

OLDHAM REPLACEMENT UDP – FIRST DEPOSIT

PUBLIC SCHEDULE OF OBJECTIONS AND SUPPORTING REPRESENTATIONS

October 2002

The Council received over 1600 comments to the policies and land use proposals in the Replacement Unitary Development Plan (UDP) during the consultation period in autumn 2001. The public schedules contain those objections and supporting representations which were duly made. Late comments, which were received in December after the deadline, are contained in the Annex. Please note that the information in the schedules was correct as of 10 September 2002 and does not reflect any additional information supplied by objectors or the withdrawal of any objections since this date.

The schedule is published in two forms: one listing objections and representations by policy reference, and the second listing objectors alphabetically. Thus you can find out what objections were received on a particular policy or site allocation, and also to what matters individuals, groups or organisations objected. You can also see whether there are others objecting to similar matters or any alternative sites proposed by objectors. Below is a key to the codes and subject matter of the policies in the Plan which people commented on. Representations which do not relate to a policy but are more general, or which relate to introductory paragraphs in a section, are listed at the beginning of the schedule.

The objections and supporting representations appear in summary form in the schedules. Arrangements can be made at Planning Reception, Level 12 at the Civic Centre to view the originals.

The process of considering responses to the objections is currently underway to identify whether there are changes that can be made to the Replacement UDP that will satisfy, either fully or in part, the concerns of objectors. Please note that consideration of the late representations is a matter for the Council's discretion. A revised deposit stage, also known as second deposit, will give people the chance to comment on any

changes made as a result of negotiation. The expected date of the second deposit is summer 2003.

For more information on the public schedules or the UDP Review, please contact:

Strategic Planning & Information Team
Policy, Performance and Regeneration
Chief Executive's Department
Oldham MBC
PO Box 335
Civic Centre
West Street
Oldham OL1 1XL

Tel 0161 911 4153
Fax 0161 911 4162

[E-mail ppr.sarah.barker@oldham.gov.uk](mailto:ppr.sarah.barker@oldham.gov.uk)

KEY TO POLICY CODES
(in alphabetical order by topic)

Page in Plan

<u>Business & Industry:</u>	49
B1 - Business & Industrial Land Allocations	50
B1.1 - Industrial Allocations	51
B1.2 - Business & Office Allocations	52
B1.3 - Mixed Use Allocations	52
B1.4 - Tourism Development	53
B1.5 - Business & Industrial development on unallocated land	54
B1.6 - Working from Home	54
B1.7 - Freight Generating Developments	55
B2 - Existing Industrial Areas	55
B2.1 - Primary Employment Zones	56
B2.2 - Protection of Existing Employment Sites outside PEZs	57
B2.3 - Existing Businesses within the Green Belt	57
<u>Community & Education Facilities:</u>	99
CF1 - New & Improved Education & Community Facilities	100
CF1.1 - Education Facilities	100
CF1.2 - New & Improved Community Facilities	100
CF1.3 - Loss of Education & Community Facilities	101
CF1.4 - Dual Use	102
CF1.5 - Developer Contributions to New Teaching Spaces	102
<u>Conservation of the Historic Environment:</u>	133
C1 - Conservation of the Historic Environment	133
C1.1 - Development Within or Affecting the Setting of Conservation Areas	137
C1.2 - Demolition of Buildings in Conservation Areas	138
C1.3 - Retention of Distinctive Local Features or Structures in Conservation Areas	139
C1.4 - Alterations & Extensions to Buildings in Conservation Areas	140
C1.6 - Advertisements in Conservation Areas & on Listed Buildings	141
C1.7 - The Re-use of Historic Buildings	141

C1.10 - Demolition of a Listed Building or Structure	144
--	-----

Design of New Development: **15**

D1 - Design of New Development	16
D1.1 - General Design Criteria	17
D1.2 - Environmental Performance of New Built Development	19
D1.3 - Access for Mobility & Sensory Impaired People	20
D1.4 - Habitat & Wildlife on Development Sites	21
D1.5 - Protection of Trees on Development Sites	23
D1.6 - Landscape Design & Tree Planting	24
D1.7 - Designing for Safety & Security	25
D1.8 - Shop Front Design	26
D1.9 - Advertisements on Business Premises	27
D1.11 - House Extensions	29
D1.12 - Telecommunications	30
D1.13 - Design of Development Adjoining Main Transport Corridors & at Gateway Locations in Town & District Centres	32

General Strategy: **7**

GS1 - Development Land Release	8
GS2 - Protecting Open Land	8
GS3 - Development on Unallocated Land	10
GS4 - Derelict, Vacant & Underused Land	11
GS5 - Accessibility of New Development	11
GS6 - Impact of New Development on Road Traffic	12
GS7 - Site Considerations	13

Housing: **59**

H1 - Housing Land Requirement & Supply	60
H1.1 - Housing Land Release – Phase 1	64
H1.2 - Housing Land Release – Phase 2	66
H1.3 - Assessing Non-Allocated Sites & the Renewal of Planning Permissions	67
H1.4 - Housing Density	69
H2 - Meeting the Need for Affordable Housing	70
H2.1 - Providing Affordable Housing	72
H2.2 - Caravan Sites for Gypsies or Travelling Showpeople	74
H2.3 - Lifetime Homes	76

Natural Resources: **149**

NR1 - Environmental Quality	150
NR1.1 - Air Quality	151
NR1.2 - Noise & Vibration	153
NR1.3 - Light Pollution	154
NR1.5 - Hazard & Nuisance	155
NR2 - Water Resources & Infrastructure	155
NR2.1 - Water Infrastructure	156
NR2.2 - Flooding & Flood Protection	157
NR2.3 - Culverting & Channelisation of Watercourses	158
NR3.1 - Renewable Energy Developments	161
NR3.2 - Wind Turbines	162
NR4 - The Need for Minerals	164
NR4.1 - Prevention of Mineral Sterilisation	165
NR4.2 - Primary, Secondary & Recycled Aggregates	166
NR4.3 - Criteria for Assessing Proposals for Mineral Working and Processing	167
<u>Oldham Town Centre:</u>	91
TC1 - The Role of the Town Centre	92
TC1.2 - Union Street	93
TC1.4 - Town Centre Car Parking	94
TC1.5 - Additional Car Parking	95
TC1.6 - Pedestrian Permeability/Public Space	96
TC1.8 - Residential Development within the Town Centre	97
<u>Open Environment:</u>	111
Open Environment (General comments)	111
OE1.1 - Criteria for Development in the Green Belt	112
OE1.2 - New Building in Green Belt	114
OE1.3 - Domestic Extensions in Green Belt	115
OE1.4 - Garden Extensions in Green Belt	116
OE1.5 - Replacement Dwellings in Green Belt	116
OE1.6 - Change of Use of Existing Buildings in Green Belt	117
OE1.7 - Land Reserved for Future Development	118
OE1.8 - Local Green Gaps	121
OE1.9 - Farm Diversification	122
OE1.10 New Agricultural or Forestry Buildings	123
OE2 - Nature & Landscape	124
OE2.1 - Landscape	126
OE2.2 - Green Corridors & Links	127

OE2.3 - Habitat Protection	128
OE2.4 - Species Protection Policy	131

Recreation & Open Space: **105**

R1 - Protection & Enhancement of Existing Facilities	106
R1.1 - Protection of Existing Facilities	107
R1.2 - Improvement of Existing Facilities	108
R2 - Provision of New Areas of Open Space	109
R2.1 - New Recreation Sites	109
R2.2 - Open Space & New Residential Developments	110

Retail & Leisure Development: **77**

S1 - Town & District Centre Shopping & Leisure Facilities	78
S1.2 - Oldham Town Centre	80
S1.3 - District Centre Shopping	81
S1.4 - Food & Drink Premises	82
S1.5 - Taxi & Vehicle Hire	83
S1.6 - Out of Centre Retail Development	84
S1.7 - Development Outside Town or District Centres	85
S1.8 - Development Adjacent to Town or District Centres	87
S1.9 - Customer Facilities	87
S2.1 - Local Shops	88
S2.2 - Protection of Local Shop Premises	89
S2.3 - New Shops Serving Local Needs	89

Transport: **35**

T1 - The Transport Network	36
T1.1 - Transport Infrastructure	36
T1.2 - Local Park & Ride	38
T1.3 - The Road Network	38
T1.4 - The Network of Routes for Non-Motorised Travel	39
T1.5 - Canal Corridors	40
T1.6 - Disused Rail Infrastructure	41
T2 - Transport & Developments	41
T2.1 - Access to New Developments	42
T2.2 - Developments with Significant Transport Implications	44

T2.3	- Developer Contributions for Sustainable Transport	46
T2.4	- Parking	46
<u>Waste Management:</u>		171
W1	- Waste	172
W1.1	- Waste Management Options	173
W1.2	- Provision of Sites for Waste Management Facilities	174
W1.3	- Criteria for Assessing Proposals for Waste Management, Treatment & Disposal Facilities	175
W1.4	- Provision of Civic Amenity & Other 'Bring' Recycling Sites	177