

**OLDHAM METROPOLITAN BOROUGH  
COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK**

**DRAFT ASSESSMENT OF EMPLOYMENT  
SITES  
SUPPLEMENTARY PLANNING DOCUMENT**

**CONSULTATION STATEMENT**

**June 2007**

# **OLDHAM METROPOLITAN BOROUGH LOCAL DEVELOPMENT FRAMEWORK**

## **Supplementary Planning Document**

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

The Local Development Framework will be a folder of different documents, including Development Plan Documents, which set out the Council’s approach to future development in the Borough.

This document is part of a Supplementary Planning Document (SPD). SPDs are documents that expand on policy outlined in a Development Plan Document or provide more detail on it to help in its implementation. They are not formally part of the statutory Development Plan but are material considerations in determining planning applications.

Supplementary Planning Documents have three supporting documents:

- a Sustainability Appraisal,
- a Habitats Regulations Assessment, and
- an Equalities Impact Assessment.

Members of the public may comment on the Supplementary Planning Document and any of the three supporting documents. A document outlining who has been consulted in the preparation of the Supplementary Planning Document, and issues they raised, is also available alongside these documents. This is called a Consultation Statement.

Members of the public may comment on this document during the six-week public consultation period as indicated on the public notice and comments form.

Comments made on the document cannot be treated as confidential.

If you would like further help in interpreting this document please contact the Strategic Planning and Information section on the following telephone numbers: 0161 770 4139 / 4151.

You can also email the team on [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

All documents connected with the Local Development Framework are available on the Council’s web site at [www.oldham.gov.uk](http://www.oldham.gov.uk).

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The Council will arrange for this document to be made available in alternative formats including large print, electronically, and community languages if requested, and subject to resources being available. Please ring 0161 770 4139, 4163 or 4151 for further information.

पिनंती करवाथी, काउन्सिल द्वारा आ हस्तावेज विविध रूपमा उपलब्ध करवामां आवशो. हा.त., मोटा छापेलां अक्षरोमां, सीडी के ओडियो टेप पर अने विविध समाजनी भाषाओनो समावेश थाय छे. हृपा करी, वधारे माहिती माटे, 0161 770 4151, 4163 अथवा 4139 नंजर पर झोन करी.

काउन्सिल, एही दलिलटिके अनुरोध सापेक्षे एवं यदि उपयुक्त हय-अन्यान्य भावे पाওয়ার व्यवस्था करवे, यार असुबुक्त हल वड अक्षरे, इलेक्ट्रनिकभावे एवं कम्प्युटरि विभिन्न भाषाय। दया करे आरओ विस्तारित तथेय जन्य टेलिफोन करन 0161 770 4151, 4163 अथवा 4139 एही नम्बरगुलोते।

اگر مانگ ہوئی اور مناسب ہو تو کونسل اس دستاویز کو موٹی لکھائی، ٹیپ یا سی ڈی وغیرہ اور کمیونٹی کی زبانوں میں بھی فراہم کرنے کا انتظام کرے گی۔ مزید معلومات کیلئے 0161 770 4151 یا 0161 770 4163 یا 0161 770 4139 پر فون کریں۔

## **1. Introduction**

- 1.1 The Council is required to prepare its Supplementary Planning Documents (SPDs) in accordance with procedures set out in the Town and Country Planning (Local Development) (England) Regulations 2004. Regulation 17 requires that a Consultation Statement be prepared at the draft consultation stage on all SPDs.
- 1.2 This Consultation Statement is being made available during the formal period of consultation alongside the draft SPD, the Sustainability Appraisal Report, Equalities Impact Assessment and Habitat Regulations Assessment.

## **2. Consultation on the draft SPD**

- 2.1 The draft SPD was drawn up by officers in the Council's Environmental Services Directorate (Environmental Protection section) and Regeneration Directorate (Strategic Planning and Information Team and Property Development and Investment sections). The aim of the SPD is to provide guidance on the implementation of UDP policies B2.1 and B2.2 which sets out the views of Oldham MBC on how it will assess planning applications for the development of residential and/or community uses on sites in Primary Employment Zones (PEZs) and existing employment sites outside PEZs, which itself was subject to consultation and Sustainability Appraisal as part of the UDP review process (2000-2006).
- 2.2 As required by the Planning and Compulsory Purchase Act 2004, the Council carried out a Sustainability Appraisal alongside the preparation of the draft SPD. This process incorporated the requirements of the European Commission Directive 2001/42/EEC, which requires a Strategic Environmental Assessment of SPDs. The first stage of this process was the production of a Scoping Report. This involved an initial evidence gathering exercise and the identification of Plan and Sustainability Objectives. The Scoping Report is included as Appendix 1 to the Sustainability Appraisal, which is available for consultation alongside this draft SPD.
- 2.3 As part of the Scoping Report process the Council consulted the Environment Agency, Natural England, English Heritage, Government Office North West, Oldham Partnership, North West Regional Assembly, MIDAS, Manchester Enterprise, Greater Manchester Chamber of Commerce and the Northwest Regional Development Agency by letter. This consultation was carried out for five weeks between 15 January and 19 February 2007.
- 2.4 Appendix 1 of this document summarises the comments received and the Council's responses.

- 2.5 The Council also carried out an Equalities Impact Assessment on the draft SPD in order to assess the potential impact of the SPD on the various equalities categories in the Borough. This was carried out by officers in the Strategic Planning and Information section on 21 May 2007. The resulting document is available for consultation alongside this draft SPD.
- 2.6 The Council also carried out a Habitats Regulations Assessment as required under Article 6(3) and 6(4) of the Habitats Directive as implemented by the draft Habitats Regulations 2006. This involved an ongoing period of consultation with the Greater Manchester Ecology Unit and Natural England. A copy of this Assessment is available for consultation alongside this draft SPD.

### **3. Formal Public Consultation**

- 3.1 The draft SPD is subject to a period of formal consultation from 19 June 2007 to 5pm 31 July 2007.
- 3.2 Appendix 2 contains a list of specific Consultation Bodies and Government Departments that will be invited by letter or email to comment on the draft SPD and its supporting documents.
- 3.3 Appendix 3 contains a list of other Consultees that will be invited to comment on the draft SPD and its accompanying documents.
- 3.4 A public notice was published in the Oldham Evening Chronicle on 19 June 2007 and a press release with details of the SPD was issued.
- 3.5 The draft SPD and its supporting documents are available on the Council's website: [www.oldham.gov.uk](http://www.oldham.gov.uk)
- 3.6 The draft SPD and its supporting documents and comments forms are available at public libraries, the Civic Centre One-Stop Shop and Level 12 Planning Reception and Oldham Business Centre.
- 3.7 All Oldham MBC Councillors and the Oldham Partnership have been sent an electronic copy of the draft SPD and its supporting documents.
- 3.8 A letter or email has been sent to those individuals and organisations on the LDF mailing list, and those that have expressed a particular interest in the draft SPD, explaining that the document is available for consultation.
- 3.9 Paper copies of the draft SPD can be purchased for £10 (inclusive of postage and packing). To order a copy, please send a cheque made payable to Oldham MBC to:

Strategic Planning & Information  
Regeneration Directorate

PO Box 452  
Oldham Business Centre  
Cromwell Street  
Oldham OL1 1WR

Telephone: 0161 770 4163

Email: [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

Appendix 1

**Consultation on the Scoping Report – Comments received and Council’s Response**

<b>Respondent</b>	<b>Issue</b>	<b>Council Response</b>
Government Office North West	GONW do not wish to offer any comments.	Noted.
English Heritage	Paragraph 5.1 sets out the plan objections and includes making better use of vacant and underused land and buildings. There is a potential for these buildings and sites to have some historic, architectural or archaeological interest. The appraisal should enable the assessment of this interest and therefore the inclusion of an objective covering the historic environment should be considered. This would also apply to the identification of new sites for employment.	Sustainability objective C “To realise the maximum benefit of derelict land and buildings” will take account of the fact that the sites and buildings could have historic, architectural or archaeological interest.
Northwest Regional Development Agency	Pleased to see the inclusion of 2006 Regional Economic Strategy. Would like to make reference to RES Action 84, which recognises that not all brownfield sites will be suitable for employment use and looks to develop alternative uses.	The Scoping Report has been amended to include RES Action 84 in the review of plans and policies.

<p>North West Regional Assembly</p>	<p>RPG13 forms an integral part of the development plan and should be given due consideration in producing SDP's and SA's. In addition the Draft RSS has now undergone a number of periods of consultation with an Examination in Public, which ended on 15<sup>th</sup> February 2007. As it is progressing towards adoption, it should be given some consideration when forming new policy documents and included in Table 1.</p>	<p>RPG 13 and Draft RSS 13 are both included in Table 1 already.</p>
	<p>Table 1 includes PPG 3 and PPS 3, however as PPS3 was published in November 2006 PPG3 should be removed as it is superseded.</p>	<p>Noted, however when the Scoping Report was consulted on, PPG 3 was still a valid document, so both documents were included.</p>



<p>Natural England</p>	<p>Natural Environment and Rural Communities (NERC) Act states: “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.” Natural England states that we may wish to make this obligation clearer within the document.</p> <p>Other documents to include:</p> <p>PPS7 – Sustainable Development in Rural Areas</p> <p>PPS 9 Biodiversity and Geological Conservation</p> <p>‘Environmental Quality in Spatial Planning’</p> <p>‘The Countryside In and Around Towns’</p> <p>‘Landscape Character and Assessment Guidance for England and Scotland’</p> <p>‘Countryside Character, Volume 2: North West England’</p> <p>‘Greater Manchester Biodiversity Action Plan’</p> <p>‘Draft Greater Manchester Geodiversity Action Plan’</p>	<p>Natural England makes reference to the fact that the document is perceived to lack environmental focus from their perspective. The Council’s response is that the draft SPD relates to two specific policies B2.1 and B2.2, which are economic and social in nature. The UDP recognises the importance of the environment, within the Borough, and has specific policies relating to this area of planning, particularly in the Open Environment Chapter of the UDP. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>
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	<p>In paragraph 3.3 it should be added that the South East of Oldham Metropolitan Borough lies within the Peak District National Park. And add reference to the Rochdale Canal SSSI.</p>	<p>Noted, this has been added to the draft SPD.</p>
	<p>Table 2 is void of any environmental data; Natural England can provide information on a number of environmental interests.</p>	<p>The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>
	<p>The Scoping Report states that 'Employment Development in the Borough should continue to be located on brownfield sites'. Natural England ask that Oldham recognises the Biodiversity value of such sites.</p>	<p>Noted. The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area.</p>

	<p>Natural England are concerned at the lack of environmental objectives, particularly with the proximity of the Rochdale Canal to many existing and proposed employment sites.</p>	<p>The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD. The draft SPD makes reference to the Rochdale Canal and advises potential developers to liaise with the Greater Manchester Ecology Unit.</p>
	<p>Natural England would welcome the inclusion of data, issues, objectives and indicators for conservation and enhancement of Biodiversity; conservation and enhancement of Landscape and Townscape; and provision, conservation and enhancement of green infrastructure, open spaces and access to them.</p>	<p>The UDP recognises the importance of all of those listed within the Borough, and has specific policies to cover those areas. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>

<p>Environment Agency</p>	<p>PPS25 Development and Flood Risk Annex F Surface Water Drainage and Sustainable Drainage Systems (SUDS) should be included. The Environment Agency encourage the use of SUDS where practical are they are significant in the process of delivering sustainable urban development.</p>	<p>The Environment Agency ask that SUDS be taken into account in the SPD. The UDP covers Water Run-off and Sustainability in policy NR2.4 of the UDP It is not proposed to include PPS 25 in the Assessment of Employment Sites SPD.</p>
	<p>PPS 23 Annex 2, Development of land affected by Contamination. Consideration needs to be given to addressing any issues of contamination that may arise when making the best use of industrial land.</p>	<p>The Environment Agency ask that Contamination issues be taken into account in the SPD. The UDP covers Contaminated Land in policy NR1.6 of the UDP and is producing a specific SPD covering the issues raised. It is not proposed to include PPS 23 in the Assessment of Employment Sites SPD.</p>

## Appendix 2

### **Specific Consultation Bodies and Government Departments to be consulted on the draft SPD**

The following bodies are specific consultation bodies and will be consulted by the Council in accordance with its Adopted Statement of Community Involvement:

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

### **Government Departments**

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

- Department for Communities and Local Government (DCLG)
- Department for Culture, Media and Sport (DCMS)
- Department for Education and Skills (DfES)
- Department for Environment, Food and Rural Affairs (Defra)
- Department of Trade and Industry (DTI)
- Department for Transport (DfT)
- Home Office

In addition, the Council will also consult the following Government Departments, where appropriate:

- Department of Health (through Regional Public Health Group)
- Ministry of Defence

- Department of Work and Pensions
- Department of Constitutional Affairs
- Office of Government Commerce (Property Advisers to the Civil Estate)

## Appendix 3

### **General and Other Consultees**

The following bodies are general consultation bodies and will be consulted by the Council, where appropriate, in accordance with its Adopted Statement of Community Involvement:

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

### **Other Consultees**

The Council will also consult the following agencies and organisations, where appropriate:

- Age Concern
- Airport Operators
- British Chemical Distributors and Traders Association
- British Geological Survey
- British Waterways, canal owners and navigation authorities
- Centre for Ecology and Hydrology
- Chambers of Commerce, local Confederation of British Industry and local branches of Institute of Directors
- Church Commissioners
- Civil Aviation Authority
- Coal Authority
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Commission for Racial Equality
- Crown Estate Office
- Diocesan Board of Finance
- Disabled Persons Transport Advisory Committee (now part of the Inclusive Environment Group)
- Electricity, Gas and Telecommunications Undertakers, and the National Grid Company
- Environmental groups at national, regional and local level, including:
  - (i) Campaign to Protect Rural England (Lancashire branch only)
  - (ii) Friends of the Earth
  - (iii) Royal Society for the Protection of Birds
  - (iv) Wildlife Trusts
- Equal Opportunities Commission
- Fire and Rescue Services

- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Councils
- Local Agenda 21 including:
  - (i) Civic Societies
  - (ii) Community Groups
  - (iii) Local Transport Authorities
  - (iv) Local Transport Operators
  - (v) Local Race Equality Councils and other local equality groups
- National Playing Fields Association
- National Trust
- Network Rail
- Passenger Transport Authorities
- Passenger Transport Executives
- Police Architectural Liaison Officers / Crime Prevention Design Advisors
- Port Operators
- Rail Companies and the Rail Freight Group
- Regional Housing Boards
- Regional Sports Boards
- Road Haulage Association
- Royal Mail Group plc
- Sport England
- The Home Builders Federation
- Traveller Law Reform Coalition
- Water Companies
- Women's National Commission

#### LDF Mailing List

The Council will also notify those individuals and organisations on the LDF mailing list that consultation is underway on the draft SPD and accompanying documents.