, access to reasonable levels of daylight and sunlight, absence of noise and air pollution, and general outlook.
- 13.17 The level of amenity enjoyed inevitably varies from location to location, e.g. a person who lives above a row of shops cannot expect the same level of residential amenity as that enjoyed by someone living within a housing estate, nor can someone who works in a garage workshop expect the same degree of workplace amenity as, say, an office worker. Nonetheless, this policy seeks to ensure that developments do not unduly alter the character of an area to such an extent that the level of amenity currently enjoyed is significantly harmed.
- 13.18 The Council will consider the use of conditions or section 106 planning obligations where it is judged that these would satisfactorily mitigate any adverse impact on residential and workplace amenity arising from such a proposal.

Air Quality

- NR1.2 The Council will require air quality assessments to be submitted alongside planning applications for the types of developments identified in the Air Quality Action Plan*. Where a development is likely to result in unacceptable levels of pollutants under the objectives set out in the National Air Quality Strategy, the Council will require mitigating measures, or secure changes to the proposal that will make it acceptable, before granting planning permission.**

Where a proposed development is acceptable in principle but will emit air pollution that may harm the environment, public health or amenity, the Council will require measures to control the emissions before granting planning permission.

- 13.19 Poor air quality leads to many premature deaths in the UK and millions of pounds are spent on dealing with the ill health it causes. As a result the Government has set out National Air Quality Objectives under the Environment Act 1995 and empowered local authorities to establish areas where pollution levels are likely to exceed the national thresholds as Air Quality Management Areas (AQMAs*). The Council has declared an AQMA in the west of the Borough, mainly along the main road corridors, reflecting the fact that poor air quality in Oldham is mostly the result of traffic emissions.
- 13.20 The current boundaries of the AQMA (as declared June 2001) are shown on a supplementary map at the back of this document. Because air quality is to be kept under review during the period of this UDP, these boundaries may change and, therefore, applicants are advised to check current boundaries with the Council's Environmental Protection Section.
- 13.21 The Council has prepared an Air Quality Action Plan* (AQAP) jointly with the other Districts in Greater Manchester that recommends a range of activities to tackle air quality problems across the county. Solutions implemented in Oldham will be focused on the Borough as a whole because it is not just traffic generated in the AQMA itself that presents a problem. Air quality guidance for developers will be developed through the AQAP. It will set out the information an air quality assessment should contain, the methodology to be followed and a list of measures to mitigate pollution. The guidance and any other relevant issues to planning and development control arising from the AQAP will be adopted as a supplementary planning document*.
- 13.22 Unacceptable levels of pollutants will be assessed against the objectives set out in the National Air Quality Strategy 2000, and any amendment to that strategy. For pollutants not covered by the National Air Quality Strategy an assessment of unacceptable levels of pollutants will be made having regard to the recommendations made by the Governments Expert Panel on Air Quality Standards and the World Health Organisation's air quality guidelines.
- 13.23 Certain developments such as nursing homes and hospitals are intended for users who may be particularly vulnerable to air pollution. Methodologies for carrying out Health Impact Assessments are being developed locally and regionally to show the potential impacts on the occupiers of the development or on residents and workers otherwise affected by it. These need to take a broader approach than just considering the local effects of air pollution. Any relevant issues to planning and development control arising from this work will be adopted as a supplementary planning document in due course.
- 13.24 Because Oldham's air quality problems are mainly due to road traffic emissions, there are very strong links between the Air Quality Action Plan, UDP policies on transport and the location of development, and the Greater Manchester Local Transport Plan. All three must work together if real results

are to be achieved.

Odour

- NR1.3 The Council will require an assessment to be submitted alongside planning applications for potentially odorous developments. The Council will require the developer to identify all potential sources of odour and will require mitigating measures, or changes to the proposal, that will make it acceptable, before granting planning permission. The Council will require that these measures or changes are implemented before the development is brought into use.**

Where measures to control odours from the proposed development will be insufficient to protect the environment, public health or amenity, the Council will not grant planning permission.

- 13.25 Some types of development can cause odours that result in annoyance and disturbance to those living and working in the surrounding area. Odours can be caused by many different activities, including agricultural practices, certain industrial activities, cooking from hot food takeaways or restaurants and waste processing. Even normally pleasant smells can become unacceptable when frequent exposure occurs.
- 13.26 The odour assessment should take account of the intensity, character, time and duration of the odour released. Recommendations for adequate control measures should be included in the report. There are various ways that odours can be minimised or eliminated, including design of the plant, dilution by the atmosphere and odour treatment.

Noise and Vibration

- NR1.4 The Council will not permit development which would give rise to an unacceptable impact on the environment or human health by reason of noise or vibration. Where development is acceptable in principle, it should be designed to minimise the noise disturbance both to and from surrounding land uses.**

- 13.27 Noise can be harmful to people's health and quality of life and every year the Council receives hundreds of requests for help in dealing with noise nuisance. An "unacceptable impact" is one that has an adverse affect on existing residents. The Council aims to ensure that future developments do not contribute to the existing levels of background noise in the Borough and that there is no unacceptable impact from vibration, which can not only cause discomfort to individuals but also damage structures.
- 13.28 The acceptability of noise can depend upon the level of background noise, or ambient noise, that exists and this varies according to the time of day. For example, people are more sensitive to noise disturbance during the night when ambient noise levels are low. In some cases measures may be imposed to make noise levels more acceptable, for example, the restriction of

business hours.

- 13.29 Measures to minimise noise impact must be considered at the earliest stage of a development and take into account all areas of the development, including residential gardens. Design measures to minimise noise may include site layouts, building design, and the design of landscaping and boundaries.
- 13.30 Sources of vibration include industry, quarrying and traffic. Vibration can adversely affect people's health, the fabric of buildings and the amenity* of property. Development adjacent to existing sources of vibration or new developments likely to cause vibration to existing properties will normally only be permitted if it can be demonstrated that measures will be included to effectively prevent detection of the vibration by the individual in the normal use of their premises.

Light Pollution

NR1.5 The Council will only permit development involving the provision of external lighting where it is satisfied that the design of any such lighting minimises the incidence of light spillage or pollution into the surrounding environment.

- 13.31 While adequate lighting is essential to a safe and secure environment, light spillage from excessive or poorly designed lighting is increasingly recognised as a potential nuisance to surrounding properties and a threat to wildlife, and can reduce the visibility of the night sky. Urban and rural locations can suffer equally from this kind of problem.
- 13.32 Lighting columns and other fixtures can have a significant effect on the appearance of buildings and the environment and where proposals for new lighting require planning consent, the Council will ensure that they are carefully and sensitively designed. Lighting fixtures should provide only the amount of light necessary for the task in hand and shield the light given out so as to avoid creating glare or emitting light above a horizontal plane.

Contaminated Land

NR1.6 The Council will permit proposals for development on or near to contaminated sites only if it can be demonstrated that measures will be taken to remediate the land to a standard that is suitable for the proposed use. Such measures will be specified in conditions attached to any planning permission and must be detailed in the planning application.

- 13.33 The regeneration of contaminated sites is a priority in support of the Council's aim to promote social, economic and environmental well-being and to protect green space and the natural environment. Its strategy for dealing with contaminated land will deliver a remediation programme for grossly polluted sites that require immediate attention and promote the redevelopment of

potentially contaminated sites in a manner that does not pose an unacceptable risk to the water environment, the local ecosystem or to the well being of residents, the workforce and the general public.

- 13.34 The development process is central to the Council's contaminated land strategy. The Environment Agency will be consulted on all method statements on land remediation. The Council will prepare a supplementary planning document on Contaminated Land.
- 13.35 In relation to landfill gas, the Council will strictly control residential and other development on, or in close proximity to, existing or former landfill sites, and will not grant permission for such development where there is considered to be a substantial risk to the development, as advised by the Environment Agency. Any proposals that are permitted will be subject to conditions to ensure that site investigations are carried out and adequate precautionary measures are incorporated to secure long-term safety of the structure and its occupants.
- 13.36 The Council will encourage the use of local soil to cap contaminated sites where this is appropriate in other environmental respects, for example in terms of the distance between the source and the site, and any damage to soil resources, landscape or biodiversity that may be caused by its removal.

Hazardous Installations

NR1.7 The Council will not permit:

- a. new developments in the vicinity of existing establishments where an identified source of potential hazard exists, or**
- b. new development which is likely to introduce a source of potential hazard, or works to existing premises which are likely to increase the existing level of potential hazard**

unless advised by the relevant agencies that such developments can be carried out without unacceptable risk to the public and the surrounding environment.

- 13.37 Certain sites and pipelines are designated as notifiable installations, because of the processes taking place, or because of the quantity or type of substance present. Whilst the use and storage of certain substances above specified quantities is subject to strict control by the Health & Safety Executive (HSE), this policy ensures that for the sake of health, safety and amenity, sensitive land uses such as new housing should not be located next to a known source of hazard. Equally, development that constitutes a potential hazard will not be permitted near to existing residents. The HSE advises on consultation distances for different types of installation, and the Council will consult with the HSE when determining applications for proposed developments within these consultation distances in accordance with Circular 04/2000 *Planning Controls for Hazardous Substances*.

PART I POLICY

WATER RESOURCES AND INFRASTRUCTURE

NR2 THE COUNCIL WILL PROTECT WATER RESOURCES, VALUABLE WATER FEATURES AND WATER INFRASTRUCTURE FROM DEVELOPMENT WHICH WOULD ADVERSELY AFFECT WATER QUALITY OR QUANTITY OR THE ABILITY OF WATER AND DRAINAGE SYSTEMS TO FUNCTION EFFECTIVELY AND SUPPORT BIODIVERSITY. DEVELOPMENT ALONGSIDE WATERCOURSES AND CANALS SHOULD, WHEREVER POSSIBLE, ENHANCE THE WATERSIDE ENVIRONMENT.

- 13.38 Water is a precious resource, both for human use and consumption and as a habitat for a diverse animal and plant species, and recent droughts have proved the need for its conservation. Water features such as rivers and canals are a valuable part of the landscape, and contribute to biodiversity* and to the economic and social well being of the Borough by providing recreation opportunities and visitor and tourist attractions.
- 13.39 The Borough has lost many ponds and mill lodges over recent years and this is a cause for concern for reasons of local biodiversity and distinctiveness. Some of these are lost for reasons of public safety or to deliver wider environmental benefits, for example bringing a vacant, previously developed site back into use. Oldham's Biodiversity Action Plan* recognises the Borough's ponds as among its important wildlife habitats. To assess which ponds are most valuable, the Council will need to gather information on the wildlife they support and the value attached to them by the local community.
- 13.40 Apart from some serious localised flooding in the Saddleworth area, the Borough was largely unaffected by the floods that swept the UK in autumn 2000. It is important that flood plains in the Borough are allowed to perform their water storage function.
- 13.41 Many watercourses in urban parts of Oldham Borough have been culverted in past years to allow development to take place. Culverts are difficult to access for maintenance purposes and to monitor water quality, and of little value to wildlife. Therefore, the Council will seek to avoid the creation of new culverts and to restore watercourse that have already been culverted.
- 13.42 Watercourses and canals are valued for their visual contribution to the environment and for their habitat and recreational value, and can play an important role in regeneration schemes. The Council will, therefore, seek to ensure that development adjacent to watercourses and canals fully incorporates and, where possible, improves the waterside setting.
- 13.43 The Council will encourage developers to incorporate features within their proposals that allow collected rainfall to permeate the site and reduce the amount that must be diverted to drainage systems. This theme will be developed further in a supplementary planning document to be published on Urban Design.

- 13.44 It is essential that drainage systems are designed to minimise the risk of foul drainage being incorrectly connected to surface water systems and to incorporate measures to minimise the risk of pollution to the surface water system should the foul system become choked or defective.
- 13.45 The Environment Agency produces and updates official indicative “Flood Zone Maps” (previously floodplain maps), which Planning Policy Guidance note 25, *Development and Flood Risk*, requires local planning authorities to take into account. Oldham has few areas at risk from rivers overflowing their banks, but new development should clearly avoid those areas which are prone to flooding unless effective safeguards can be taken and other land uses in the area are not put at increased risk. The parts of the Borough identified as potential flood risk areas are identified on the Proposals Map. This information is provided by the Environment Agency. However, applicants are advised to check with the Council’s Development Control Section for the most up to date and accurate information.

Part 2 Policies

Water Infrastructure

NR2.1 The Council will not permit development which would either:

- a. adversely affect ground water resources, or the ability of a reservoir, natural watercourse, man-made feeder channel or other water infrastructure to supply water to the Huddersfield and Rochdale Canals or water for drinking purposes, or**
 - b. adversely affect the functioning of the existing sewerage network.**
- 13.46 The Borough is home to two canals: the Rochdale Canal that has undergone major refurbishment and re-opened as a navigable waterway in 2002; and the Huddersfield Canal which was restored and re-opened in 2001. Three large reservoirs within the Borough supply water to the Huddersfield Canal and numerous watercourses and artificial feeder channels provide water to the canals on a more localised basis. The Rochdale Canal receives water from reservoirs in Rochdale and Calderdale.
- 13.47 Rochdale Canal enjoys Site of Special Scientific Interest and Special Area of Conservation status. Particular consideration must, therefore, be given to any development which could impact on the canal and the Council will consult with English Nature on any such proposals.
- 13.48 Water is essential for drinking purposes and to supply canals and rivers, and new development must not be allowed to prejudice its supply. When implementing this policy, the Council may need to consult British Waterways and the water supply company United Utilities Plc.
- 13.49 United Utilities Plc and the Environment Agency aim to restore and protect river water quality by reducing pollution from their installations and

infrastructure and carrying out necessary improvements to wastewater treatment works, pumping stations and combined sewage overflow structures. The Council gives its full support to these measures and urges that priority is given to areas where recreational and environmental opportunity is seriously impaired by water pollution and where the improvement project will benefit wildlife and habitats in the local river valley and elsewhere in the Borough.

- 13.50 United Utilities Plc has a statutory duty to provide a wholesome water supply and water treatment facilities, a wastewater network and sewage treatment facilities, all of which are vital to public health and the well being of the environment. The company makes use of extensive installations, including reservoirs, water treatment plants, wastewater treatment works, pumping stations, storage tanks and a vast underground network of distribution pipes and wastewater sewers. Many of these installations in the older parts of the Borough, in particular the clean water and wastewater network, are approaching the end of their life span and further improvements are likely to be required to meet the needs of the population and the environment. The Council supports in principle the development and rehabilitation of operational assets necessary to implement the plan's objectives, but will assess any proposals against relevant policies.
- 13.51 The Council wishes to ensure that problems associated with those developments that cannot be connected to the public sewerage network are not perpetuated in any future developments. To this end planning permission will only be granted where development can be served by the public sewerage network or if this is inadequate, satisfactory improvements can be provided prior to the development becoming operational. The onus will be on developers to demonstrate whether the existing public sewerage system is adequate and, if not, that satisfactory works can be carried out, at his/her expense, to ensure that a satisfactory infrastructure is provided. Only where connection to the mains system is not feasible or practicable, for reasons other than just cost, will the use of private sewage disposal systems be considered. Developers are, therefore, advised to contact United Utilities Plc, the Regional Sewerage Undertaker, at an early stage, to discuss the adequacy of the public sewerage network to accept flows generated by proposed developments.

Flooding and Flood Protection

- NR2.2 The Council will only permit development within designated flood zones, as shown on the Environment Agency's official indicative Flood Zone map, and other areas which historically suffer from localised flooding as indicated on the Proposals Map, where an appropriate flood risk assessment has been carried out, and:**
- a. it will not increase the risk of flooding within the floodplain, or in adjoining areas through;**
 - i) reducing the storage capacity of a flood plain; or**
 - ii) increasing flows within a flood plain;**

- b. it will not be at risk itself from flooding;**
- c. adequate provision is made for access to and along the length of the watercourse for maintenance, in line with Environment Agency guidelines; and**
- d. existing or proposed flood defences are protected.**

- 13.52 Relatively small areas of the Borough are prone to flooding. This policy aims to ensure that new development is not at risk from flooding and does not put other areas downstream at risk. Flood plains are naturally and properly prone to flooding and provide temporary storage for floodwater, thereby safeguarding premises downstream. The parts of the Borough identified as potential flood risk areas are identified on the Proposals Map. These are based on information provided by the Environment Agency. However, applicants are advised to check with the Council's Development Control Section for the most up to date and accurate information from the Environment Agency's indicative Flood Zone maps. There are also a few areas which are known to cause flooding problems locally which fall outside the areas identified by the Environment Agency's maps. These are indicated on the Proposals Map.
- 13.53 Government guidance in PPG25 *Development and Flood Risk* advocates a risk-based approach to planning for development in areas prone to flooding and, because floods are unpredictable, an approach based on the precautionary principle. The risk-based approach is applied sequentially by identifying flood zones according to the level of risk, and the associated planning responses. Lower risk zones will be the preferred location for development. These zones do not cover flooding due to run-off that exceeds the capacity of the drainage systems, which may need to be assessed locally.
- 13.54 In allocating sites for development the Council has had regard to the sequential approach outlined in PPG25. Where allocations have been made within areas of increased risk, they have been restricted to existing developed sites. Some of these are redundant mill sites which are in need of regeneration whilst others are existing established employment sites which need to be protected due to the absence of other local suitable sites for employment. The issue of potential flood risk will be a key consideration in relation to the development of these sites. Applications received for development on windfall sites will be assessed against the sequential test set out in PPG25.
- 13.55 Developers are advised to consult the Environment Agency, and the Council, prior to submitting applications for proposals which fall within floodplains or adjacent to areas where development could contribute to flooding problems in order to discuss the risks and, in appropriate cases, design measures that would be necessary to mitigate flood risk problems. All such applications should be accompanied by a flood risk assessment (FRA) based on the sequential characterisation of flood risk and guidance set out in PPG25 *Development and Flood Risk*. This should identify the likely frequency and

impact of flooding, taking into account the adequacy of flood defences and the effect the development will have both on and off site. Information provided in the FRA will be used to assess the acceptability or otherwise of the proposal, and the design and selection of mitigation measures if required.

- 13.56 New development can reduce the capacity of flood plains to store water, and where this development is located in the upper part of a river catchment, there can be a significant impact further downstream as an increasing amount of surface water runs into the watercourse. Where development is allowed, substantial compensatory measures are likely to be required, at the developer's expense, to alleviate flood risk both on and off site and these should be included in proposals, along with an assessment of their effectiveness compared to the flood risk implications. It is important that these proposals protect and enhance the environmental quality of the river, its surroundings and any natural history interests.
- 13.57 The main responsibility for safeguarding land and other property against natural hazards such as flooding remains with the owner, but local planning authorities are required to recognise the susceptibility of land to flooding as a material planning consideration because this will lead to more sustainable development.
- 13.58 It should be noted that climate change might affect flood risk over time, by causing sea levels to rise and rainfall to become more intense.
- 13.59 This policy is linked to that on sustainable drainage systems, which aims to encourage the design of development that, where practicable, maximises opportunities to allow rainwater to soak naturally into the ground. This reflects the "whole-catchment" approach advised by national guidance, rather than tackling the problems of flooding in isolation.

Protection of Open Watercourses

- NR2.3 The Council will not permit the culverting or the channelisation of watercourses, unless limited access is required over the watercourse. Wherever reasonable and practicable the Council will require developers to remove existing culverts and artificial channels and restore the watercourse to a more natural state.**
- 13.60 The introduction of culverts or channels to open watercourses and rivers poses a major threat to wildlife, habitats and the amenity of open green space and, when rainfall is high, can also cause significant flooding. Where grilles are fitted these are likely to become blocked by debris, causing flooding, and culverts without grilles are prone to blockage inside. They are also difficult to maintain, particularly towards the end of their life span. For this reason proposals that involve the culverting or channelisation of open watercourses will not normally be accepted. In addition, wherever this is compatible with other UDP policies, for example those relating to the efficient use of land, the Council will use opportunities presented by new development to pursue the removal of culverts and the restoration of watercourses to a more open and natural state. To this end, development alongside

watercourses should, where possible, retain a green corridor next to the water to enhance the ecological value of the watercourses and their role as green corridors. In some locations, for example along urban canals, it may, however, be more appropriate for hard landscaping to be used and this should also aim to improve the visual quality of the waterside environment.

Surface Water Run-off and Sustainability

NR2.4 The Council will require developments to be designed as far as possible to minimise the increase in surface water run-off and the loss of natural surface water features. Planning permission will be refused where development will lead to a significantly increased rate of surface water run-off resulting in an increased risk of flooding, erosion of natural watercourse channels or habitat damage. Planning conditions may be imposed to ensure adequate mitigation works are implemented and maintained.

- 13.61 The development of greenfield sites in particular usually results in large areas of impermeable surfaces such as roofs, roads, car parks and servicing areas that can easily alter the natural water cycle. Less rainwater is able to soak naturally into the ground and consequently the flow through drains and sewers is increased. Such changes waste valuable ground water resources and increase the possibility of flooding and the risk of pollution.
- 13.62 The design of development should ensure the local management of surface water to reduce this waste and prevent problems occurring off site, for example by incorporating smaller areas of hard landscaping and more permeable surfaces to reduce run-off. Grass swales, shallow ditches, wetland areas and retention ponds can be effective sustainable alternatives to traditional drainage systems and reed beds can help to reduce contamination in the run-off. Management and maintenance will need to be continued over the life of larger development for it to be fully effective, and legal agreements will be necessary to define responsibility and ownership.
- 13.63 A supplementary planning document on Urban Design is being prepared to illustrate best practice terms of sustainable building layout and design and this will cover the storage and re-use of rainwater in new developments.

RENEWABLE ENERGY POLICIES

- 13.64 Today's lifestyle is heavily dependent upon fossil fuels as a source of heat and energy. We can reduce our consumption of fossil fuels simply by using less, increasing the efficiency of our consumption, for example by using energy saving light bulbs, making short journeys on foot rather than by car and switching to renewable sources of energy.
- 13.65 The consumption of fossil fuels has led to problems on an international scale, namely global warming and climate change. The Government's draft UK Programme for Climate Change 2000 states that some climate change is now inevitable because greenhouse gases such as carbon dioxide have

already accumulated in the atmosphere. The UK will be affected by rising sea levels, temperatures increases and more extreme weather, changes that will have an impact on health, lifestyle and on the environment and economy. A national target has been set that by 2010, 10% of the UK's electricity should be supplied from renewable sources, subject to the costs to consumers being acceptable. In 2000 this percentage figure stood at around 2.5%. The DTI Energy White Paper set, as one of its goals, a reduction in the UK's CO₂ emissions by some 60% by about 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.

- 13.66 There are a number of ways in which land use planning can influence greenhouse gas emissions. This section focuses on the role of planning policies in determining applications for the development of plants that generate electricity and/or heat from renewable sources. Energy efficiency, which has an important role to play in reducing energy consumption and consequent emissions, is dealt with in the Design of New Development Chapter of the Plan, particularly Policies D1.1 and D1.2. Other planning policy responses to climate change are found in, for example, Policy NR2.4 Surface Water Run-off and Sustainability, and in the Plan's approach to public transport accessibility in the location of new development (Policy T2).
- 13.67 In 2004, the Government published a revised Planning Policy Statement* (PPS22) *Renewable Energy*, in which it advises local planning authorities to adopt policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. At present there are two main sources of information on renewable energy resources in Oldham: the Lancashire and Yorkshire Renewable Energy Planning Study (LYREPS) carried out by Terence O'Rourke plc and the Energy Technology Support Unit and published in 1999; and the North West of England's regional renewable energy study from March 2001. The former attempts to quantify the resources available while the latter sets regional targets for renewable energy capacity to be achieved by 2010, based on an assessment of available resources and constraints.
- 13.68 According to the LYREPS, Oldham's current known resources are as follows:
- Short term (to 2005): solar, municipal and industrial waste, biomass, wind, landfill gas and small scale hydro;
Longer term (to 2025): solar, biomass, municipal and industrial waste, wind, and small scale hydro.
- 13.69 Two factors may affect the situation in the Borough as presented in the LYREPS Study. Oldham already generates energy from landfill gas at Chadderton and it is now proposed to introduce a similar scheme at High Moor Quarry which would have an anticipated thirty year lifespan. Even bearing in mind the shift of emphasis away from landfill as a waste management option, sites that accept pre-treated biodegradable waste will still exist and be suitable for gas to energy schemes, making it a viable resource for both short and longer term use. In the case of waste incineration, it has not yet been determined at sub-regional level whether the need exists for additional capacity within Greater Manchester and if so, where this should be located. An emerging resource that the LYREPS study

did not investigate is coal bed methane. Although the use of this resource is in its infancy, it could become a significant source of energy in areas, like Oldham, where coal exists.

- 13.70 The North West Regional Assembly has developed targets to increase the exploitation of renewable sources in the region by 2010. Those targets for the region towards which Oldham could contribute in addition to the existing regional capacity include:
- a. 5 medium scale wind farms (10 - 20 turbines), 10 wind clusters (4 - 10 turbines) and 10 or more single large turbines;
 - b. 3 large and 6 small CHP/electricity plants using energy crops and forestry residues;
 - c. 4 anaerobic digestion plants fuelled by farm gas;
 - d. 2,300 domestic, 80 commercial and 20 motorway photovoltaic installations;
 - e. 14 small scale hydro schemes;
 - f. 20 CHP/electricity plants using landfill gas; and
 - g. 4 to 12 CHP/electricity plants using municipal or industrial solid waste.
- 13.71 It is proposed that targets to increase the capacity for renewable energy in Greater Manchester, expressed in megawatts but not specific to technologies, will be set out in revised Regional Spatial Strategy, in accordance with Planning Policy Statement 22.

PART 1 POLICY

RENEWABLE ENERGY DEVELOPMENTS

- NR3 THE COUNCIL WILL SUPPORT DEVELOPMENT PROPOSALS FOR ALL FORMS OF RENEWABLE ENERGY GENERATION WHICH CONTRIBUTE TO REDUCING GREENHOUSE GAS EMISSIONS, SUBJECT TO CONSIDERATION OF THEIR POTENTIAL ENVIRONMENTAL AND HEALTH IMPACTS.**
- 13.72 The Council aims to encourage renewable energy developments as part of its broader strategy to tackle carbon dioxide reduction, but will not accept proposals without careful consideration of their possible impact on the local environment and on health. Policies to encourage energy efficiency in new developments are contained in Chapter 3, The Design of New Development.
- 13.73 National planning policy for renewable energy contained in Planning Policy Statement 22 requires local planning authorities to set out criteria that will be applied in assessing applications for planning permission for renewable energy developments. The following detailed policies set out first, broad criteria for all renewable energy developments, secondly, because of their particular characteristics in relation to location, specific additional criteria for the development of wind turbines and, thirdly, a policy which requires major new developments to produce some of their energy requirements from renewable sources. Renewable energy developments can have an impact on a wide range of issues. The following policies therefore need to be read

in conjunction with other policies in the Plan, for example those relating to protection of species and habitats, protection of archaeological remains, etc.

Part 2 Policies

Renewable Energy Developments.

NR3.1 The Council will permit developments which generate energy from renewable sources, where the development, or any ancillary infrastructure or buildings, would not result in an unacceptable impact on:

- a. residential/workplace amenity or human health;**
- b. the visual amenity of the local area, including landscape character;**
- c. local natural resources, including air and water quality;**
- d. biodiversity, nature conservation or historical/archaeological interests;**
- e. the statutory purposes of the Peak District National Park;**
- f. public access to the countryside; and**
- g. the openness and visual amenity of the Green Belt.**

Developments will be expected to be located at, or as close as possible to, the source of the resource needed for that particular technology, unless, in the case of Combined Heat and Power schemes, it can be demonstrated that the benefits of the scheme outweigh the costs of transportation.

In all cases, redundant plant, buildings and infrastructure shall be removed and the site restored.

The Council will require applications for such developments to be accompanied by an appropriate detailed statement of the environmental effects of the development, and its benefits in terms of the amount of energy it is expected to generate.

Permission will only be granted if any unavoidable damage that would be caused during installation, operation or decommissioning is minimised and mitigated or compensated for. Applications must indicate how this will be achieved.

- 13.74 This policy is intended to apply to all renewable energy technologies although wind turbines, which have specific locational requirements, are also dealt with in the following Policy NR3.2. The Council supports the use of renewable resources to provide energy, and Combined Heat and Power schemes which utilise the heat arising from energy production, subject to**

other UDP policy considerations. In the course of developing a renewable energy strategy for Oldham, renewable resources within the Borough, which have the potential to contribute to energy production, have been identified. The most likely technologies to be feasible in Oldham, to which this policy would apply are:

- small scale hydro (energy obtained from water bodies and rivers);
- solar power (energy obtained through passive solar design of buildings, solar water heating systems or photovoltaic cells);
- biomass (energy obtained from the combustion of wood, agricultural waste or energy crops);
- anaerobic digestion (energy obtained from the break down of organic waste); and
- onshore wind power

- 13.75 Landfill gas can also be used to produce energy. This resource is currently being exploited within the Borough at Greengate, Chadderton and is due to commence shortly at High Moor Quarry. Energy from landfill gas is covered in Chapter 14 on Waste Management (see Policy W1.3)
- 13.76 Such technologies can be used at different scales ranging from schemes which serve one property to those which contribute to the national grid. Renewable resources can be used to supply Combined Heat and Power Schemes (CHP) to serve groups of properties, including housing schemes. Energy from municipal waste is specifically excluded from this policy as waste management decisions are influenced by the Regional Waste Strategy. It is acknowledged that technologies are constantly being researched and developed. Developments utilising other technologies, not presently viable, but which become viable during the life of the Plan would be assessed against criteria a-g.
- 13.77 Apart from their obvious role in reducing greenhouse gas emissions, resources such as biomass* may also provide opportunities to diversify the rural economy.
- 13.78 The Council recognises the global benefits of renewable energy and, therefore, takes a generally positive approach to such development, but it also acknowledges the need to balance these benefits with the potential impacts on local health and environments. This includes impacts on designated nature conservation or archaeological sites, as well as listed buildings and conservation areas. It also includes the impacts of associated infrastructure as well as the renewable energy plant itself, for example access tracks and grid connections. Renewable energy resources, e.g. hydro, can usually only be developed where they occur and some degree of impact may be unavoidable, however, this may be considered acceptable because it is minor, because mitigation measures may be put in place, or because it is outweighed by the wider global benefits. Technologies which are not site specific e.g. those which involve the combustion or breakdown of materials such as wood waste will, additionally, be expected to be located as close as possible to the source of the material in order to ensure that transportation of such materials is minimised. A possible exception to this would be where a Combined Heat and Power scheme necessitates its

location close to the user of the heat and/or energy, in which case the Council would expect the applicant to demonstrate that the benefits of such a scheme outweigh the transportation costs involved.

- 13.79 Because many renewable technologies can only be developed in areas where the resource is found, it is likely that some such developments would be located in Green Belt locations. In such locations there is a general presumption against inappropriate development which should not be approved, except in very special circumstances. Planning Policy Guidance 2 on Green Belts states that “Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”. Developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm, if projects are to proceed. PPS22 states that the wider environmental and economic benefits of all proposals for renewable energy projects are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. Careful consideration will be given to the visual impact of wind energy developments, particularly in the Green Belt. The Council will expect every effort to be made to minimise the visual impact of such developments through their siting, design and choice of materials. In considering planning applications for wind turbines, the Council will also have regard to the statutory purposes, appearance and valued characteristics of the Peak District National Park*.
- 13.80 In relation to renewable energy developments that become redundant, the Council will expect the site to be restored to a condition which is as close as possible to its original state as appropriate to its location, and the works necessary to secure the restoration.
- 13.81 Some renewable technology developments, depending on their scale, may require formal Environmental Impact Assessments as directed by the Town and Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999. Even if the development does not fall within the requirements of the regulations, the Council will require an assessment of the environmental effects of the development to be submitted with any application. This will be expected to outline benefits arising from the development in terms of the energy produced in order to enable a balanced assessment of the proposal to be carried out. Supplementary planning document on Renewable Energy will provide full details of all the issues to be addressed in such a statement
- 13.82 It should be noted that, in relation to small-scale hydro developments, specific consents and/or licences may be required from the Environment Agency. The Council will, therefore, consult with the Agency on any application for such a proposal, and developers are advised to seek advice on such matters from the Agency at the earliest opportunity.

Cross References.

- 13.83 More detailed policies relating to the criteria in Policy NR3.1 may be found in

the following chapters of the Plan: Chapter 13 Natural Resources and Environmental Quality (amenity Policy NR1.1, air and water quality Policies NR1.2 and NR2 to NR2.1); Chapter 11 Open Environment (Green Belt Policies OE1 to OE1.2, landscape Policy OE2.1, and nature conservation Policies OE2.3 to OE2.4); and Chapter 11 Conservation of the Historic Environment (conservation area Policy C1.1, listed building Policy C1.9, and archaeological Policies C1.11 to C1.12). This is not an exhaustive list of policies that may apply to an application for renewable energy development.

Wind Developments

NR3.2 The Council will permit wind developments subject to them meeting criteria a-g of Policy NR3.1, and the following criteria:

- a. the proposed development will not have an unacceptable impact on any of the following:**
 - i) the landscape, through the number, scale, size and siting of turbines, impact on the skyline, cumulative impact or the need for new power lines for connection to the electricity supply grid;**
 - ii) highway or aviation safety; or**
 - iii) existing transmitting or receiving systems;**
- b. the proposed development will not lead to significant nuisance to the public, including footpath and bridleway users, arising from noise, shadow flicker, electromagnetic interference or reflected light; and**
- c. redundant turbines, plant, transmission lines and access roads will be removed and the sites restored.**

In all cases, the Council will require applications for wind developments to be accompanied by an appropriate detailed statement of the environmental effects of the development, and its benefits in terms of the amount of energy it is expected to generate.

Permission will only be granted if any unavoidable damage that would be caused during installation, operation or decommissioning is minimised and mitigated or compensated for. Applications must indicate how this will be achieved.

- 13.84 This policy for wind turbines is considered necessary because wind energy can only be exploited where wind speeds are sufficiently fast. By its very nature, the wind resource is likely to be greatest in upland areas, which are particularly sensitive in terms of landscape value and are likely to be highly visible from some distance. Such areas are also likely to be within the Green Belt.
- 13.85 The characteristics of wind energy developments are such that additional, technology-specific criteria are needed, against which to consider planning applications. For example, in addition to the landscape character impacts

which would be considered under Policy NR3.1, there may be the potential for proposed developments to have an impact on the skyline. The likelihood or extent of any such impacts may depend on the scale and siting of the proposed development and the nature of the landscape in which it is located.

- 13.86 This policy aims to ensure that the siting of turbines would not affect the safety or amenity of people living or working close to the site, or using the surrounding area for recreational purposes, or highway safety by distracting or blinding drivers. In some cases the Council may negotiate for the provision of roadside viewing points, as wind turbines sometimes attract sightseers and the lack of such provision could adversely affect road safety. In considering applications, consideration will also be given to the capacity of the surrounding road network to safely accommodate the scale of plant and components needed for wind developments. The Council will wish to be assured that such elements can be safely transported to the development site without major disruption to the surrounding road infrastructure.
- 13.87 Wind turbines, and their associated infrastructure, such as access roads and grid connections, inevitably involve disruption to the ground in the course of their construction, particularly the foundations required for the turbines themselves. In light of this it is possible that disruption to sites of archaeological interest could be caused by such developments. Criteria d. of Policy NR3.1 seeks to ensure that historical/archaeological interests are taken into account when applications for such developments are being considered, and, additionally, any proposal for such a development would be assessed against Policies C1.11 and C1.12, in Chapter 12 of the Plan, which relate specifically to sites of archaeological importance.
- 13.88 The scale of these developments must be carefully considered along with any cumulative effects arising from other wind farms in the vicinity, either existing turbines, those under construction or those for which planning permission has been granted. The impact of any ancillary development, for example grid connections and access tracks, that may be needed will also be considered in addition to the impact of the turbines themselves.
- 13.89 This policy recognises that wind developments will, by their very nature, have an inevitable impact on the landscape. However this impact will be weighed against the desirability of producing energy from a clean, renewable resource. In considering the impact of proposed wind developments, regard will be had to the character of the landscape within which such developments are proposed, and its sensitivity to such developments.
- 13.90 In relation to the decommissioning of redundant wind turbines, and their associated infrastructure, the Council will expect sites to be restored to a condition which is as close as possible to its original state, as appropriate to its location and to the works necessary to secure its decommission. It is important that the decommissioning process does not have a greater impact than the original development, and this may depend on the characteristics of the site.
- 13.91 The South Pennines Heritage Landscape Countryside Design Summary recognises the sensitivity of upland landscapes and any impact on these

must be very carefully assessed. Applications will be considered in the context of the SCOSPA Inter-Authority Memorandum on Wind Farms.

13.92 Applicants for planning permission will be required to:

- a. identify all major viewpoints from which the wind turbines would be visible, particularly those visible from public places and rights of way, and provide visual aids such as photo montages to assist the assessment of their visual impact; and
- b. provide sufficient information to allow a full assessment of all the potential impacts to be judged.

13.93 Larger wind developments will need to be accompanied by an Environmental Impact Assessment, as required by the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999. However, the Council will also require applications for smaller developments, which are exempt from these regulations, to be accompanied by a detailed statement of the environmental effects of the proposal. This will be expected to outline benefits arising from the development in terms of the energy produced in order to enable a balanced assessment of the proposal to be carried out. A supplementary planning document on Renewable Energy will provide full details of all the issues expected to be addressed in such a statement. Given the complexity of issues involved in judging these developments, it is strongly recommended that prospective developers take account of this guidance in the course of preparing their applications. Small, domestic-scale wind turbine proposals planned as an integral part of a development scheme may not be expected to provide the same type of information as large-scale schemes, although all the criteria will still apply. The main considerations in such cases will be residential and workplace amenity, particularly noise and vibration for turbines attached to buildings, visual impact, and public and highway safety.

Renewable Energy in Major New Developments

NR3.3 For all major new developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000m² gross floorspace, the Council will require 10% of total predicted energy requirements to be provided, on site, from renewable energy sources. Where it is claimed that such a requirement would be non-viable in relation to a particular proposal, the claim should be supported by a development appraisal substantiating the claim of non-viability with regard to the type of development proposed, its location and design.

13.94 The Council is committed to encouraging a reduction in carbon dioxide as part of its draft Climate Change Strategy and Renewable Energy Strategy. The Council is therefore concerned to ensure that major new developments start to reduce their dependence on non-renewable energy sources by incorporating the means to produce some of their energy needs from renewable sources. The requirement for 10% of energy needs to be

produced from renewable sources reflects the Government target set out in its Climate Change Programme (November 2000) for 10% of the UK's electricity requirements to be met from renewables by 2010. In relation to housing developments, the Council will accept the 10% being provided as part of each unit, or for all the 10% being provided in one unit. A supplementary planning document will be prepared to guide applicants in responding to this policy.

- 13.95 Such energy production could include energy from wind, biomass, photovoltaic equipment or solar powered water heating. The Council would seek to ensure that the technology is appropriate to the location in question in terms of any visual or amenity impact it may have, and will therefore encourage discussion on such schemes at the earliest opportunity.
- 13.96 Passive solar design, that is designing a building to take maximum advantage of sunlight and energy efficient measures, can significantly reduce the overall energy consumption of a building. However, passive solar design and energy efficiency measures will not be counted towards the 10% requirement because they are already requirements through Policies D1.1 and D1.2 in the Design of New Development Chapter of the Plan. Nevertheless, there is a clear benefit to applicants in maximising the energy efficiency and effective passive solar design of buildings as this will reduce the overall energy requirement and consequently the contribution needed from renewable energy resources to meet the requirement.
- 13.97 A successful claim of non-viability in relation to the requirement for 10% of total predicted energy requirements to be provided on site from renewable energy sources would result in the Council negotiating a lower percentage requirement, having regard to the details of the claim itself, the type of development proposed, its location and design. In the context of this policy, viability is defined in terms of:
- i) the overall economic viability of the proposed development (not that of individual renewable energy technologies); or
 - ii) the existence of any insurmountable technical problems.

MINERALS DEVELOPMENTS

PART 1 POLICY

THE NEED FOR MINERALS

- NR4 THE PRINCIPAL MINERALS OF ECONOMIC VALUE FOUND WITHIN THE BOROUGH ARE SAND, GRAVEL, SANDSTONE AND GRITSTONE.**

MINERAL RESOURCE ZONES FOR EACH OF THESE ARE IDENTIFIED ON A MAP ANNEXED TO THIS PLAN. THESE MINERAL RESOURCE ZONES INDICATE THE APPROXIMATE EXTENT OF ECONOMICALLY WORKABLE RESERVES OF SAND, GRAVEL AND SANDSTONE / GRITSTONE RESPECTIVELY.

THE COUNCIL CONSIDERS THAT PROPOSALS TO WORK THESE, OR

OTHER, MINERALS MUST:

- A. BE APPROPRIATELY LOCATED IN RELATION TO RESIDENTIAL AND OTHER ENVIRONMENTALLY SENSITIVE AREAS OF THE BOROUGH; AND**
- B. WHERE THERE IS AN ENVIRONMENTAL CONCERN, NEED MUST BE DEMONSTRATED.**

PERMISSION WILL NOT BE GRANTED FOR MINERAL WORKING IF THESE REQUIREMENTS ARE NOT MET.

THERE IS NO PRESUMPTION WHATEVER IN FAVOUR OF PERMITTING A PROPOSAL FOR EITHER A NEW MINERAL WORKING OR AN EXTENSION TO AN EXISTING SITE WITHIN MINERAL RESOURCE ZONES. EACH INDIVIDUAL APPLICATION WILL BE CONSIDERED ON ITS MERITS IN ACCORDANCE WITH THE POLICIES OF THIS PLAN, AND IN PARTICULAR THE FOLLOWING MINERALS POLICIES.

THE COUNCIL DOES NOT ENVISAGE ANY CIRCUMSTANCES IN WHICH ANY DEVELOPMENT RELATING TO NEW MINERAL WORKING WILL BE PERMITTED OUTSIDE THE MINERAL RESOURCE ZONES.

- 13.98 Minerals can only be worked where they occur and mineral extraction, although often described as a temporary use of land, can impose severe local environmental costs for many years. In some parts of the country unimplemented planning consents for mineral working have accumulated, and this, taken together with the existence of sites where active working has been temporarily suspended, can be a serious blight upon local communities. An over-provision of consented primary extraction sites can also discourage the use of secondary or recycled resources of aggregate minerals. The Council therefore considers it essential that any proposal to work a primary mineral resource is justified both in terms of the need for the mineral concerned, considered in the context of the prevailing aggregate supply situation, and in relation to its likely environmental impact. In some cases the Council will require a formal Environmental Impact Assessment to be carried out to accompany the planning application.
- 13.99 Mineral Resource Zones are defined by reference to the geology of the Borough and follow the carrying out of a 1 km grid borehole survey of Greater Manchester. They replace the Areas of Search shown on the 1996 UDP Proposals Map, although the boundaries remain the same. Some mineral operators assumed that because these were shown as shaded areas on an Ordnance Survey base, there was some bias towards allowing mineral working there. The Council wishes to make it clear that this is not the case and that any proposal for new mineral working developments will be considered against the other policies set out in this review of the Plan. The Mineral Resource Zones should be regarded as no more than a geological overlay, indicating the approximate limits of workable mineral reserves. The Mineral Resource Zones are shown on a supplementary map at the back of this document.

Part 2 Policies

Prevention of Mineral Sterilisation

- NR4.1** In determining a planning application for major new development the Council will endeavour to protect known significant mineral resources from sterilisation.

Where such development is permitted, the Council will, if practicable to do so, consider allowing the extraction of the mineral prior to the consented development proceeding, provided that the removal of the mineral resource does not create an unwanted requirement for backfilling of the worked area which would either compromise or delay to an unacceptable extent the implementation of the consented development.

- 13.100 Mineral resources can be sterilised when building, engineering, waste disposal or other operations take place on land beneath which they are located. Although it would be impractical to safeguard all mineral resources, land that is believed to contain significant and viable reserves should be protected from incompatible development for as long as alternative development sites exist. Where development is permitted, thoughtful planning could ensure prior removal of the mineral. However, the Council would not normally advocate this action if, because of the topography of the site or other factors, the removal of the mineral would leave the site incapable of supporting subsequent development without protracted or intrusive backfilling operations.

Primary, Secondary and Recycled Aggregates

- NR4.2** In determining a planning application for the working of a new primary aggregates site or the extension of an existing site, the Council will take into consideration and base its decision on these factors:
- a. the contribution the proposal may make towards maintaining Greater Manchester's apportioned share of the regional production of aggregates as expressed in the most recent interpretation of the guidelines for aggregate provision for the North-West;
 - b. the need to maintain a stock of reserves with planning permission for their working (i.e. a landbank) within Greater Manchester sufficient to meet the guidelines for the supply of (i) crushed rock and (ii) sand and gravel as set out in the current version of Mineral Planning Guidance Note 6 (MPG6); and
 - c. the desirability of maximising the contribution made to the total supply of aggregates by secondary and recycled materials, rather than relying as a solution of first resort on the exploitation of primary sources, whether from new sites or extensions to existing mineral working sites.

- 13.101 MPG6 advises Mineral Planning Authorities to include in their development plans policies to ensure the existence of a landbank that is capable of delivering a sufficient supply of crushed rock, sand and gravel for a specified number of years, as new mineral extraction operations involve major capital investment and long lead-in times.
- 13.102 The MPG6 guideline figures on aggregates provision for England include a regional breakdown. The North-West Regional Aggregates Working Party plays an important role in interpreting these national guidelines; identifying a range of supply options or scenarios for the region; and in advising on the sub-regional apportionment of aggregate requirements.
- 13.103 Earlier versions of MPG6 considerably overestimated future demand for aggregates, largely based on high production figures at the time and projections that assumed such levels would continue. Its main emphasis was on the need to secure continuity of supplies from primary sources with the contribution from secondary and recycled materials little more than an after-thought. A more sustainable approach to the supply of aggregates must reverse this approach and place an increased emphasis on the importance of non-primary sources.
- 13.104 The Council will wish to give preference to the development of facilities that produce or process aggregates from secondary or recycled sources. In many cases the use of waste materials from other quarrying or mining operations or from industrial processes is a technically feasible and economically beneficial alternative to newly-won aggregates as long as the transportation costs are not disproportionately high. This could include colliery waste or minestone; blast furnace slag; power station ash; china clay sand; slate waste and demolition or construction industry wastes, including road planings. Their use produces benefits by:
- a. conserving primary reserves of aggregates and thereby reducing the environmental costs of new or extended mineral working sites; and
 - b. reducing the amount of land required for both mineral working and waste disposal.
- 13.105 In a highly urbanised area such as Oldham where a gradual process of redevelopment is underway, demolition works represent the most likely source of such waste. The Council attaches great importance to ensuring that adequate processing capacity exists to make the best use of this material rather than consigning a significant proportion to ultimate wasteful disposal via landfill.

Criteria for Assessing Proposals for Mineral Working and Processing

- NR4.3 The Council will only permit an application for new working of a primary mineral resource or the extension of an existing site where the applicant is able to demonstrate that:**

- **workable reserves of the mineral are present within the application site; and**
- **where there is environmental concern need must also be demonstrated, taking into account the prevailing landbank within Greater Manchester and the sub-regional apportionment made by the Regional Aggregates Working Party, derived from the current regional guideline figure as set out in MPG6.**

Where these criteria are met, and in the case of all other proposals for:

- **mineral processing**
- **treatment**
- **the recovery of recycled or secondary aggregates**
- **the provision of aggregates depots or coating plants**
- **the disposal of mineral waste**

the Council will permit such an application where the applicant is able to demonstrate that the proposal:

- a. **will not result in the sterilisation of significant quantities of any workable reserves of minerals either within or adjacent to the site;**
- b. **in the case of new or extended primary mineral working sites, makes provision for the maximum practicable level of processing (crushing, grading, screening, etc.) of the extracted mineral on the application site;**
- c. **will not prejudice the stability of surrounding land or adversely affect existing land drainage systems, surface water systems or groundwater levels or supplies;**
- d. **will not harm the character or appearance of a Listed Building together with its setting, an Ancient Monument, a Conservation Area, or a Park or Garden of Special Historic Interest;**
- e. **will not harm the character or appearance of:**
 - i) **areas of recreational use or potential,**
 - ii) **local landscape character, as defined in other policies of this Plan,**
 - iii) **woodlands,**
 - iv) **designated wildlife sites,**
 - v) **species protected by law and their habitats,**
 - vi) **areas covered by Tree Preservation Orders,**
 - vii) **other land and features of historical, archaeological or geological interest, or**
 - viii) **other sites which make a significant contribution to the Borough's biodiversity;**
- f. **will not have such an impact in terms of visual prominence from places to which the public have access or residential areas as to**

outweigh any benefits which the proposal is perceived to bring;

- g. will not harm the amenity of environmentally-sensitive development, including residential properties, schools, healthcare facilities and certain sensitive industrial processes by reason of noise, vibration, odour, atmospheric pollution, or other nuisance;**
- h. will not harm the character or appearance of the surrounding area, or road safety, by reason of access or the impact of traffic, including the routeing of heavy goods vehicles to and from the site;**
- i. includes a scheme of working providing, in the case of extensive mineral working sites, for progressive working and site restoration;**
- j. makes provision for site security and public safety;**
- k. makes provision for screening and/or landscaping of the site whilst working is in progress or operations are taking place, together with any further mitigation measures required in order to minimise the impact which the development will have on the surrounding area;**
- l. makes provision, in the case of mineral working sites, for final restoration to an agreed afteruse, such as agriculture, woodland planting (amenity or coppice cropping), recreational use(s), habitat creation, or a combination of these, together with the appropriate level of aftercare;**
- m. makes provision, in the case of mineral working sites, for the recovery and subsequent utilisation, or if this is impracticable, the disposal of mineral waste;**
- n. makes provision, in the case of mineral working sites, for the maintenance of a stand-off distance between the closest point of any active extraction area or overburden storage area and the nearest significant number of dwellings or other environmentally-sensitive properties; the precise width of this stand-off zone to be determined in the context of the characteristics and topography of individual sites and their surroundings, and the nature of the proposed workings;**
- o. retains and protects existing transport routes; and**
- p. makes provision, if suitable rail connection points or wharfage facilities are available, or can be provided, for rail- or water-based transportation of mineral products or waste.**

13.106 The above criteria reflect a more sustainable approach to minerals planning in line with the principles established in Minerals Planning Guidance note 1 (MPG1). First and foremost the Council will need to be satisfied that by granting consent for new or extended mineral working it does not contribute to an over-provision of consented primary mineral reserves within Greater Manchester, thereby discouraging the industry from developing alternative

sources of supply and worsening blight.

- 13.107 Mineral working or processing can take a considerable environmental toll on sensitive locations over a long period. If the Council is to permit new or extended primary mineral workings or processing operations for secondary or recycled materials, it will need to be sure that such developments can take place without causing unacceptable levels of nuisance and disturbance through visual intrusion, heavy vehicle movements, vibration and the generation of noise and dust; and that questions of land stability and the disruption or depletion of surface and groundwater systems have been adequately addressed.
- 13.108 Although the majority of mineral working or processing sites will continue to rely on road transport, where appropriate links exist to railways or waterways, or can be established, every opportunity should be taken to move raw or processed materials by more sustainable means of transport.
- 13.109 The “significant number” referred to in criterion (n) above will depend upon such factors as proximity to the site, the nature and topography of the intervening ground, and the extent to which the dwellings can be adequately screened by either existing vegetation or ground features or by screening measures incorporated into the development scheme. A rough guideline, however, would be about ten properties.

14. WASTE MANAGEMENT

- 14.1 Some 400 million tonnes of waste is produced in England and Wales each year, around 106 million tonnes of which originates from industrial, commercial and domestic premises. The remainder comprises waste from agricultural, mining and construction and demolition industries; sewage sludge; and dredged spoil. The level of household waste alone is currently growing at 3% each year and if this figure goes unchecked waste management facilities will need to double by 2020. Landfill remains the most common means of managing waste with 54% of waste arising from commercial and industrial processes and 83% of municipal waste dealt with this way. The situation in Greater Manchester broadly reflects the national picture, with relatively low recovery figures for commercial, industrial and municipal waste. The county currently disposes of only 19% of its municipal waste within its own boundaries. To the public, the management and disposal of waste is seen as a problem, not an opportunity, and the image of the waste industry in general, negative.
- 14.2 This is a wholly unsustainable situation. The supply of empty, consented landfill space is rapidly running out and much of that which remains is poorly located in relation to the origin of the waste. While the need for a certain amount of landfill capacity will exist for the foreseeable future, the focus must very clearly move away from landfill as a management solution of first resort. Unfortunately, the infrastructure required to recover and treat waste in more environmentally friendly ways simply does not yet exist.
- 14.3 In May 2000 the Government published its Waste Strategy for England and Wales, building on its earlier commitments and those of the previous Government to fundamentally revise the country's approach to the management of waste. It places an emphasis on minimising the amount of waste produced and putting to good use that which is created.
- 14.4 A series of European Union Directives, at various legislative stages, is driving national efforts to tackle the waste crisis, the most important of which is the Landfill Directive. In addition to a number of key changes to landfill practices which member states will be required to adopt and which will have a profound impact on the UK waste industry, the Directive sets ambitious mandatory targets for reduction of the amount of biodegradable municipal waste sent to landfill. By 2010 it aims to have reduced the proportion to 75% of that produced in 1995, and by 2013 and 2020 to have reduced it further to 50% and 35% respectively of the 1995 figure. These figures illustrate the scale of provision of waste management facilities that will need to be made.
- 14.5 Decisions as to the best means of managing individual waste streams should be based on the Best Practicable Environmental Option (BPEO), which involves taking into account the "waste management hierarchy" and the proximity principle (see Policy W1.1). Although it is unrealistic to suppose that waste exports will be wholly eliminated, certainly within the period covered by the UDP, Greater Manchester authorities will need to make significant moves towards self-sufficiency in terms of managing waste produced within the county.

- 14.6 Ongoing work by the North West Region Technical Advisory Body will result in a Regional Waste Strategy which will build on the principles outlined in the recently published Regional Spatial Strategy. At present, the ten District Councils within Greater Manchester have no detailed guidance on the likely range, scale and type of waste management facilities that will be needed to deal with the increase in waste arisings.
- 14.7 As a result, this UDP allocates only one specific site for waste-related development. The site in question already holds a waste compactor plant and household waste recycling facility and has substantial undeveloped areas adjoining it. Depending upon the nature and size of future proposals for waste treatment plants, the Primary Employment Zones may be considered suitable locations for such developments.

PART 1 POLICY

WASTE

W1 THE COUNCIL IS COMMITTED TO ENSURING THAT ALL FORMS OF DEVELOPMENT ARE CARRIED OUT IN A WAY WHICH MINIMISES THEIR ENVIRONMENTAL AND HEALTH IMPACTS AND MAXIMISES SUSTAINABILITY. THESE OBJECTIVES APPLY EQUALLY IN THE FIELD OF WASTE MANAGEMENT. TO THIS END IT WILL:

A. OVER THE PERIOD OF THIS PLAN, APPLY POLICIES AND PRACTICES, BOTH IN RESPECT OF PROPOSALS SUBMITTED TO IT AND IN ITS OWN ACTIVITIES, WHICH RECOGNISE THE POTENTIAL OF WASTE AS A VALUABLE RESOURCE AND WHICH REDUCE THE PRESENT RELIANCE ON LANDFILL AS A PREFERRED WASTE MANAGEMENT OPTION; AND

B. ENSURE THAT ALL NEW WASTE MANAGEMENT, TREATMENT AND DISPOSAL FACILITIES ARE APPROPRIATELY LOCATED IN RELATION TO RESIDENTIAL AND OTHER ENVIRONMENTALLY SENSITIVE AREAS OF THE BOROUGH.

- 14.8 Oldham's legacy of a long-established industrial base and densely built-up urban area has led to a major concentration of waste arisings from industrial, commercial and domestic sources, as well as significant quantities of construction and demolition waste produced as the Borough undergoes gradual urban renewal. Traditionally, local disposal sites have been used but in recent years dwindling landfill capacity has made it necessary to transport waste further and further afield to find environmentally acceptable locations for its disposal. In terms of transport and energy costs this is neither economic nor desirable. Even with the abandonment of the "dump and forget" philosophy, modern engineered landfills have their own problems, taking many decades for the contents to become fully degraded and neutral.
- 14.9 The diminishing supply of local landfill sites has led to the establishment of a number of waste transfer operations where mixed waste payloads are delivered to a central point for separation into stockpiles of reclaimable

materials leaving residues for bulking up into economic consignments for disposal. While these operations have not always been managed in accordance with high environmental standards, they have still provided a valuable means of recovering waste that might otherwise have been destined for direct landfill. The Council is keen to promote more waste recovery operations of this type. It is recognised, however, that economies of scale may make it necessary to develop much larger materials recovery facilities (MRFs) to deal with major waste streams, such as collected domestic waste.

- 14.10 The management of waste in a heavily urbanised area like Oldham can lead to environmental conflicts and compromise the level of amenity* which residents expect to enjoy. The Council is determined to ensure that any proposals for new waste handling facilities, for example treatment plants for centralised composting; materials recovery; energy recovery by incineration or new technologies; anaerobic digestion; landfill or landraising sites, will be located where there will be no unacceptably adverse effects. In some cases, planning applications will need to be accompanied by a formal Environmental Impact Assessment.

Part 2 Policies

Waste Management Options

- W1.1 The Council will give preference to the establishment of facilities which will result in the management of a greatly increased proportion of waste by methods which utilise waste as a resource and which reduce reliance on less sustainable methods.**

In considering individual proposals for waste management facilities, the Council will assess the extent to which the proposal accords with:

- a. the Best Practicable Environmental Option for dealing with the waste stream(s) involved;**
- b. the proximity principle - i.e. the desirability of treating or disposing of waste as close as possible to its point of origin;**
- c. the waste management hierarchy - i.e. the desirability of prioritising firstly the minimisation of waste, followed by: re-use; recovery (including recycling and composting); energy recovery; over incineration without energy recovery and landfill;**

and will favour proposals which reflect these objectives.

- 14.11 The Government's Waste Strategy for England and Wales emphasises the need to adopt waste management practices that recognise waste as a resource rather than a problem which must be solved by disposal as a solution of first resort. The Council fully endorses this approach, which is underpinned by the introduction of statutory waste diversion targets for biodegradable municipal waste that must be met by all local authorities following the adoption of the European Union's Landfill Directive. At the

same time, rather than routinely applying the proximity principle and the waste hierarchy to every proposal, the Council recognises that decisions need to be based on a careful consideration of the Best Practicable Environmental Option (BPEO) that, for each waste stream, will vary over time and from area to area.

- 14.12 For the foreseeable future, it will be necessary to ensure that adequate landfill capacity exists for the disposal of non-reclaimable residues from other treatment methods.

Provision of Sites for Waste Management Facilities

- W1.2 The existing landfill site at High Moor quarry, Scouthead, is likely to remain operational throughout the period of this Plan. As a previously consented facility, this site is not identified on the Proposals Map.**

The only other site-specific allocation shown is at Arkwright Street/Lansdowne Road, Chadderton, which incorporates an existing waste compactor plant and civic amenity (or household waste recycling and disposal) facility, together with other, currently unused, land. The Council wishes to safeguard this site for possible future redevelopment for waste management purposes.

If further provision for waste management capacity in the form of treatment plants is required during the period of this Plan, the Primary Employment Zones as defined in other policies set out in this Plan will be considered as offering the greatest potential in any site-search exercise.

- 14.13 If the Government's statutory targets for the diversion of waste from landfill are to be met, and Greater Manchester is to achieve a significantly higher level of self-sufficiency in dealing with its own waste arisings, there will be a requirement for individual local authorities to make provision for the establishment of centralised treatment facilities in appropriate locations. The precise number, scale and nature of these facilities will, in due course, be made known as a result of the Regional Technical Advisory Body's work on the development of a Regional Waste Strategy. Greater Manchester Waste Disposal Authority's evolving strategy for the management of municipal waste will also be critical to the future of waste management in the area.
- 14.14 Given the differing site requirements for plant and buildings associated with various waste treatment processes - including materials recovery, centralised composting, combined heat and power, anaerobic digestion and biochemical waste treatment - and the fact that at the time of the preparation of this Plan the likely spread and range of such treatment plants throughout Greater Manchester is not yet known, the Council does not feel able to identify any specific sites other than those named above. The site requirements for landfill and landraise disposal facilities are quite different again.
- 14.15 Waste movements are highly complex and pay little heed to county, let alone individual local authority boundaries, so Oldham, like the other Greater

Manchester districts, cannot consider its own needs in isolation. The Council fully accepts the contribution it must make to significantly reducing waste exports from Greater Manchester in accordance with the proximity principle, and the general drive towards a more sustainable approach to waste management.

Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities

- W1.3 The Council will only permit an application for the establishment of a new waste management, treatment or disposal facility where the applicant is able to demonstrate a clear shortfall in existing treatment or disposal capacity at the time of the submission of the proposal, or that a particular need exists which cannot be met by existing facilities.**

Where this requirement is met, the Council will permit such an application provided that the applicant is able to show that the proposal:

- a. will not result in the sterilisation of significant quantities of any workable reserves of minerals either within or adjacent to the site;**
- b. in the case of landfill or landraising proposals, will result in the restoration of despoiled land or otherwise improve or have a neutral effect on the landscape or agricultural quality of land;**
- c. will not prejudice the stability of surrounding land or adversely affect existing land drainage systems, surface water systems or groundwater levels or supplies;**
- d. will not harm the character or appearance of a Listed Building together with its setting, an Ancient Monument, a Conservation Area, or a Park or Garden of Special Historic Interest;**
- e. will not harm the character or appearance of:**
 - i) areas of recreational use or potential,**
 - ii) local countryside character, as defined in other policies of this Plan,**
 - iii) woodlands,**
 - iv) designated wildlife sites,**
 - v) species protected by law and their habitats,**
 - vi) areas covered by Tree Preservation Orders,**
 - vii) other land and features of historical, archaeological or geological interest, or**
 - viii) other sites which make a significant contribution to the Borough's biodiversity;**
- f. will not have such an impact in terms of visual prominence from places to which the public have access or residential areas as to outweigh any benefits which the proposal is perceived to bring;**

- g. will not harm the amenity of environmentally-sensitive development, including residential properties, schools, healthcare facilities and certain sensitive industrial processes by reason of noise, vibration, odour, atmospheric pollution, or other nuisance;**
 - h. will not harm the character or appearance of the surrounding area, or road safety, by reason of access or the impact of traffic, including the routeing of heavy goods vehicles to and from the site;**
 - i. makes provision for:**
 - i) site security and public safety;**
 - ii) in the case of landfill or landraising sites where biodegradable waste is to be deposited, the management of leachate and landfill gas and, if feasible, the utilisation of landfill gas for electricity generation;**
 - iii) in the case of extensive landfill or landraising sites, progressive working and restoration of the site;**
 - iv) screening and/or landscaping of the site whilst it is being used for waste treatment, processing or disposal, together with any further mitigation measures required in order to minimise the impact which the development will have on the surrounding area; and**
 - v) in the case of landfill or landraising sites, final site restoration to an agreed afteruse, such as agriculture, woodland planting (amenity or coppice cropping), recreational use(s), habitat creation, or a combination of these, together with the appropriate level of aftercare;**
 - j. retains and protects existing transport routes;**
 - k. makes provision, if suitable rail connection or wharfage facilities are available, or can be provided, for rail- or water-based transportation of untreated waste materials and recovered products.**
- 14.16 The handling of waste, whether at a specialised treatment plant, transfer loading yard or disposal site, can lead to a variety of problems for nearby residents and occupiers, including visual intrusion; disturbance from heavy vehicles, vibration and noise; and the generation of dust, fumes and unpleasant odours.
- 14.17 If the Council is satisfied that a sound case can be made for a proposal on the grounds of need, and that in granting permission a blighting effect will not be caused through an unnecessary over-provision of waste treatment or disposal capacity, it will wish to ensure that the chosen location and the form of the development is such that these potential adverse environmental impacts are reduced to the absolute minimum if they cannot be avoided altogether. Permission will not be granted if this requirement cannot be met.
- 14.18 Where appropriate links exist to railways or waterways, or can be

established, the opportunity should be taken to divert waste movements away from road to more sustainable means of transport.

- 14.19 The Council's Supplementary Planning Guidance Note 15 gives more information on the criteria that should be taken into account. The need for a supplementary planning document on the matter will be reviewed.

Provision of Civic Amenity and other 'Bring' Recycling Sites

- W1.4 The Council will, through discussions with the Greater Manchester Waste Disposal Authority, seek to achieve an upgrading of the existing civic amenity facilities at Arkwright Street, Chadderton and Beal Hey, Shaw. It will also seek to identify a site within Saddleworth for the establishment of an additional household waste recycling centre and will press the GMWDA to provide such a facility to serve this area of the Borough.**

In addition to such fully serviced and comprehensive sites, the Council will promote and support the establishment of smaller-scale 'bring' recovery and recycling facilities, in convenient and accessible locations, provided that these can be accommodated without causing harm to residential amenity. In particular, locations where the use of a recycling facility would naturally coincide with another activity, such as a shopping trip or library visit, will be favoured, if locational considerations allow.

- 14.20 Household waste recycling and disposal facilities, also known as civic amenity sites, are invaluable, reducing the amount of fly-tipping that would otherwise occur and improving the general environment. They allow hazardous waste like asbestos and CFCs; recyclable materials such as paper, card, glass, plastics and textiles, and compostable green waste to be separated and dealt with appropriately. Saddleworth residents currently have no such facility within easy reach and the Council will continue to press for a replacement of the long-defunct High Moor site.
- 14.21 Alongside full-scale civic amenity sites, smaller 'bring' local collection facilities play an important role in increasing the overall recovery of a variety of waste products. As resources permit, the Council will provide, and encourage others to provide, smaller community recycling centres in order to significantly increase the density of coverage across the Borough. These sites will need to fulfil the criteria set out in Policy W1.3.

APPENDIX A

PHASE 1 AND PHASE 2 ALLOCATED HOUSING SITES - ADDITIONAL INFORMATION

These notes are provided for guidance only. It is intended to publish more detailed supplementary planning documents on key sites in the future. Potential developers should contact the Strategic Planning and Information Section for further advice on policy requirements.

H1.1.2 Fields New Rd, Chadderton, 3.41 ha, 136 dwellings, PDL

The Council is looking for a comprehensive redevelopment of this area of derelict land and current employment uses. The site is well located for public transport links, including a proposed new Metrolink stop, and for access to numerous local services, including a new medical centre and pharmacy currently under construction. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and the Freehold/Werneth Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way which contributes to meeting HMRF aims and objectives.

Achieving access to the site is likely to require off-site works to manage increased traffic flows. Regard should also be had to the proximity of the adjacent railway (to be converted to Metrolink) and the adjacent listed Chadderton Mill. A contaminated land site investigation will be required.

In designing a scheme for this site, particular regard should be had to the amenity of residents whose properties back onto the site from Fields New Road. Recreation provision should be provided on-site rather than through a commuted sum.

M3 Land at Oldham Road/Hardman Street, Failsworth 1.56 ha, 10 dwellings, PDL

This mixture of vacant land and buildings, and land in employment use is situated at the junction of Broadway and Oldham Road. The site is well located for access to Failsworth rail station (to be converted to a Metrolink stop) and a Quality Bus Corridor. For this key gateway site, the Council is keen to encourage a high quality redevelopment incorporating a mix of business and industry (B1 and/or B2), commercial uses excluding retail, and residential (C3), with the latter limited to Hardman Street. Any residential element will have to be carefully designed to ensure that the amenity of the occupiers is safeguarded. In designing a development, particular regard should be had to the amenity of residents on Hardman Street. Any development should be designed with the adjacent telephone exchange (fronting Oldham Road) in mind which does not form part of the allocated site. Further, no development should encroach onto Heywood Street. The site lies within 250m of a former landfill site.

H1.1.6, St. Mary's Way, Oldham, 2.56 ha, 180 dwellings, PDL

The site occupies a prominent location on rising ground at the northern edge of Oldham Town Centre and forms part of the St. Mary's Estate. Formerly consisting of deck-access flats and bedsits, the site is now cleared of all buildings and awaits development. The site occupies a highly visible and accessible location, close to local facilities and public transport options. A planning brief has been prepared to guide the development of the site and the Council has entered into a development partnership with Gleeson Homes and Contour Housing Group.

H1.1.10 Athens Way, Lees, 0.55 ha, 22 dwellings, PDL

This former mill site (now cleared) provides an ideal opportunity to develop housing that is close to local facilities in Lees District Centre and a Quality Bus Corridor. The site lies in the Medlock valley (the River is adjacent to the site) and as such the Council will wish to retain an open corridor adjacent to the river and use this opportunity to provide linkages to recreation routes in the Medlock valley. The site lies within 250m of six former landfill sites.

M2 Lumb Mill, Huddersfield Road, Delph, Saddleworth, 1.4 ha, 62 dwellings, PDL

This site comprises land around the former Lumb Mill, now converted to business units and known as the Saddleworth Business Centre. Part of the site comprises a service yard and range of buildings formerly in use as part of the Lumb Mill complex; part consists of vacant previously undeveloped land. The Council is keen to draw on the success of the Business centre and encourage a mixed-use development that delivers both high quality housing and further employment opportunities. The mix of uses permitted on the site are business and industry (B1 and/or B2) and residential (C3). The Council will negotiate for the provision of affordable housing should the site capacity be 25 dwellings or more. Reference should be made to the policy on mixed-uses (B1.3). There will be a requirement for the provision of off street parking for existing residents on Huddersfield Road to ensure adequate visibility is available at the access. There will also be some off site highway improvement works needed.

H1.1.15, Bailey Mill, Oldham Road, Saddleworth, 0.86ha 50 dwellings, PDL

This site is centred on the vacant Bailey Mill, an imposing building within a Conservation Area, and the Council are keen to secure its future through a conversion into residential properties. The Council will negotiate with developers for the provision of affordable housing. The existing access arrangements are inadequate and significant access improvements would be required.

M1, Frenches Wharf/Wellington Road, Greenfield, Saddleworth, 4.76 ha, 99 dwellings, PDL

This major redevelopment opportunity offers the potential to develop a range of uses that will provide both employment and new residential accommodation. Key to the development of this site is the opportunity for developing tourism related uses centred on the River Tame and Huddersfield Narrow Canal. This is a prerequisite for allowing the development of any non-tourism related uses. However, regard should be had to Policy NR2.2 – Flooding and Flood Protection. The mix of uses permitted on the site are business and industry (B1 and/or B2), tourism, residential (C3), and retail uses only in accordance with relevant policies in the Retail and Leisure Development Chapter. The proportion of residential should not exceed 40% of the net total developable area, subject to paragraph 5.16 of the reasoned justification to Policy B1.3. In estimating the capacity of the site for housing the Council recognises that development proposals may exceed the indicative capacity. The Council will negotiate for the provision of an element of affordable housing, as part of the residential element. The Council will consider the need for on-site recreation facilities as part of the comprehensive redevelopment of this site.

H1.1.19, Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth, 1.34 ha, 30 dwellings, PDL

This cleared former mill site represents an opportunity to develop a high quality residential development in a location that has access to basic services. A significant water feature in the form of Chew Brook runs through the site, presenting both an

opportunity and constraint – regard should be had to Policy NR2.2 – Flooding and Flood Protection. Part of the site is also covered by a Tree Preservation Order. Both of these constraints will reduce the developable area. The site is within 250m of a former landfill site. The Council is particularly keen to explore with potential developers the possibility of creating a residential development within which individual house types are designed in such a way as to allow for the opportunity of working from home. The Council will also negotiate with developers for the provision of affordable housing. Off site highway improvements will be required to provide adequate access arrangements.

H1.1.20, Rose Mill, Coalshaw Green Road, Chadderton, 1.49 ha, 45 dwellings, PDL

The Council is looking for a comprehensive redevelopment of this site which is currently occupied by a poor quality mill building and adjacent construction company. Contaminated land and landfill gas surveys may be required. The site is adjacent to a railway, to be converted to Metrolink, and so an assessment of likely noise implications will be required.

It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and close to the Freehold/Werneth Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to meeting HMRF aims and objectives.

The site has good access to both the bus network and proposed Metrolink stop. The site is in part Council and part private ownership. The Council will negotiate with developers for the provision of affordable housing. Should site capacity be 30 dwellings or more the Council would require on-site recreation provision. In re-developing this site, developers should have regard to the need to retain a green frontage to the site as is currently the case.

H1.1.21, Springhey Mill, Oldham, 0.39 ha, 15 dwellings, PDL

This underused mill and car wash lies on an important through route connecting Oldham Town Centre and East Oldham. The site is also close to a range of local facilities. The site is within 250m of a former landfill site. It is particularly important to note that the site is located at the entrance to the Housing Market Renewal area on approaching from the east along Huddersfield Road. The redevelopment of this site therefore offers the potential for the creation of a high profile gateway development. Consequently, the Council will wish to consider, with prospective developers, how the site can be developed in such a way that contributes to meeting HMRF aims and objectives.

H1.1.22 Vulcan Street, Oldham 1.23 Ha, 61 dwellings, PDL

This largely vacant site, formerly the location of Granville mill – now cleared – is well located in relation to bus and rail public transport options and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives. The site contains part of one former landfill site and is within 250m of three others.

H1.1.23 Pretoria Road, Oldham, 0.46 ha, 14 dwellings, PDL

This site is close to a Quality Bus Corridor and local services. Currently in use as a scrap yard, this proposal offers the opportunity to improve the local environment. It is particularly important to note that the site is located within the Housing Market Renewal

Fund boundary. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to meeting HMRF aims and objectives.

H1.1.24 Sandy Mill, Royton, 2.20 ha, 90 dwellings, PDL

This underused mill and adjacent vacant land and commercial uses lie close to good public transport links and basic services. This allocation therefore offers the opportunity for a comprehensive redevelopment of this highly visible and sustainably located site. The Council will therefore expect to see a high quality treatment of the Oldham Road frontage, commensurate with its importance and prominence as a gateway to the Borough. The Council will negotiate for the provision of affordable housing as part of any redevelopment. The site contains one former landfill site and is within 250m of three others.

H1.1.25 Jowett Street, Oldham, 0.66 ha, 26 dwellings, PDL

This employment site lies within a residential area close to public transport and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives.

M4 Huddersfield Road/Dunkerley Street, 2.61 ha, 50 dwellings, PDL

This large site lies within the Huddersfield Road District Centre and represents an important opportunity for a comprehensive redevelopment in a highly sustainable location. The site includes a mixture of employment uses including an abattoir. It contains one former landfill site and is within 250m of two others. The site also includes an important local landmark Grade II Listed Building known as “Hill Stores” and which the Council view as a potential “centre piece” development opportunity with the potential for a high quality conversion opportunity for a range of uses. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and close to the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives. The mix of uses permitted are office, retail, residential and other uses that accord with Policy S1.6 in the Retail and Leisure Development Chapter.

H1.1.26 Spencer Street, Oldham, 3.00 ha, 150 dwellings, PDL

This site is located within the Werneth/Freehold first wave Intervention Area of the Housing Market Renewal initiative. The UDP allocation, proposing residential development, reflects the identification of the site for this use in the HMR Werneth/Freehold Masterplan. This is an important site occupying a key location within the first wave area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMRF aims and objectives.

H1.1.27 Hartford Mill/Land off Milne Street, Oldham, 2.84 ha, 160 dwellings, PDL

This site is located within the Housing Market Renewal boundary and forms part of the Werneth/Freehold first wave Intervention Area. The site comprises the listed Hartford Mill and adjacent commercial uses off Milne Street. The Werneth/Freehold Master Plan proposes the conversion of the listed mill to apartments, but recognises that a residential conversion scheme could also incorporate community and employment uses. As with the Spencer Street allocation, the site lies in a key location within the area, providing access to a range of public transport options and basic services. The Council

is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMRF aims and objectives.

H1.1.28, Parkside Farm, Chadderton, 0.94 ha, 38 dwellings, GF

This largely green field urban site has good access to a frequent bus route and access to local services.

H1.1.29, Blackshaw Lane, Royton, 0.6 ha, 18 dwellings, GF

This site has access to both the local bus network and basic services, including schools. The site lies adjacent to an area of land that has been allocated to allow for the redevelopment of Blackshaw Lane Primary School.

H1.1.30 - Greenfield Bowling Club, Oak View Road, Greenfield, 0.50 ha, 15 dwellings, PDL

This site lies in a sustainable location with local facilities and public transport, in the form of bus and rail services, in close proximity. The site lies within Ladhill Conservation Area and is adjacent to the Listed Ladhill Bridge and Chew Brook. Proposals for the development of this site will therefore be required to achieve a high standard of design that is sensitive to the site context. The design of the scheme must be such that it will serve to preserve or enhance the character of the Conservation Area. In particular the Council will wish to consider with potential applicants the need to preserve a number of trees within and on the edge of the site, particularly those between the existing car park and Chew Brook. The site lies in an area of flood risk and therefore issues of flood risk will require addressing as part of any planning application (see Policy NR2.2). The combination of a need to protect trees on the site and the setting of Ladhill Bridge will place limitations on the footprint available for residential development. Accordingly, the Council will require that the developable area of the site be strictly limited to the area occupied by the former bowling green, club-house and hard surfaced car parking area. Potential applicants are advised to speak to the Council's Highway Engineers at the earliest opportunity to discuss access arrangements.

H1.1.31 - Tamewater Mill, Delph New Road, Delph, 0.51 ha, 39 dwellings, PDL

This vacant mill and industrial complex provides an opportunity to enhance this part of the Tame Valley and improve the setting of the adjacent Conservation Area. The Council expects that redevelopment proposals will involve the conversion of the stone mill building fronting Delph New Road, plus an element of new build. Access to the site through the established access point will have to be carefully considered as it exists in an area of Green Belt which lies adjacent to the site.

The proposed development will be required to achieve a high standard of design that addresses sustainability issues and is sensitive to the site context. The design of the scheme must be such that it will serve to preserve or enhance the character and appearance of the Tamewater Conservation Area. Scheme design should allow for the retention of the existing trees adjoining the allocated site to the west.

The Council will wish to consider with prospective developers the opportunity this site provides to meet affordable housing requirements in the Saddleworth area.

PHASE 2 ALLOCATED HOUSING SITES – ADDITIONAL INFORMATION

H1.2.3, Ashton Road, Woodhouses, Failsworth, 1.71 ha, 51 dwellings, GF

The Council will negotiate for the provision of affordable housing on this site.

H1.2.4, Medlock Road, Woodhouses, Failsworth, 0.66 ha, 20 dwellings, GF

The site will provide a long term opportunity for development in an area which has generally few housing opportunities. The development of the site will support the Council's objectives aimed at providing a spread of new housing opportunities across the Borough.

H1.2.6, Lilac View, Oldham, 0.59 ha, 18 dwellings, GF

This site has good access to public transport options, including a proposed Metrolink stop at Shaw Station. The site also has access to a range of local services.

H1.2.10, Knowls Lane, Lees, 5.8 ha, 232 dwellings, GF

This large greenfield site can only be developed in conjunction with the proposed extension to Lees New Road (see Policy T1.1). The Council will require on-site recreation provision and will negotiate for the provision of an element of affordable housing. Any future development will be required to make provision for a pedestrian route within the site and/or along the frontage to Knowls Lane to improve access to St Agnes School for residents and their children.

H1.2.11, Ripponden Road, Denshaw, Saddleworth, 0.63 ha, 19 dwellings, GF

This edge of village site is close to local basic services.

H1.2.13 Holden Fold Lane, Royton, 0.40 ha, 12 dwellings, PDL

This site consists of a collection of buildings currently in employment use. However owing to the close proximity of existing and new housing and the restricted nature of the access, it is considered that this site could accommodate a small-scale residential development. The site contains one former landfill site and is within 250m of two others.

H1.2.16 Lower Lime Road, Oldham, 2.59 ha, 78 dwellings, PDL

This Council owned site lies on the edge of Limehurst Village, currently managed by Limehurst Village Trust, and overlooks an area of Green Belt. The Council would like developers to consider the opportunity this site presents to develop new owner occupied housing and improved recreational open space. It will be important to provide pedestrian through routes linking Limehurst Village to the open countryside and, where possible, to retain existing trees. The development of this site will support the development of the new retail and community facilities developed at the nearby Lime Green. Access should be from Lower Lime Road with no access from Coal Pit Lane. Developers should have regard to the proximity of the M60 motorway that lies adjacent to the site.

H1.2.17 - Danisher Lane, Oldham, 0.46 ha, 18 dwellings, GF

This sustainably located site lies on a major bus route between Oldham and Ashton. The site abuts the Green Belt and as such any future development proposals should be designed in an appropriately sensitive manner. Access to the development is along Danisher Lane which will require upgrading to the appropriate highway standards.

APPENDIX B**Large Housing Sites with an outstanding planning permission as of 1 April 2004**

Location	Land Type	Area (Ha)	Cap	Density (d.p.h)	Perm. Type	Granted	Exp.	Owner
Nordens Street/Moreton Street, Chadderton	PDL	0.53	21	40	Out	6/2/04	6/2/07	PR
Former Cape Mill, Refuge Street, Crompton	PDL	1.49	67	45	Full	31/7/03	31/7/08	PR
New Barn Junior School, Kings Road, Crompton	PDL	0.43	13	30	Out	28/8/03	28/8/06	LA
Quebec Street/Osbourne Street, Oldham	PDL	0.27	15	47	Full	12/3/04	12/3/09	LA
Glodwick Depot, Roundthorn Road, Oldham	PDL	0.39	12	30	Out	9/7/01	9/7/04	PR
Spring Street, Oldham	PDL	0.26	10	38.5	Full	24/2/04	24/2/09	HA
Former St. Chad's Church, off Limeside Road, Oldham	PDL	0.36	18	50	Full	17/11/03	17/11/08	PR
Highbarn Road/Shaw Road, Royton	GF	1.63	56	31	Full	19/8/03	19/8/08	PR
Park Mill, Bleasdale Street, Royton	PDL	0.98	45	46	Full	1/12/03	1/12/08	PR
Land at Hopkinson Close, Uppermill, Saddleworth	PDL	0.34	20	59	Full	16/6/03	16/6/08	HA
Land at Coverhill Road, Grotton, Saddleworth	GF	0.58	10	17	Out	23/12/03	23/12/06	PR
68-72, Chew Valley Road, Greenfield, Saddleworth	PDL	0.24	13	46	Full	5/1/04	5/1/09	PR
The Village Manor, High Street, Uppermill, Saddleworth	PDL	0.22	24	109	Out	23/10/03	23/10/06	PR
Fernhill, Oldham Road, Grasscroft, Saddleworth	PDL	0.69	18	26	Full	31/7/03	31/7/08	PR
62, Oldham Road, Grasscroft, Saddleworth	PDL	0.83	19	23	Full	19/2/04	19/2/09	PR

Note: Density is expressed as dwellings per hectare. PDL = Previously Developed Land. GF = Greenfield land.

Large Housing Sites with Approval subject to signing of a legal agreement, as of 1 April 2004

Location	Land Type	Area	Cap	Density (d.p.h)	Owner
Former Manor House, Manor Road, Lees	PDL	0.34	13	38	PR
St. John's Mill, St. John's Street, Lees	PDL	0.25	14	56	PR
Land at Birches, Lees	PDL	0.33	10	30	PR
Land off Booth Hill Lane, Oldham	PDL	0.45	23	31	PR
Roundthorn Road/Aspull Street, Oldham	PDL	0.4	10	25	PR
Blue Bell PH/Maple Squash Club, Broadway, Royton	PDL	0.67	27	40	PR
Land off Radcliffe Street, Royton	PDL	0.14	12	86	PR
Land off Friezland Lane, Saddleworth	PDL	0.40	17	42.5	PR
Police Station, Buckley St, Uppermill, Saddleworth	C	0.12	10	83	PR

Note: Density is expressed as dwellings per hectare. PDL = Previously Developed Land. C = Conversion.

Housing Policy H1 – Commitments and Phase 1 Allocations - by sub-district (dwelling supply)

Sub-District	U/c	PP	S106	Total Commitments	Phase1	Overall Supply	% Overall Total
Chadderton	0	21	0	21	219	240	11.1
Crompton	3	80	0	83	0	83	3.8
Failsworth	10	0	0	10	10	20	0.9
Lees	44	0	37	81	22	103	4.7
Oldham	153	55	33	241	656	897	41.4
Royton	22	101	39	162	108	270	12.5
Saddleworth	129	104	27	260	295	555	25.6
TOTAL	361	361	136	858	1310	2168	100

Note. Committed sites are made up of the following categories:

U/c – Estimated number of dwellings remaining on sites under construction

PP – Estimated dwelling capacity of sites with an outstanding planning permission

S106 – Estimated dwelling capacity of sites where final approval is dependent on the signing of a legal agreement

Phase 1 UDP allocations

APPENDIX C

SCHEDULE A

1. Electrical goods and appliances, wiring and lighting fittings, gas appliances, photographic equipment.
2. Bathroom suites, furniture and accessories; kitchen units, furniture and accessories; floor and wall tiles.
3. D.I.Y. products, materials, tools and machinery for repair, maintenance and improvement of the home, the garden and of motor vehicles.
4. Hardware including ironmongery.
5. Furniture, bedding, floor coverings, soft furnishings, household textiles.
6. Camping, caravanning and boating equipment.
7. Nurseries and garden centres.
8. Pets and related accessories.
9. Ancillary sales to customers of the retail park of hot and cold food, confectionery and drinks for consumption on the site.

APPENDIX D

Typology of Open Space, Sport and Recreation Facilities that may have Public Value

CATEGORY	EXAMPLES AND PRIMARY PURPOSE
(A) Parks and Non domestic Gardens	These include urban parks, country parks, and formal gardens, the primary purpose of which is to offer accessible high quality opportunities for informal recreation and community events.
(B) Natural and Semi- Natural Urban Greenspaces	These include woodland and urban forestry and scrub, downlands, commons and meadows, wetlands, open and running water ie canals, rivers, reservoirs, wastelands, and derelict open land and rock areas like cliffs, quarries, and pits, providing primarily for wildlife conservation, biodiversity, and environmental education and awareness.
(C) Green Corridors	These can contain river and canal banks, cycle ways and rights of way, for walking, cycling, or horse riding, whether for leisure or travel, and opportunities for wildlife migration.
(D) Outdoor Sports Facilities	Whether publicly or privately owned, natural or artificial surface, these include tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports fields, for participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.
(E) Amenity Greenspace	Most commonly but not exclusively in residential areas, these consist of informal recreational spaces, and greenspaces, including for example shelter belts in and around housing and industry, which provides opportunities for informal activities close to home or work or enhance the appearance of residential areas or other areas. Town and Village Greens which are registered by the Council under the Commons Registration Act 1965 are also included, for example Clayton Playing Fields Town Green, Hanging Chadder Village Green, and Greenacres Village Green, even though they already enjoy, protection under this legislation. Landscaped areas within areas classed as gardens are excluded. Includes grassed service strips and 'space left over after planning'.
(F) Purpose made Facilities for Young People	These might be play areas, ball courts, skateboard parks, outdoor basketball hoops, and 'hanging out areas' and 'teenage shelters' for play and social interaction involving young people.

(G) Allotments, Community Gardens, Livestock Plots and Urban Farms	The primary purposes within this group is for growing and rearing own produce as part of the long term promotion of sustainability, health and social inclusion.
(H) Cemeteries, churchyards and other burial grounds	Are for quiet contemplation and burial, and often linked to the promotion of wildlife conservation and biodiversity.
(I) Civic and Market Squares	Including other hard surfaced, these areas are designed for pedestrians, provide a setting for civic buildings, public gatherings and community events.
(J) Built Facilities	Key indoor sports facilities including municipal and commercial swimming pools, leisure centres, indoor sports halls including those in schools to which the public has access, indoor bowls centres, indoor tennis centres, ice – rinks, community centres and village halls. Other facilities, which may be included in the typology, are those, which require large bulky buildings and are intended to generate a large number of users or have a significant environmental impact.
(K) Accessible Countryside in Urban Fringe Areas	These might include areas of managed countryside, such as country parks and community forests.

APPENDIX E**OMBC PARKING STANDARDS FOR CARS, CYCLES AND MOTORCYCLES**

Land use	Maximum standard for cars	Minimum standard for disabled people	Minimum standard for cycles	Minimum standard for motorcycles
A1 - Food retail				
< 900 m ²	1 per 25 m ²	See Notes	1 per 200 m ² , minimum 2 *	Individual consideration
> or = 900 m ²	1 per 16 m ²		1 per 200 m ²	1 per 600 m ² , minimum 2
A1 - Non-food retail				
< 900 m ²	1 per 30 m ²	See Notes	1 per 200 m ² , minimum 2 *	Individual consideration
> or = 900 m ²	1 per 22 m ² *		1 per 200 m ²	1 per 900 m ² , minimum 2
A2 – Financial & professional services				
	1 per 25 m ²	See Notes	1 per 400 m ² , minimum 2	Individual consideration
A3 - Food & Drink				
Restaurants	1 per 7 m ² Public Floor Area	See Notes	1 per 140 m ² Public Floor Area, minimum 2	1 per 280 m ² Public Floor Area, minimum 2
Fast food, drive-through	1 per 8.5 m ² Gross Floor Area			
B1 – Business				
Including stand alone offices	1 per 35 m ²	Up to 200 bays – 1 per disabled employee + 2, or 5% of total capacity whichever is greater Over 200 bays – 6 + 2% of total capacity	1 long stay type per 400 m ² , minimum 2	1 per 1400 m ² , minimum 2
Business parks	1 per 40 m ²			

Land use	Maximum standard for cars	Minimum standard for disabled people	Minimum standard for cycles	Minimum standard for motorcycles
B2 - General Industry				
	1 per 60 m ²	Up to 200 bays – 1 per disabled employee + 2, or 5% of total capacity whichever is greater Over 200 bays – 6 + 2% of total capacity	1 long stay type per 700 m ² , minimum 2	1 per 2800 m ² , minimum 2
B8 - Storage and Distribution				
	1 space per 100 m ²	Up to 200 bays – 1 per disabled employee + 2, or 5% of total capacity whichever is greater Over 200 bays – 6 + 2% of total capacity	1 long stay type per 850 m ² , minimum 2	1 per 4000 m ² , minimum 2
C1 - Hotels				
	1 per bedroom (including staff) *	See Notes	1 per 10 bedrooms, minimum 2	1 per 40 bedrooms, minimum 2
C2 - Residential Institutions				
Hospitals	To be determined through a transport assessment	To be determined through a transport assessment	To be determined through a transport assessment	To be determined through a transport assessment
Care / Nursing homes	1 per 4 beds	See Notes	1 per 40 bedrooms, minimum 2	1 per 160 bedrooms, minimum 2

Land use	Maximum standard for cars	Minimum standard for disabled people	Minimum standard for cycles	Minimum standard for motorcycles
C3 – Dwelling houses *				
2 + bedrooms outside town and district centres	1.5 - 3 per dwelling *	Where parking is located centrally for flats / apartments, 5% of parking spaces	Flats / apartments: 1 per 10 dwellings, minimum 2 + 1 long stay type per 5 dwellings (if without garages), minimum 2 Other C3: no standard	Flats / apartments: individual consideration Other C3: no standard
1 bedroom dwellings and dwellings in town and district centres	1.25 per dwelling			
Sheltered housing *	1 per 3 dwellings	10% of parking spaces		
D1 - Non Residential Institutions				
Medical or health facility	1 per 2 full time equivalent staff + 3 per consulting room	See Notes	1 per 10 full time equivalent staff, minimum 2	1 per 10 full time equivalent staff, minimum 2
Crèche, day nursery or day centre	1 per full time equivalent staff + drop off / pick up facility	See Notes	1 per 10 full time equivalent staff, minimum 2 for pupils	No standard
School	1.5 per classroom	See Notes	Individual consideration	1 per 40 full time equivalent staff, minimum 2
Higher and further education	1 per 2 full time equivalent staff	See Notes	1 per 10 full time equivalent staff + 1 per 10 students - long stay type	1 per 80 full time equivalent staff + 1 per 600 students

Land use	Maximum standard for cars	Minimum standard for disabled people	Minimum standard for cycles	Minimum standard for motorcycles
Art gallery, museum, exhibition hall or library	1 per 30 m ² Public Floor Area	See Notes	1 per 300 m ² Public Floor Area, minimum 2	1 per 1200 m ² Public Floor Area, minimum 2
Public hall or place of worship	1 per 5 m ² Public Floor Area	See Notes	1 per 50 m ² Public Floor Area, minimum 2	1 per 200 m ² Public Floor Area, minimum 2
D2 – Assembly & Leisure				
Cinemas, bingo hall or casino, concert hall, conference facilities	1 per 8 seats	See Notes	1 per 80 seats, minimum 2	1 per 320 seats, minimum 2
Indoor sports or recreation	1 per 25 m ²	See Notes	1 per 250 m ² , minimum 4	1 per 1000 m ² , minimum 2
Outdoor sports or recreation	Individual consideration	Individual consideration	Individual consideration	Individual consideration
Miscellaneous				
Stadia / spectator seating	1 per 18 seats (maximum) + 1 coach parking space per 1000 seats (minimum)	See Notes	1 per 150 seats, minimum 2	1 per 600 seats, minimum 2
Railway / Bus stations, tram stops	Individual consideration	Individual consideration	Individual consideration	Individual consideration

Notes

Car parking standards refer to gross floor space of relevant land use and to off-street provision.

Cycle parking provision for long stay must be sheltered and include secure storage for the cycle and accessories. See the Oldham Cycling Strategy and Guidance for Developers for further information.

Unless indicated otherwise, the basic standard for disabled parking is:

Up to 200 bays – 3 bays or 6% of the total capacity, whichever is the greater

Over 200 bays – 4 bays + 4% of total capacity

The provision of disabled parking is additional to the total ordinary parking provision. A minimum level of parking for disabled people is expected for smaller developments. However, the Council may find it unreasonable in some cases to insist on minimal provision for small developments, such as where no other parking is provided.

C3 – PPG3 requires that the average provision throughout the Borough and over the life of the Plan should result in an average of 1.5 off-street space per dwelling. Garages are to be included in the calculation of provision.

Provision for dwellings with 2 + bedrooms outside town and district centres should reflect the public transport accessibility of the site and the availability of on-street parking.

GLOSSARY OF TERMS

Accessibility - The ability of people to move around an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Active frontages - Frontages with entrances, shopfronts and other windows that serve to increase pedestrian activity and natural surveillance on the street. The opposite of a blank wall.

Active solar power - The use of solar panels to directly heat water systems by using the sun's energy.

Adaptability - The capacity of a building or development to be changed so as to respond to changing social, technological and economic conditions.

Aggregates - A mass of minerals formed into one rock, for example, sand, gravel and limestone.

Agriculture - Horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock for production purposes, the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and woodlands where the use is ancillary to other agricultural purposes.

Air Quality Action Plan - The Council, together with other Greater Manchester local authorities, produced an Air Quality Action Plan (AQAP) for the sub-region, which was approved by the Association of Greater Manchester Authorities' Transport Executive in January 2004. The local annexes set out what each authority intends to implement to improve air quality within their jurisdiction.

Air Quality Management Area - An area where air pollution is likely to exceed National Air Quality Objectives under the Environment Act 1995, particularly due to road traffic. Such areas will be reviewed over the life of the Plan, therefore their boundaries may change over time.

Amenity - Pleasant circumstances or features, advantages.

Amenity Green Space - Open spaces within housing developments, the Town and District Centres or employment areas, which enhance the public realm and provide informal recreational opportunities in highly accessible locations. Includes areas within development sites that cannot be built on (i.e. space left over after planning) and grassed verges under which run utilities or services.

AQMA - Please see Air Quality Management Area

AQAP - Please see Air Quality Action Plan

Arboriculture - The cultivation of trees.

Architectural detailing - Doors, windows, cornices and other features which contribute to the overall design of the building.

Axonometric - A drawing showing a three dimensional projection of a building.

Basic Services - A theme running through the plan is the importance of access to jobs, basic goods and services, amenities and public transport. The term 'Basic Services' as used in the plan refers to primary/junior schools, post offices, foodshops, supermarkets, G.P.'s surgeries and pharmacies. See Public Transport Accessibility, below, for definition of access in relation to transport.

Biodiversity - The variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems. (based on definition in Article 2 of the Biodiversity Convention).

Bioversity Action Plan (BAP) - Identifies species and habitats of local conservation importance and sets targets for reducing their decline.

Biomass - The use of products and by-products of agriculture and forestry to produce heat and power, for example wood fuel from forestry residues, poultry litter from intensive chicken rearing and the cultivation of crops, typically willow or grass, specifically for this purpose.

Bulky goods - Non-food items usually sold from retail warehouses, including DIY and hardware goods, electrical goods, carpets and furniture, and other household goods.

Community Cohesion - This phrase describes the process by which different communities increase their mutual understanding, positive interaction and participation in the life of the Borough.

Comparison goods - This is a term used in connection with retail policies and it refers to items which customers shop around for by comparing what is on offer, such as clothing.

Concept Statement - A concise, informal statement, usually comprising bullet points and diagrams, setting out the planning, design and quality objectives that the Council considers should guide development of a site.

Context - The setting of a site or area, including factors such as traffic, activities, and land uses as well as landscape and built form.

Convenience goods - This refers to items that people need to buy most frequently, most specifically food.

Conurbation - A cluster of neighbouring towns or cities which in some respects are considered as a single unit, for example the towns and cities making up the conurbation of Greater Manchester.

Cross Connection - Where a separate foul water and surface water system is permitted, the surface water generated by the development, invariably discharges to a river or stream. Any wrong or cross-connection of foul water into the surface water sewer system can cause significant contamination of the watercourse downstream.

Cumulative impact - The total impact of existing retail stores, proposed stores and those which are approved but not yet built, on specified Centres.

Curtilage - The definable area around a building within which land and structures associated with the building are contained.

DCLG - The Department for Communities and Local Government that was created in May 2006 with responsibility for planning.

Defensible space - Defensible space results from designing developments generally, and the space around buildings in particular, to avoid the incidence of “no mans land”. All space should be clearly perceived by both occupiers and visitors as either public space, or private or community space, thus serving to discretely “manage” access by strangers in the interests of crime prevention and community safety. The creation of defensible space must not be seen as inconsistent with the creation of an attractive, permeable and socially inclusive public realm.

Density - This is a key concept in describing, planning and controlling the use of land. It describes how many buildings are, or can be, developed on a particular piece of land. See also Net Site Area and Density.

Desire lines - A convenient route that pedestrians currently use, or might ideally wish to use, linking adjoining destinations or attractions.

DETR - Please note that the DETR (Department of the Environment, Transport and the Regions) changed to the DTLR (Department of Transport, Local Government and the Regions) in June 2001. The DTLR itself was superseded in May 2002. The planning function carried out by the DTLR transferred to the Office of the Deputy Prime Minister (ODPM) and transport responsibilities to the Department for Transport (DfT). In May 2006 the ODPM was superseded by the Department for Communities and Local Government (DCLG).

Development - There is a legal definition of “development” used in planning which is as follows: “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.”

Development control - This is the process of determining applications for planning permission undertaken by the local planning authority (or the Secretary of State in some cases).

District Centre - A group of shops, separate from Oldham Town Centre, usually containing at least one food supermarket or superstore, and non retail services such as banks, building societies and restaurants.

Diversification - The development of non-agricultural activities by farm businesses to supplement their farming activities, often done to support farm income and ensure the continuing viability of a particular business.

DTI - Department of Trade and Industry

DTLR - Department of Transport, Local Government and the Regions, created after the

General Election in 2001. The previous ministry with oversight of the planning system was the DETR (Department of the Environment, Transport and the Regions). DTLR was superseded by the Office of the Deputy Prime Minister (ODPM) in May 2002, which was itself superseded by the Department for Communities and Local Government (DCLG) in May 2006.

Economic Development Zone - The central wards around Oldham Town Centre have been designated as an Economic Development Zone and attracted European funding of £8 million until 2006 for a major redevelopment programme. Initiatives include land assembly, environmental and transport schemes and business grants.

Edge of centre - For retail purposes, a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances.

Electro-magnetic interference - Wind turbines can potentially affect electromagnetic transmissions in two ways: by blocking or deflecting line of sight radio or microwave links, or by the 'scattering' of transmission signals.

Enclosure - The use of buildings to create a sense of clearly defined space.

Environmental performance - The extent to which new buildings are designed and constructed in terms of their sustainability and impact on the environment. This will be influenced by, among other things, the types and sources of materials used, level of energy efficiency and flexibility of design.

Gateway locations - (i) points of entry into a town or district centre at its edge by road, rail, canal or tram; (ii) points of entry for pedestrians from surrounding areas, major car parks and transport stops or stations.

Grampian Condition - A condition that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.

Green Belt - An area of land where there is a strong presumption against new development (except that which falls into certain limited categories) in order to check the unrestricted sprawl of urban areas, stop neighbouring towns from merging into one another, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and villages and assist in urban regeneration.

Hazard - is defined as a substance or a situation which has the potential to cause harm or damage.

Heritage - Buildings, artefacts, or landscapes which have been handed down by a previous generation.

Highway - A road and adjacent pavements, on which there is a public right of way.

Home Zone - A residential area or development where streets are designed to give priority to pedestrians over vehicles and provide space for play and socialising. The local highway authority can designate a 10 mph speed limit in a home zone.

Householder developments - Developments involving extensions or alterations to houses, gardens or yards, for example dormers, conservatories or sheds. Some such developments are classed as permitted development and do not require planning permission, whilst others require planning permission.

Housing Market Renewal Fund (HMRF) - Oldham and Rochdale have been chosen by the Government as one of nine “Pathfinder” areas under this fund, to develop effective ways in which to combat and prevent decline in the demand for homes. The Pathfinder has a share in £500 million available over three years to improve the demand for homes. There is also the prospect of further funding available to support housing markets over the next ten to fifteen years.

Landmark - Distinctive building, space or structure.

Landfill Gas - Gas produced by the decomposition of landfilled waste within a tip.

Legibility - The characteristics of an area in terms of easily recognised routes, intersections and landmarks that make a place easy to understand and move around.

Local distinctiveness - The positive features of a place and its communities which contribute to its special character and sense of place.

Local Nature Reserves (LNR's) - Areas of local significance identified for their importance in nature conservation and public education.

Massing - The combined effect of the size and shape of a building or group of buildings.

Material considerations - must be genuine planning considerations related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned. The Courts decide what constitutes a material consideration and over the years all the following have been included:

- the number, size, layout, siting, design and external appearance of buildings;
- the proposed means of access;
- impact on the neighbourhood;
- availability of infrastructure; and
- the Government's statements of planning policy and emerging policies, depending on the context.

Mineral Resource Zone - An area within which mineral reserves have been identified through geological surveys.

Modal shift - A change in the proportion of trips made by different modes of transport, which can be measured by analysing traffic flows on roads or the way people access a particular site. It is often used to refer to a shift from the use of the car to more sustainable means of transport, i.e. public transport, walking and cycling.

Modal split - The proportion of trips made by different modes of transport.

Natural surveillance - The discouragement to wrong-doing by the presence of passers

by or the ability of people to be seen from surrounding windows and the resulting perception of safety.

Neighbourhood Renewal Fund (NRF) - provides additional resources for local authorities in the 88 most deprived areas of the country to improve services in the most deprived neighbourhoods, to narrow the gap between these areas and the rest of the country. In Oldham, the East Oldham area is eligible for NRF, the fund being particularly focused on Derker.

Net Site Area and Density - In relation to housing development, the net site area of a development relates to the amount of land which is, or can be, developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas. The definition of net site area therefore excludes major distributor roads, primary schools (where within the site), open spaces serving a wider area and significant landscape buffer strips. Net site density is therefore the number of houses which are, or can be, developed on the net site area.

New Deal for Communities (NDC) - is a key programme in the Government's strategy to tackle multiple deprivation in the most deprived neighbourhoods in the country, giving some of the country's poorest communities the resources to tackle their problems in an intensive and co-ordinated way. The aim is to bridge the gap between these neighbourhoods and the rest of the country. In Oldham, Fitton Hill and Hathershaw are identified as NDC areas, plus parts of Alexandra and St Pauls wards.

NO₂ - Nitrogen dioxide, one of the seven main air pollutants. The primary source is vehicle emissions. Government has set health based standards for main pollutants. Scientific modelling completed in 2000 showed that the target level of NO₂ is likely to be exceeded in many areas of Greater Manchester by 2005, including parts of Oldham Borough.

Nuisance - has no definition in law but is interpreted as something that affects the comfort and convenience that an individual can reasonably expect to enjoy.

Office of the Deputy Prime Minister (ODPM) - The ODPM was created as a central department in its own right in May 2002. It was responsible for policy on housing, planning, regional and local government and the fire service. It also takes responsibility for the Social Exclusion Unit, the Neighbourhood Renewal Unit and the Government Offices for the Regions. In May 2006 the ODPM was replaced by the Department for Communities and Local Government (DCLG).

Open Space - Comprises predominantly urban green space that is normally vegetated, and civic (or public) space that is predominantly hard-surfaced, which may be publicly accessible or private spaces. See Typology of different types of open spaces by primary purpose in Appendix E.

Open Space Standards - The open space standards used in Oldham are derived from the updated National Playing Fields Association Standards. These specify the minimum amount of different types of open space expected to be provided throughout the Borough. It is expected in revised Planning Policy Guidance note 17 that local authorities should set their own open space standards through the undertaking of a 'local assessment of needs and audit'. Use of these standards represents an interim

position pending the completion of this process which will culminate in the setting of locally derived standards.

Out of Centre - A location that is clearly separated from a town centre, but not necessarily outside the urban area.

Parking, Dual use of - Where two or more developments use a car park at different times of the day or on different days of the week.

Parking, Shared use of - Where two or more developments use a car park at the same or overlapping times of the day.

Passive solar power - the energy freely available from sun, daylight and air currents.

Peak District National Park – As a designation was founded in 1951. The planning function of the Park is overseen by the Peak District National Park Authority. The statutory purposes of the Authority (as defined by the Environment Act 1995) are

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
- To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public

The National Park also has valued characteristics which include quiet enjoyment; wilderness and remoteness; landscape, wildlife and plants; clean earth, air and water; it's cultural heritage or history, archaeology, customs and literary associations; other features which make up its special quality.

Permaculture - A means of producing crops based on a system which replicates natural ecosystems.

Permeability - The degree to which an area has a choice of pleasant, convenient and safe routes through it.

Permitted Development - Certain types of development which do not require planning permission. They are detailed in the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (Use Classes) Order 1987.

Photovoltaic - Cells employing solar radiation (the heat from the sun) to generate electricity.

Planning and design brief - A formal document informing developers and other interested parties of the constraints and opportunities presented by a site, and the type of development expected or encouraged by local planning policies. To achieve status as a Supplementary Planning Document, a planning and design brief needs to be subject to consultation. (To be distinguished from a development brief which is the document prepared by a Council to promote development of a site, usually in it's own ownership).

Planning Obligation - An agreement made between the local planning authority and another party, which concerns a particular aspect of or is associated with a development. It is usually made in connection with the granting of planning permission through Section 106 of the Town and Country Planning Act 1990.

Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPS) -

Planning Policy Guidance notes and newer Planning Policy Statements set out the Government's policies on different aspects of planning. Local planning authorities are required to take their content into account in preparing their development plans. The guidance may also be material to decisions on individual planning applications and appeals. At the time of writing there are PPGs/PPSs on the following topics:

PPS1 *Delivering Sustainable Development*
PPG2 *Green Belts*
PPG3 *Housing*
PPG4 *Industrial, Commercial Development and Small Firms*
PPG5 *Simplified Planning Zones*
PPS6 *Planning for Town Centres*
PPS7 *Sustainable Development in Rural Areas*
PPG8 *Telecommunications*
PPS9 *Biodiversity and Geological Conservation*
PPS10 *Planning for Sustainable Waste Management*
PPS11 *Regional Spatial Strategies*
PPG12 *Development Plans*
PPG13 *Transport*
PPG14 *Development on Unstable Land*
PPG15 *Planning and the Historic Environment*
PPG16 *Archaeology and Planning*
PPG17 *Planning for Open Space, Sport and Recreation*
PPG18 *Enforcing Planning Control*
PPG19 *Outdoor Advertisement Control*
PPG20 *Coastal Planning*
PPG21 *Tourism*
PPS22 *Renewable Energy*
PPS23 *Planning and Pollution Control*
PPG24 *Planning and Noise*
PPG25 *Development and Flood Risk*

Pollution - Pollution can result from the release of energy (eg. sound, light, heat) or of matter (solid, liquid, vapour, dust and gases) to the environment, thereby adversely affecting human populations, ecosystems, water courses, air quality and soil quality.

PPGs - Please see Planning Policy Guidance notes

Previously developed land - is defined in Planning Policy Guidance Note 3 Housing as: "land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built up areas which has not been developed previously (e.g. parks, allotments). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings) and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to

nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.”

Primary Shopping Frontages - Key frontages of the Town and District Centres predominantly in retail use.

Public Local Inquiry - The forum at which all unresolved objections to the draft Unitary Development Plan after the revised deposit stage are heard by an independent inspector.

Public realm - The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares or parks.

Public Open Space - Open space to which there is public access, even though the land may not be in public ownership.

Public transport - Public transport services include buses, Ring and Ride (for people with mobility impairments), Metrolink, local rail, and other forms of public transport defined as such in the Greater Manchester Local Transport Plan. For example, a ‘demand responsive’ system arranged by the GMPTE, such as a shared taxi or mini-bus service, would be considered public transport.

Public transport accessibility - For the purposes of the UDP, the Council is using the following classification to assess the public transport accessibility of sites. It is derived from criteria set out in the Greater Manchester Local Transport Plan.

Very good accessibility: within 400 m of a frequent bus route, including but not limited to Quality Bus Corridors, AND 800 m of a rail station or future Metrolink stop, thus offering a choice of modes. (A frequent bus route is defined as a route with a service, or a combination of services, running at a minimum of every 10 minutes daytime Monday to Saturday and running evenings and Sundays.)

Good accessibility: within 400 m of a frequent bus route (as above) OR 800 m of a rail station or future Metrolink stop.

Satisfactory accessibility: within 400 m of a bus route with a service, or a combination of services, running at a frequency of two per hour daytime Monday to Saturday.

Basic accessibility: within 400 m of a bus route with a service, or a combination of services, running daytime Monday to Saturday.

Reflected Light - Wind turbines can cause flashes of reflected light, which can be visible for some distance.

Regional Spatial Strategy for the North West (RSS) - Published in March 2003 by the Government Office of the North West, RSS comprises a broad spatial strategy within which local authority development plans and local transport plans should be prepared. Consequently, the Council has had regard to its advice in preparing the UDP. Under the Planning and Compulsory Purchase Act 2004, the RSS is formally part of the Borough’s statutory development plan.

Renewable energy - This is defined as energy which occurs naturally and repeatedly in the environment (Planning Policy Statement 22 Renewable Energy). By current convention, the definition also includes combustible or digestible industrial, agricultural and domestic waste material. This may change in the future but for the purposes of this plan, they are included.

Replacement Plan - (as opposed to alterations) Replacement Plans are complete new plans and are used where the existing plan is substantially out-of-date and the scale of alterations needed is fundamental. Alterations to plans are more likely to be appropriate where a partial rolling forward of the plan is needed, or where forecasts or assumptions have changed, or where additional policies are needed to deal with previously unforeseen issues.

RSS - Please see Regional Spatial Strategy.

Residential or workplace amenity - Those general aspects of the home or workplace environment that define the quality of living or working conditions enjoyed by the occupants of a property. These are normally taken to include such things as privacy, safety and security, access to reasonable levels of daylight and sunlight, absence of noise and air pollution, and general outlook (but not the right to a view per se).

Scale - The impression of a building when seen in relation to its surroundings, or the size of the parts of a building or its details, particularly as experienced in relation to the size of a person.

Section 106 agreement/planning obligation - An agreement made under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation.

Shadow flicker - Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off. This effect is known as shadow flicker.

Sites of Biological Importance (SBI's) - areas recognised by the Council as being of particular interest by reason of any flora, fauna, geological or landscape features which require protection and preservation.

Sites of Special Scientific Interest (SSSI's) - areas recognised by English Nature as being of special interest by reason of their flora, fauna, geological or landscape features and which have statutory protection to preserve these features.

Social Inclusion/Exclusion - There are many definitions of social inclusion and exclusion. A simple definition is “the deprivation of opportunity to participate in society.” Aspects of people’s participation in society include:

- having a job, or taking part in education;
- having a network of family and social contacts;
- enjoying collective leisure activities;
- taking part in community activities; and
- living in confidence and without fear for their own safety.

SRB6 - Sixth round of the Government’s Single Regeneration Budget, a grant

programme to support a range of improvements (physical, environmental, education and training, etc.) in a specific urban area. In Oldham Borough, the SRB6 area includes all of Werneth ward, most of Hollinwood ward and part of Chadderton South ward and the programme runs for a seven year period, from 2000 to 2007.

Sui generis - please see under “Use Classes Order”.

Sunrise Industries - consist of 7 target business sectors that have been identified in the North West Regional Development Agency’s Regional Strategy. These have been identified as:

Environmental technologies;
Life science industries (biotechnology and pharmaceuticals);
Medical equipment and technology;
Financial and professional services;
Tourism;
Computer software and services/internet-based services; and
Creative industries, media, advertising and public relations.

Supplementary Planning Document (SPD) - Replaces Supplementary Planning Guidance under the new Local Development Framework based planning system introduced by the Planning and Compulsory Purchase Act 2004. The function of an SPD is similar to that of SPG (below) in that it will be used to expand upon policy in a development plan document (such as the “saved” UDP) or provide more detail on it. The aim is to aid the implementation of the policy. The preparation of SPDs will be subject to public consultation and participation before being formally adopted by the Council.

Supplementary Planning Guidance (SPG) - Additional planning advice to support and expand the policies and proposals of the Unitary Development Plan, now replaced by SPDs. Whilst not forming part of the plan, such guidance may be taken into account as a material consideration when planning applications are considered. Such guidance is publicly available and subject to public consultation during its preparation, and is subsequently subject to review.

Sustainable development - Defined by the Bruntland Commission (1987) and quoted in PPG 1 as “Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations” The UK’s strategy for sustainable development “ A Better Quality of Life” was published in 1999 and highlights the need for environmental improvement, social progress and economic success to go hand in hand.

Sustainability - Please see Sustainable development

Sustainability Appraisal - A sustainability appraisal is a process which tests the consistency and performance of a policy or plan and their objectives against sustainability objectives. Sustainability objectives range from reducing poverty to reducing emissions of gases which contribute to climate change to protecting and enhancing endangered and valued species and habitats.

Topography - The general lie of the land, particularly slope.

Top up shopping - Trips to purchase perishable products that do not last, such as milk and bread.

Urban Renaissance - is an approach to urban regeneration founded on the principles of design excellence, social well-being and environmental responsibility within a viable economic and legislative framework. This is set out in the Urban Task Force publication "Towards an Urban Renaissance".

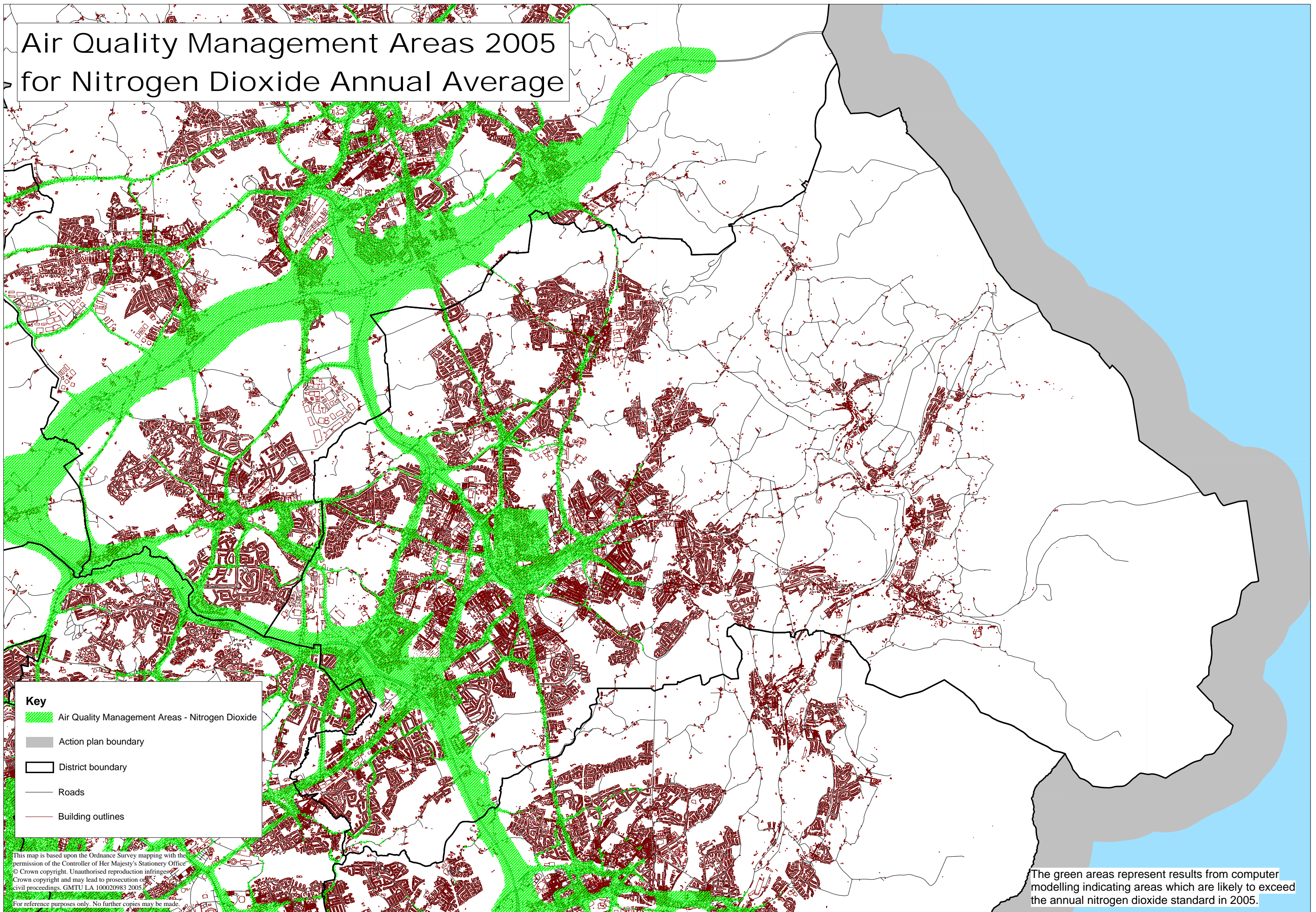
Use Classes Order - The different uses to which land can be put are classified for planning purposes in the Town and Country Planning (Use Classes) Order 2005: The Order is in four parts as shown below:

- A1 - shops
- A2 - financial and professional services
- A3 - restaurants and cafes
- A4 - drinking establishments
- A5 - hot food takeaway
- B1 - business
- B2 - general industrial
- B8 - storage or distribution
- C1 - hotels
- C2 - residential institutions
- C3 - dwelling houses
- D1 - non-residential institutions
- D2 - assembly and leisure
- Sui generis - all other uses not specified

Vista - An enclosed view, normally a long narrow one.

Vitality and Viability - This expression is used in relation to the Town and District Centres' ability to: retain and develop a wide range of attractions and amenities including shops, offer an attractive environment, provide good accessibility to and within the centre, and attract continuing investment in the development of new, or refurbishment of existing, buildings.

Air Quality Management Areas 2005 for Nitrogen Dioxide Annual Average



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