

OLDHAM UNITARY DEVELOPMENT PLAN REVIEW 2001 - 2016

SCHEDULE OF PRE-INQUIRY CHANGES TO THE OLDHAM REVISED DEPOSIT DRAFT REPLACEMENT UNITARY DEVELOPMENT PLAN

NOVEMBER 29TH 2004



GUIDE TO SCHEDULE

This document is the schedule of pre-inquiry changes to the Oldham Revised Deposit Draft Replacement Unitary Development Plan (UDP).

The First Deposit Draft of the Replacement UDP was published in October 2001. Changes were made to the First Deposit Draft in response to objections and new information, which are shown as follows:

- a). Text deleted in the First Deposit Draft Replacement UDP is shown as being struck through ~~like this~~.
- b). New text added to form the Revised Deposit Draft Replacement UDP is shown underlined like this.

The Revised Deposit Draft of the Replacement UDP, to which the instructions stated above apply, was published in October 2003.

Following objections received, further changes have been made to the Revised Deposit Draft Replacement UDP in the form of pre-inquiry changes, which are shown in this schedule as follows:

New text added to the Revised Deposit Draft Replacement UDP as a pre-inquiry change is shown highlighted like this.

Revised Deposit Draft Replacement UDP text that has been deleted as a pre-inquiry change is shown double struck through ~~like this~~.

As in the main body of the Draft Replacement UDP, in this pre-inquiry changes document, policies may be distinguished from the reasoned justification because the policies are in bold print.

A separate form provides details of how to object to, or support, the pre-inquiry changes.

| PIC Number | Policy / Paragraph/Site | Pre-Inquiry Change | Reason |
|--------------------------|-------------------------|--|--|
| INTRODUCTION | | | |
| 1 | Paragraph 1.25 | <p>It is also important that Oldham’s plans for land use complement those of neighbouring areas to the east, like 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 draft replacement UDP will therefore need to support the Peak District National Park Authority in its policies to manage and protect the Park. This will require joint working The Council also works jointly through the Standing Conference of South Pennine Authorities and consultations with neighbouring authorities at every stage of the UDP review.</p> | <p>This complements a proposed pre-inquiry change to policy OE2 and its reasoned justification. It is to meet a Peak Park Authority objection and to ensure that the Peak Park is protected.</p> |
| PLANNING STRATEGY | | | |
| 2 | Bullet Point f. | <p><u>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 permitted.</u> 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 for example, some outdoor recreation, rural diversification and renewable energy generation. All development proposals in the area will need careful planning, in order to maintain landscape quality and distinctiveness.</p> | <p>To satisfy objections and meet concerns regarding the approach to Green Belt.</p> |

| | | | |
|---------------|-------------------------|--|---|
| | | | |
| DESIGN | | | |
| 3 | D1.1, Paragraph 3.24 | The Council intends to publish supplementary planning guidance* on the design of new housing at an early date A supplementary planning document on urban design will be prepared by the Council. | To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework. |
| 4 | D1.2 | <p>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, insofar as is reasonably practicable.</p> <p>Unless otherwise agreed with the local planning authority, the new development should be designed to address the following criteria:</p> <ul style="list-style-type: none"> 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; | To meet objection from GO NW. |

| | | | |
|---|----------------------|---|-------------------------------|
| | | <p>d. To provide larger glazed areas on southerly elevations and smaller glazed areas elsewhere;</p> <p>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</p> <p>f. To design buildings and orientate gardens and other outdoor amenity space to maximise access of such spaces to direct sunshine.</p> | |
| 5 | D1.2, Paragraph 3.25 | <p><u>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.</u> Better living and working conditions for future users of buildings can also result.</p> | To meet objection from GO NW. |
| 6 | D1.2, Paragraph 3.26 | <p>PPG 3 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). Regional Spatial Strategy for the North West (RPG 13) states that development plans should “ensure that development minimises energy use through careful and imaginative location, design and construction techniques” – Policy ER 13.</p> | To meet objection from GO NW. |
| 7 | D1.2, Paragraph 3.27 | <p>3.27 For example, in respect of housing developments, the following measures can significantly reduce the potential energy consumption of the completed development:</p> <p>i) Siting buildings so as to avoid very exposed positions such as hill crests, and conversely favour sites that are naturally sheltered by landform or</p> | To meet objection from GO NW. |

| | | | |
|---|-----------------------------------|---|-------------------------------|
| | | <p>woodland;</p> <p>ii) Using an increased proportion of attached house types (flats and terraced);</p> <p>iii) Having an emphasis on wider, shallower floor plans to permit better penetration of daylight and sunlight to all parts of the house;</p> <p>iv) Orientating buildings within 45° of south (but preferably within 30°) and arranging fenestration to catch light and sun;</p> <p>v) Positioning the main living accommodation on the south side of the house;</p> <p>vi) Designing the layout of buildings and trees so as to minimise overshadowing;</p> <p>vii) Using planting creatively to provide a sheltered microclimate for buildings and external spaces;</p> <p>viii) Avoiding layouts which exacerbate “wind tunnel” effects;</p> <p>ix) Incorporating pitched roofs that are capable of receiving solar panels or photovoltaic cells;</p> <p>x) Positioning conservatories and porches to maximise solar gain and thermal buffering to external doorways.</p> | |
| 8 | D1.2, Replacement Paragraph 3.27a | <p>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.</p> | To meet objection from GO NW. |
| 9 | D1.2, Paragraph 3.28 | <p>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:</p> | To meet objection from GO NW. |

| | | | |
|----|-----------------------|--|--|
| | | <p><u>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).</u> The Council intends to prepare a supplementary planning document on relevant aspects of sustainable design, including passive solar design, as a matter of priority</p> | |
| 10 | D1.3, Paragraph 3.40a | <p>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.</p> | <p>To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.</p> |
| 11 | D1.4, Paragraph 3.48a | <p>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.</p> | <p>To refer to the existing SPG entitled "Providing for Wildlife Habitats", and the planned publication of a supplementary planning document as part of Oldham's Local Development</p> |

| | | | |
|----|--------------------------|---|---|
| | | | Framework. |
| 12 | D1.6, Paragraph 3.64a | 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. | To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework. |
| 13 | D1.7, Paragraph 3.68 | <u>Guidance on design for safety and security can be found in the Council's supplementary planning guidance note "Design Against Crime" and in Government circular 5/94. 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.</u> 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. | To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework. |
| 14 | D1.8, Paragraph 3.74 | Guidance on shop front design is provided in the Council's Supplementary Planning Guidance note: "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. | To refer to the planned publication of a supplementary planning document as part of Oldham Local |

| | | | |
|------------------|-----------------------|---|---|
| | | | Development Framework. |
| 15 | D1.9, Paragraph 3.79a | Guidance on advertisements on business premises will be included in a supplementary planning document that will be prepared by the Council. | To refer to the planned publication of a supplementary planning document as part of Oldham Local Development Framework. |
| TRANSPORT | | | |
| 16 | T1.1, Footnote 2 | This date refers to the completion of a wider package of works. The date for completion of the Oldham section will be reviewed when more information becomes available. | To update the Draft Replacement UDP. |
| 17 | T1.1, Paragraph 4.11 | The park and ride will be integral to the rail station facility planned for Diggle. The site allocated, north of Ward Lane, lies in the Green Belt and the layout, design and landscaping of the proposed scheme will be developed in line with relevant national planning guidance. A list of all sites identified for transport developments is provided in Appendix B. Although a railway station at Diggle is a priority station in the Greater Manchester Local Transport Plan (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 GMPTA/E, in consultation with relevant transport agencies, and Government resources becoming available. The preferred site at Sam Road lies in the Green Belt and the layout, design and | To meet objection |

| | | | |
|--|--|--|--|
| | | <u>landscaping of the proposed scheme, including any associated parking, will be developed in line with relevant national planning guidance.</u> | |
|--|--|--|--|

| | | | |
|----|----------------------|---|---|
| 18 | T1.1, Paragraph 4.13 | <p><u>The stops for the Metrolink extension agreed to date by GMPTE and the Council are listed under clause b.</u> A transport proposal contained in the previous UDP, Wren's Nest Metrolink stop in Crompton, has now been <u>may be</u> abandoned. In addition, Werneth rail station <u>will be likely to close</u> when the Oldham Loop rail line is converted to Metrolink³. <u>After GMPTE will award</u> the final contract for the Metrolink extension in late 2003. The <u>the winning bidder will subsequently offer</u> which stations to build and these could vary from those specified in the tender's Executive Requirements.</p> | To update the Plan |
| 19 | T3.1, Paragraph 4.39 | <p>Development proposals that access or affect the traffic flow on trunk roads must be submitted to the Highways Agency for review. As a general rule, the Council will secure the funds for <u>undertake</u> 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, and the works will be carried out by the local highway authority. <u>Likewise, the Highways Agency may carry out improvements to trunk roads under Section 278 and DLR DTLR Circular 04/2001.</u> Where appropriate, the Council will also secure measures through <u>planning conditions, such as restrictions on delivery days and hours.</u> <u>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.</u></p> | To clarify the policy and to refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework. |
| 20 | T3.2, Paragraph 4.48 | The infrastructure, facilities and services required will be influenced by the objectives and investment programmes that are outlined in the current GMLTP | To refer to the planned |

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.

| | | | |
|----|----------------------|---|--|
| | | <p>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 DTLR* <u>Government</u> but in the case of major developments it is likely that they should cover:</p> <ul style="list-style-type: none"> a. an estimate of the number of trips likely to be generated, including an indication of their origins and destinations; 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 the <u>Economic Development Zone*</u> and <u>SRB6*</u>; and h. opportunities for joint initiatives with other landowners and organisations, such as travel plans and shared* parking. | <p>publication of a supplementary planning document as part of Oldham's Local Development Framework.</p> |
| 21 | T3.2, Paragraph 4.50 | <p>The Council can provide guidance in drawing up will produce a Supplementary Planning Document on travel plans to with guidance for developers and to 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. <u>The 2001/2006 GMLTP targets organisations of 200 employees and over to produce</u></p> | <p>To refer to the planned publication of a supplementary planning document as part of Oldham's</p> |

| | | | |
|----|----------------------|--|---|
| | | <p><u>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 Resource and Environmental Quality section).</u></p> | <p>Local Development Framework.</p> |
| 22 | T3.3, Paragraph 4.51 | <p>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 transport significant implications (see policy T2.2 T3.2 a.) will need to include a transport assessment with information on parking. The Supplementary Planning Guidance 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.</p> | <p>To clarify the policy and refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.</p> |

| | | | |
|---|----------------------|--|-----------------------------------|
| 23 | T3.3, Paragraph 4.55 | <p><u>Strategic park and ride</u> Parking to serve public transport (park and ride) is covered in policies T1.1. and T1.2 <u>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.</u> <u>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.</u> <u>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.</u> <u>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.</u></p> | In partial response to objections |
| BUSINESS, INDUSTRY AND THE LOCAL ECONOMY | | | |
| 24 | B1.2, Paragraph 5.14 | <p><u>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 (B1.2.03) and Mumps (B1.2.04) 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, which is expected in late 2003, 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. A planning application for a mixed use development was submitted in 2001 for the site at Stable Street, Hollinwood</u></p> | To update the Plan |

| | | | |
|----|-------------------------|---|--|
| | | <p>(B1.2.7). The Council was minded to approve the application subject to a Section 106 agreement in 2001, however this has never been signed. 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)</p> | |
| 25 | B1.5 and Paragraph 5.18 | <p>a. in the case of sites located within the Green Belt, any proposed development meets the requirements of Green Belt policy as set out in the Open Environment Section; 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, unless the applicant can justify an exception within urban areas; or</p> <p>5.17 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. Where such development is proposed elsewhere, the applicant will need to demonstrate that no other suitable sites are available or that other material considerations apply. Measures to improve the site's accessibility by non-car modes will also be required. 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.</p> | To more accurately reflect the policies set out in the Regional Spatial Strategy for the North West and meet an objection. |

| | | | |
|----|------|--|---|
| 26 | B2.1 | <p>j. k. nurseries and garden centres requiring large external storage and display areas.</p> <p>Housing and/or related community uses (as defined in Policy CF1.2) will not be permitted unless:</p> <ul style="list-style-type: none"> i) The development forms part of a local master plan approved by the Council and contributes directly to the Council’s Strategy for Housing Market Renewal; and ii) The development would help achieve the local and strategic objectives of the HMR programme; and iii) The release of the site for housing would not prejudice the plan’s objectives in relation to business, industry and the local economy. <p>To ensure that the release of the site for housing does not prejudice the plan’s objectives in relation to business, industry and the local economy, housing would only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> 1. As part of a mixed use development scheme including employment uses which are permitted within this policy, or 2. In the case of schemes for housing and/or related community uses only: <ul style="list-style-type: none"> a) the applicant makes replacement provision for business, industry and employment uses on terms to be agreed with the Council, or b) the applicant makes a financial contribution to a local employment initiative, through a Section 106 Planning Obligation to be agreed with the Council. <p>The housing and other elements of a mixed-use development scheme should</p> | <p>To take account of the Housing Market Renewal initiative and allow more flexibility in special circumstances</p> |
|----|------|--|---|

| | | | |
|----|----------------------|--|-------------------|
| | | be developed in accordance with a phasing scheme to be agreed with the Council. | |
| 27 | B2.1, Paragraph 5.26 | Although the primary purpose of the PEZ policy is to protect existing employment areas, the Council believes there are special circumstances where housing development may be considered. Oldham is 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. Detailed master plans may demonstrate that the redevelopment of some PEZ land for housing and/or related community uses (as defined by Policy CF1.2) may be justified in relation to HMR objectives and the regeneration of the area as a whole. The policy therefore allows some flexibility in the uses permitted within PEZs, but only where the Council has approved detailed master plans and where the development would contribute directly to the HMR programme. The onus will be on the applicant to demonstrate that the development makes a clear contribution to the local and strategic objectives of the HMR programme. For the purposes of this policy, master plans may include detailed plans for neighbourhoods or sites contributing to the HMR programme. | To clarify policy |
| 28 | B2.1, Paragraph 5.27 | In considering the release of PEZ land for other purposes, the Council will assess the benefits of redeveloping the site for housing or mixed-use development against the loss of the site for employment purposes. The requirement to make replacement provision or, if that is not possible, to make a financial contribution to a local employment initiative is to ensure that the RUDP's objectives in relation to Business, Industry and the Local Economy are not prejudiced. The financial contribution would be negotiated on a site by site basis and could be used for a number of purposes such as: <ul style="list-style-type: none"> • To help relocate an existing business and safeguard employment; | To clarify policy |

| | | | |
|----|----------------------|--|--|
| | | <ul style="list-style-type: none"> • To help finance the improvement of infrastructure in the local area or • To help finance a training initiative to benefit local people. <p>The Council will prepare a supplementary planning document in due course to explain how the financial contributions will be calculated.</p> | |
| 29 | B2.2 | <p><u>c. The site has been marketed for employment uses on terms acceptable to the Council in relation to price, publicity and the period marketed without generating a reasonable offer of purchase, or</u></p> <p><u>d. The proposal is for housing and/or a related community use (as defined by Policy CF1.2) forming part of a local master plan approved by the Council and which contributes directly to the Council's strategy for Housing Market Renewal.</u></p> | To take account of the Housing Market Renewal initiative and allow more flexibility in special circumstances |
| 30 | B2.2, Paragraph 5.30 | <p>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. Detailed master plans may demonstrate that the redevelopment of some existing or former employment sites for housing and/or related community uses (as defined by Policy CF1.2) may be justified in relation to HMR objectives and the regeneration of the area as a whole. The policy therefore allows some flexibility in the uses permitted, but only where the Council has approved detailed master plans and where the development would contribute directly to the HMR programme. The onus will be on the applicant to demonstrate that the development makes a clear contribution to the local and strategic objectives of the HMR programme. For the purposes of this policy, master plans may include detailed plans for neighbourhoods or sites contributing to the HMR programme.</p> | To clarify policy |

| HOUSING | | | |
|---------|--------------------|---|---|
| 31 | H1, Paragraph 6.10 | The clearance rate used in the above calculation is significantly below that achieved in recent years. However, a significant number of demolitions have involved Council properties. This is unlikely to be repeated to the same extent over the next ten years. However, where there are high vacancy rates within the housing stock and problems of low demand, the traditional approach becomes flawed – it would seem illogical to have to identify a housing land supply which, in part, exists to “replace” obsolete dwellings. | Reduction in vacancy taken into account through Regional Spatial Strategy for the North West (RPG housing figures were reduced by 50 dwellings p.a. for Oldham). To meet objection. |
| 32 | H1, Paragraph 6.11 | Private sector clearance is mainly restricted to the renewal areas of Westwood and Glodwick. There is potential for additional clearance in the SRB6* regeneration area centred on Werneth and Hollinwood, and the Fitton Hill/Hathershaw New Deal* area. Future clearance rates in Oldham will, to a large extent, be dependent on strategies adopted through its status as a Housing Market Renewal Fund (HMRF) pathfinder authority (in partnership with Rochdale MBC). The HMRF 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 HMRF strategy will involve the demolition of some existing houses in consultation with local communities. At the time of writing, the production of a HMRF prospectus is being carried out by the pathfinder, its partner organisations and the local community. It is therefore not possible to be precise about the levels of future clearance and the nature of the cleared dwellings. Clearance assumptions within this policy should therefore be viewed as representing an interim position that will be reviewed once the HMRF | The revised deposit RUDP set out an interim position on clearance, pending further clarification of the level of clearance likely to take place. Although future clearance levels are very much open to on-going debate, the Plan |

| | | | |
|----|-------------------------|--|---|
| | | prospectus is published. | should be open about what <i>could</i> , in theory, happen. To meet objection. |
| 33 | H1, New Paragraph 6.11a | <p>The HMR Prospectus, published in December 2003, sets out five key objectives for the Partnership:</p> <ul style="list-style-type: none"> • 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. <p>(Executive Summary of the Prospectus)</p> <p>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).</p> | <p>The Revised Deposit RUDP position on clearance was stated to be an interim position (see above). We are now in a position to provide more detail on how the plan will deal with clearance. HMR could lead to clearance of some 4,000 dwellings. Such a rate would equate to an average of 267 dwellings p.a. However, the situation is too unclear to give precise figures</p> |

| | | | |
|--|--|---|--|
| | | <p>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 Housing Market Renewal Fund 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 HMR. The actual delivery of clearance will depend on a number of factors, including:</p> <ul style="list-style-type: none"> • 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. <p>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 HMR 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</p> | <p>precise figures. Refer to need to closely monitor & tie to the possible release of Phase 2 sites if supply shortfall is expected. To meet objections.</p> |
|--|--|---|--|

| | | | |
|----|----------------|--|--|
| | | release of Phase 2 housing allocations. | |
| 34 | Paragraph 6.12 | Policy on private sector housing renewal, including clearance activity, is currently under review on both a national and local basis. Until the policy direction and resource levels become clearer, as a guide it is estimated that around 80 private and council owned dwellings will be cleared each year. This is based on known, planned clearance as at 2001. | To reflect changed approach to the clearance issue. |
| 35 | Paragraph 6.13 | The actual and planned level of clearance and its implications for housing requirements and housing land release will continue to be monitored annually. This rate will be monitored annually and, if found to be too low, the option of releasing Phase 2 sites will be considered. However, in considering the need to “replace” cleared dwellings through the identification of a housing land supply, the following principles will be adopted: i) Properties which have been vacant for more than 6 months prior to the declaration of a clearance area or other official notification of the intention to demolish will NOT be counted towards the above clearance figure for the purposes of meeting UDP housing requirements. ii) Sites which are created through the clearance of such properties will be counted as windfall sites if redeveloped for new residential development. Any properties developed will therefore count in their entirety as a net gain to the housing land supply of the Borough. | To reflect changed approach to vacancy, in response to objections. |
| 36 | Paragraph 6.14 | The aim of this 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 ensures 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. | To tie in with changes to the plan’s approach to vacant dwellings. |

| | | | |
|----|------------------|---|--|
| | | | |
| 37 | Paragraph 6.18 | <p><u>6.18 Regional Planning Guidance states that on average at least 80% of housing development should be on previously developed – or “brownfield” - land. It is anticipated that 84% 88% 93% of development attributable to current commitments and Phase 1 allocations will be on previously developed land. The UDP sets the target for re-using previously developed land at the lower rate of 75% to allow for the possible development of greenfield windfall sites (see Policy H1.3), and the potential need to bring forward well located greenfield sites, should previously developed sites come forward at a lower rate than expected</u></p> | To reflect the changes to the housing allocations. |
| 38 | Paragraph 6.20 a | <p>a. Housing Supply</p> <ul style="list-style-type: none"> 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) number of vacant dwellings re-occupied. | To tie in with the change in the plan’s approach to the re-occupation of vacant dwellings. |
| 39 | Paragraph 6.20 c | <p>c. The Housing Context</p> <ul style="list-style-type: none"> 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 | To tie in with changes to the plan’s approach to vacant dwellings. |

| 40 | H1.1 | <table border="1"> <thead> <tr> <th data-bbox="688 331 821 363">Phase 1</th> <th data-bbox="821 331 1157 363">Ref</th> <th data-bbox="1157 331 1234 363">Site</th> <th data-bbox="1234 331 1304 363">Type</th> <th data-bbox="1304 331 1444 363">Size (ha)</th> <th data-bbox="1444 331 1583 363">Indicative Capacity</th> <th data-bbox="1583 331 1688 363">Indicative Density</th> </tr> </thead> <tbody> <tr> <td></td> <td>H1.1.6</td> <td>St. Mary's Way Oldham</td> <td>PDL</td> <td>2.56</td> <td>102 112 180</td> <td>40 44 72</td> </tr> <tr> <td></td> <td>H1.1.11</td> <td>Acorn Mill, St. John Street, Lees</td> <td>PDL</td> <td>0.23</td> <td>35</td> <td></td> </tr> <tr> <td></td> <td>H1.1.13</td> <td>Coverhill Rd, Grotton, Saddleworth</td> <td>GF</td> <td>0.58</td> <td>11</td> <td>19</td> </tr> <tr> <td></td> <td>H1.1.23</td> <td>Pretoria Street Road, Oldham</td> <td>PDL</td> <td>0.46</td> <td>14</td> <td>30</td> </tr> <tr> <td></td> <td>H1.1.24</td> <td>Sandy Mill, Royton</td> <td>PDL</td> <td>2.12</td> <td>85</td> <td>40</td> </tr> <tr> <td></td> <td>H1.1.25</td> <td>Jowett Street, Oldham</td> <td>PDL</td> <td>0.66</td> <td>26</td> <td>40</td> </tr> <tr> <td></td> <td>M4</td> <td>Huddersfield Road/Dunkerley Street, Oldham*</td> <td>PDL</td> <td>2.61</td> <td>50</td> <td>-</td> </tr> <tr> <td></td> <td>H1.1.26</td> <td>Spencer Street, Oldham</td> <td>PDL</td> <td>3.00</td> <td>150</td> <td>50</td> </tr> <tr> <td></td> <td>H1.1.27</td> <td>Hartford Mill/Land off Milne Street, Oldham</td> <td>PDL</td> <td>2.84</td> <td>160</td> <td>56</td> </tr> <tr> <td></td> <td></td> <td>TOTAL</td> <td></td> <td></td> <td>969 695 1,202</td> <td></td> </tr> </tbody> </table> | | | | | | Phase 1 | Ref | Site | Type | Size (ha) | Indicative Capacity | Indicative Density | | H1.1.6 | St. Mary's Way Oldham | PDL | 2.56 | 102 112 180 | 40 44 72 | | H1.1.11 | Acorn Mill, St. John Street, Lees | PDL | 0.23 | 35 | | | H1.1.13 | Coverhill Rd, Grotton, Saddleworth | GF | 0.58 | 11 | 19 | | H1.1.23 | Pretoria Street Road, Oldham | PDL | 0.46 | 14 | 30 | | H1.1.24 | Sandy Mill, Royton | PDL | 2.12 | 85 | 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 | 3.00 | 150 | 50 | | H1.1.27 | Hartford Mill/Land off Milne Street, Oldham | PDL | 2.84 | 160 | 56 | | | TOTAL | | | 969 695 1,202 | | |
|---------|--------------------|--|----------------|-----------------|-------------------------------------|--------------------------------|--|--|-----|------|------|-----------|---------------------|--------------------|--|--------|-----------------------|-----|------|-----------------------------------|--------------------------------|--|--------------------|--|----------------|-----------------|---------------|--|--|--------------------|---|---------------|-----------------|---------------|---------------|--|---------|------------------------------|-----|------|----|----|--|---------|--------------------|-----|------|----|----|--|---------|-----------------------|-----|------|----|----|--|----|---|-----|------|----|---|--|---------|------------------------|-----|------|-----|----|--|---------|---|-----|------|-----|----|--|--|-------|--|--|-------------------------------------|--|--|
| Phase 1 | Ref | Site | Type | Size (ha) | Indicative Capacity | Indicative Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.6 | St. Mary's Way Oldham | PDL | 2.56 | 102 112 180 | 40 44 72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.11 | Acorn Mill, St. John Street, Lees | PDL | 0.23 | 35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.13 | Coverhill Rd, Grotton, Saddleworth | GF | 0.58 | 11 | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.23 | Pretoria Street Road, Oldham | PDL | 0.46 | 14 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.24 | Sandy Mill, Royton | PDL | 2.12 | 85 | 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 | 3.00 | 150 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.1.27 | Hartford Mill/Land off Milne Street, Oldham | PDL | 2.84 | 160 | 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | TOTAL | | | 969 695 1,202 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <p>Note:</p> <p>a. PDL = Previously Developed Land. GF = Greenfield land.</p> <p>b. Sites marked * are mixed use allocations which have a housing element</p> <p>c. Further details of the Council's requirements for each site can be found in Appendix 2 B.</p> <p>d. <u>Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities</u></p> | | | | | | <p>To provide sufficient short and medium term supply to cover for a potential increase in clearance levels.</p> <p>To provide a greater degree of consistency between the HMR master plan for Werneth / Freehold and the RUDP. To reflect St Mary's draft master plan.</p> <p>Note this change also involves extending the Sandy Mill allocation to include Stadium Works and the car dealership on the frontage of Dogford Road and Rochdale</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|--|--|--|---|
| | | <p><u>and densities.</u></p> <p>Continued – please see over</p> | <p>and Rochdale Road (see map). This is to create an opportunity for a more comprehensive redevelopment of the site and its surroundings.</p> |
|--|--|--|---|

41

H1.1, Paragraph 6.25, Table 3

| Table 3 – Phase 1 Supply 1 st April 2001 2003 2004 | | | | |
|--|------------------------------|-----------------------|-----------------------|--|
| | Dwellings | % Dwellings PDL | % Dwellings GF | Notes |
| 1. Large sites under construction 2001 2003 2004 | 420 503 361 | 86 91 76.5 | 14 9 23.5 | 363 456 276 dwellings PDL, 57 47 85 GF. |
| 2. Large sites with planning permission 2001 2003 2004 | 330 195 361 | 78 69 81.7 | 22 31 18.3 | 256 135 295 dwellings PDL, 74 60 66 GF. |
| 3. Sites awaiting signing of legal agreements 2001 2003 2004 | 225 281 136 | 100 71 100 | 0 29 0 | 225 200 136 dwellings PDL, 81 0 GF. |
| 4. Sub-total (1+2+3) | 975 979 858 | 87 81 82.4 | 13 19 17.6 | 844 791 707 dwellings PDL, 131 188 151 dwellings GF. |
| 5. Allocations | 969 695 1,202 | 82 98 100 | 18 2 0 | 795 684 1,202 dwellings PDL, 174 11 0 dwellings GF. |
| 6. Total (4+5) | 1,944 1,674 2,060 | 84% 88% 93 | 16% 12% 7 | 1,639 1,476 1,909 dwellings PDL, 305 198 151 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 C includes a breakdown of the Phase 1 supply by sub-district.

The Revised Deposit Draft RUDP provided information on commitments as of a 2003 base date. The proposed change provides a more up-to-date picture of housing land supply.

| | | | |
|----|----------------------|--|---|
| 42 | H1.1, Paragraph 6.26 | <p>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.</p> <p>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 4 below.</p> | <p>To balance the increased clearance rate, an additional supply needs to be added to allow for the redevelopment of cleared residential sites. It is assumed that the build-back rate will average out at 60%.</p> |
| 43 | H1.1, Paragraph 6.27 | <p>To support its objective of making better use of existing housing stock, the Council has published an Empty Homes Strategy that aims to reduce the number of private homes left vacant for over 6 months by 63 a year. It is hoped that this will be achieved through reoccupation. It would, therefore, appear appropriate to allow for this planned reduction in the vacancy rate when calculating the Borough’s potential supply of housing land. Table 4 sets out the allowances that should be taken into account when considering the future housing supply. Reducing vacancy levels can minimise the amount of land required for new dwellings. RPG13 makes it clear that the reoccupation of existing vacant stock can be viewed as a source of housing supply and count towards the annual housing requirement. Current vacancy levels in Oldham are 5.1% for the stock as a whole. Within the Housing Market Renewal Fund area of Oldham the vacancy level is 7.1%. RPG13 aims to reduce regional vacancy levels to 3%. The majority of vacant dwellings are in the private sector. Although clearance will help to reduce vacancy levels, it is preferable for dwellings to be reoccupied wherever possible and practicable. Strategies adopted through the Housing</p> | <p>To reflect the change in the plan’s approach to vacancy rates and bring the plan up to date with the HMR programme.</p> |

~~Market Renewal Fund will fundamentally affect the number of dwellings that will be re-occupied. Although it is not yet possible estimate the number of vacant properties which may come forward, as a matter of principle the reoccupation of dwellings that have been vacant for 6 months or more will be counted against the Council's annual housing requirement as set out in RPG13. The reoccupation of long term vacant properties, and implications for housing land release, will therefore form part of the Council's annual housing land monitoring report.~~

Continued – please see over

| 44 | Policy H1.1, Table 4 | <p>Table 4 – Allowances as of 1st April 2003 2004</p> <table border="1"> <thead> <tr> <th data-bbox="682 360 1075 425"></th> <th data-bbox="1075 360 1228 425">Dwellings p.a.</th> <th data-bbox="1228 360 1575 425">Notes</th> </tr> </thead> <tbody> <tr> <td data-bbox="682 425 1075 555">1. Allowance for completions on small sites/conversions</td> <td data-bbox="1075 425 1228 555">55</td> <td data-bbox="1228 425 1575 555">Based on average BF completions July 1997-March 2001 2003 and known current supply.</td> </tr> <tr> <td data-bbox="682 555 1075 776">2. Allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above</td> <td data-bbox="1075 555 1228 776">75 100</td> <td data-bbox="1228 555 1575 776">Based on average medium BF completions July 1997-March 2001 (35 p.a.) and discounted large average of 40 p.a. and assumption that HMR will deliver more windfall sites</td> </tr> <tr> <td data-bbox="682 776 1075 997"> 3. Reduction in vacancy rate 3. Allowance for build-back on clearance sites </td> <td data-bbox="1075 776 1228 997">63 160</td> <td data-bbox="1228 776 1575 997"> Based on annual reduction in private dwellings vacant over 6 months. Based on assumed average 60% redevelopment of cleared sites if clearance averaged 267 dwellings p.a.) </td> </tr> <tr> <td data-bbox="682 997 1075 1063">TOTAL</td> <td data-bbox="1075 997 1228 1063">193 130 315</td> <td data-bbox="1228 997 1575 1063"></td> </tr> </tbody> </table> | | Dwellings p.a. | Notes | 1. Allowance for completions on small sites/conversions | 55 | Based on average BF completions July 1997-March 2001 2003 and known current supply. | 2. Allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above | 75 100 | Based on average medium BF completions July 1997-March 2001 (35 p.a.) and discounted large average of 40 p.a. and assumption that HMR will deliver more windfall sites | 3. Reduction in vacancy rate 3. Allowance for build-back on clearance sites | 63 160 | Based on annual reduction in private dwellings vacant over 6 months. Based on assumed average 60% redevelopment of cleared sites if clearance averaged 267 dwellings p.a.) | TOTAL | 193 130 315 | | <p>Note – it is unlikely that there will be completions on windfall sites (item 2) within the first two year years of monitoring (i.e. 2001-2002 2003-2005).</p> <p>Note - 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.</p> | <p>Additional supply – increase windfall assumption to 100 dwellings p.a. (from 75) to allow for the fact that more sites are likely to come forward on the basis of proposed amendments to employment policies. To reflect the assumption about the rate of on site build-back.</p> |
|---|---------------------------|--|--|----------------|-------|---|----|--|---|-------------------|--|---|-------------------|---|-------|---------------------------|--|---|--|
| | Dwellings p.a. | Notes | | | | | | | | | | | | | | | | | |
| 1. Allowance for completions on small sites/conversions | 55 | Based on average BF completions July 1997-March 2001 2003 and known current supply. | | | | | | | | | | | | | | | | | |
| 2. Allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above | 75 100 | Based on average medium BF completions July 1997-March 2001 (35 p.a.) and discounted large average of 40 p.a. and assumption that HMR will deliver more windfall sites | | | | | | | | | | | | | | | | | |
| 3. Reduction in vacancy rate 3. Allowance for build-back on clearance sites | 63 160 | Based on annual reduction in private dwellings vacant over 6 months. Based on assumed average 60% redevelopment of cleared sites if clearance averaged 267 dwellings p.a.) | | | | | | | | | | | | | | | | | |
| TOTAL | 193 130 315 | | | | | | | | | | | | | | | | | | |

| Phase 2 | | | | | |
|--------------------|--|----------------|--------------------------------|------------------------------|--------------------|
| Ref | Site | Type | Size (ha) | Indicative Capacity | Indicative Density |
| H1.2.8 | Pretoria Street Road, Oldham | PDL | 0.46 | 14 | 30 |
| <u>H1.2.13</u> | <u>Holden Fold Lane, Royton</u> | <u>PDL</u> | 0.49 <u>0.40</u> | 15 <u>12</u> | <u>30</u> |
| H1.2.14 | Sandy Mill, Royton | PDL | 1.59 | 64 | 40 |
| H1.2.15 | Jowett Street, Oldham | PDL | 0.66 | 26 | 40 |
| <u>M4</u> | <u>Huddersfield Road/Dunkerley Street, Oldham*</u> | <u>PDL</u> | 2.61 | 50 | = |
| | TOTAL | | | 556 <u>408</u> | 565 |

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 2 B.

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.

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

To reflect changes to allocations outlined under H1.1 above. Pond excluded from site H1.2.13 Holden Fold Lane to meet objection.

| | | | |
|----|------|--|--------------------|
| 46 | H1.3 | <p>Planning applications on non-allocated sites, or for the renewal of planning permission, <u>will be permitted provided that: judged against the following criteria and any other material considerations:</u></p> <ul style="list-style-type: none"> a. <u>the site's site is well location located in respect terms of access to modes of transport other than the car, including public transport accessibility, walking & cycling, and the potential for improving such accessibility;</u> b. <u>the proximity of the site is well located in terms of access to basic services and usable open space, and the potential for improving such accessibility;</u> c. <u>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), to absorb further development;</u> d. <u>the ability of the site to accommodate a mix of housing types and sizes, including the ability to sustain an element of affordable housing on suitable sites as defined by Policy H2.1; and</u> e. <u>the proposals are in conformity with</u> other <u>relevant</u> policies and proposals in the plan. <p>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.</p> | For clarification. |
|----|------|--|--------------------|

| | | | |
|----|------|---|--|
| 47 | H2.1 | <p>On all suitable residential sites of 1 hectare and above or 25 dwellings capacity and above, the general presumption is that 25% of the site capacity should take the form of dwellings which meet identified affordable housing needs. <u>the Council will negotiate for the provision of affordable housing.</u></p> <p>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”.</p> <p><u>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:</u></p> <ul style="list-style-type: none"> a. <u>the proximity to basic services and access to public transport;</u> b. <u>whether there will be particular costs associated with the development of the site;</u> c. <u>whether the provision of affordable housing would prejudice other planning objectives with a higher priority; and</u> d. <u>the need to achieve a successful residential development.</u> <p>The general presumption is that 25% of the site capacity should take the form of dwellings which meet identified housing needs. <u>In agreeing the level and nature of provision the Council will also take into account:</u></p> <ul style="list-style-type: none"> i) <u>the level and type of need to be met, including Borough-wide housing needs and whether the site could meet specific local needs;</u> ii) <u>the type of affordable housing offered and the needs it meets; and</u> iii) <u>the degree of affordability it represents.</u> | <p>To make it clear that both criteria a – d and i-iii of the policy will be considered in agreeing the nature and level of affordable housing provision agreed.</p> |
|----|------|---|--|

| | | | | | | | | |
|---------------------------------------|--------------------|---|-----------------------|------|-----------|--------------------------------------|---|---------------------|
| | | <u>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.</u> | | | | | | |
| 48 | H2.1 | Affordable Housing Provision – Phase 1 Allocations | | | | | To reflect the draft master plan for the area. | |
| | | Ref | Site | Type | Size (ha) | Indicative Capacity | | Indicative Density |
| | | H1.1.6 | St.Mary’s Way, Oldham | PDL | 2.56 | 102 112 180 | | 40 44 72 |
| RETAIL AND LEISURE DEVELOPMENT | | | | | | | | |
| 49 | S1, Paragraph 7.12 | <p><u>For the purposes of the sequential approach set out in PPG6 and subsequent Ministerial Statements clarifying retail policy, the Central Shopping Core, as defined on the Proposals Map, will be classed as the “town centre”.</u></p> <p><u>Consequently, the area outside the Central Shopping Core that is still within the Town Centre boundary, as defined on the Proposals Map, 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 (PPG6, Annex A). In either case, the retail tests outlined in Policy S1.2 will apply.</u></p> | | | | | To be fully in compliance with national policy guidance and meet objection. Should be read in conjunction with change to policy S1.2. | |
| 50 | S1.2 Title | <u>Development At The Edge Of Beyond The Central Shopping Core</u> | | | | | Given change of policy from being related exclusively to edge of centre developments then this title change is required. | |

| | | | |
|----|------|--|---|
| 51 | S1.2 | <p><u>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.</u></p> <p><u>Proposals for retail or leisure developments over 300 square metres gross will be required to demonstrate that:</u></p> <ul style="list-style-type: none"> <u>a. there is a proven need for the development;</u> <u>b. there are no available, suitable and viable alternative sites within the Central Shopping Core;</u> <u>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</u> <u>d. the proposed development does not conflict with the policies of the Town Centre section of this Plan.</u> <p>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”.</p> | <p>To be fully in compliance with national guidance and meet objection. To clarify the application of the policy. Should be read in conjunction with change to policy S1.</p> |
|----|------|--|---|

| | | | |
|----|----------------------|---|--|
| | | <p><u>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.</u></p> <p><u>Proposals for business and industrial uses will be permitted in accordance with the requirements of Policy B1.5 and will be required to complement the vitality and viability of the Central Shopping Core and wider Town Centre.</u></p> <p><u>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</u></p> | |
| 51 | S1.4, Paragraph 7.31 | <p>Within Town or District Centres, applications for food and drink developments will need to comply with the provisions set out in policies S1.1 and S1.3 of this document—UDP and appropriate policies in Section 3, Design of New Development. The Council’s Supplementary Planning Guidance Note 21 also provides further guidance, which will be updated to form a supplementary planning document.</p> | <p>To refer to the planned publication of a supplementary planning document as part of Oldham’s Local Development Framework.</p> |

| | | | |
|----|------|---|---|
| 53 | S2.3 | <p>Outside the Town and District eCentres, but within the urban area, the Council will permit the provision of a shop of that does not exceed 300 square metres gross or less subject to the following considerations:</p> <ul style="list-style-type: none"> a. the impact of the proposal on the amenities of surrounding residential occupiers; and b. the effect of the proposal on the free flow of traffic and on highway and pedestrian safety, particularly on main roads; <u>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;</u> <u>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; and</u> <u>e. proposals within a row of terrace residential properties will be restricted to the end property; and</u> 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. <p><u>The Council may impose planning conditions on the types of goods sold from new shops to control retail developments across the Borough.</u></p> <p>For the avoidance of doubt, this policy applies to proposals whereby the</p> | <p>To avoid the proliferation of retail units and to ensure that proposals take account of other retail permissions.</p> <p>To explain exactly how the policy is to be interpreted.</p> |
|----|------|---|---|

| | | | |
|---|---------------|---|--|
| | | 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. | |
| COMMUNITY AND EDUCATION FACILITIES | | | |
| 54 | Paragraph 9.4 | For UDP purposes, the term “community facilities” should be taken to include: education facilities; facilities associated with social service provision; health and medical centres; 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 publicly provided and those which are privately funded and developed, developed, owned and managed by the public, voluntary and private sectors. | To expand definition of “community facilities” to include reference to social clubs. |
| 55 | CF1.5 | Where proposals are submitted for housing 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 spaces facilities such that the demands placed on the education system by a particular development can be accommodated. This policy will be applied to developments of 10 dwellings or 0.4 ha (net) or more consisting of housing or flats that have 2 bedrooms or more. For the purposes of this policy, “significant” is defined as applying to sites of 50-30 dwellings or 1.5 hectares and above. | To rectify inconsistencies between policy and reasoned justification, and meet objections. |
| 56 | CF1.5 | This policy will not be applied to developments that are unlikely to generate additional current or future pupil numbers specialised schemes where the | To clarify policy |

| | | | |
|----|--------------------------|--|---|
| | | occupiers will not place current or future requirements on local educational facilities. | |
| 57 | CF1.5 | <p><u>In applying this policy, regard will be had to:</u></p> <p><u>a. The nature of the proposed development, in terms of size of dwellings as defined by the number of bedrooms;</u></p> <p><u>b. The capacity of schools local to the proposed development site; and</u></p> <p><u>c. The economics viability of the development.</u></p> | To clarify policy and to meet an objection. |
| 58 | CF1.5 Paragraph 9.18 | Large new Significant residential developments, | To rectify inconsistencies between policy and reasoned justification and meet objections. |
| 59 | CF1.5, Paragraph 9.18 | defined for the purposes of this policy as 100 30 dwellings or 3 1 hectare (net) and above, consisting of family homes can place additional demands on existing education facilities, a particular problem when where a local school is 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. | To amend inconsistencies between policy and reasoned justification. |
| 60 | CF1.5 | 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. | To explain addition to policy. |

| | | | |
|--|----|---|--|
| | | | |
| OPEN SPACE, SPORT AND RECREATION FACILITIES | | | |
| 61 | R1 | <u>THE COUNCIL WILL PROTECT FROM INAPPROPRIATE DEVELOPMENT THE FOLLOWING TYPES OF OPEN SPACE AND LAND, BUILDINGS AND ROUTES USED FOR SPORT AND RECREATION PURPOSES WHICH MAY BE ARE CONSIDERED TO BE OF PUBLIC VALUE, OR ARE POTENTIALLY PUBLICLY VALUABLE, AND WILL WHERE APPROPRIATE REQUIRE THE IMPROVEMENT OF EXISTING FACILITIES WHICH PERFORM AN OPEN SPACE, SPORT OR RECREATION FUNCTION:</u> | To clarify policy. |
| 62 | R1 | <u>A. PARKS AND NON – DOMESTIC GARDENS;</u> <u>B. NATURAL AND SEMI-NATURAL URBAN GREENSPACES;</u> <u>C. GREEN CORRIDORS;</u> <u>D. OUTDOOR SPORTS FACILITIES;</u> <u>E. AMENITY GREENSPACE;</u> <u>F. PURPOSE MADE RECREATION FACILITIES FOR YOUNG PEOPLE;</u> <u>G. ALLOTMENTS, COMMUNITY GARDENS AND URBAN FARMS;</u> <u>H. CEMETERIES, CHURCHYARDS, AND OTHER BURIAL GROUNDS;</u> <u>I. CIVIC AND MARKET SQUARES; AND</u> <u>J. INDOOR BUILT FACILITIES USED FOR SPORT AND RECREATION; AND</u> <u>K. ACCESSIBLE COUNTRYSIDE IN URBAN FRINGE AREAS</u> | To meet objection and correspond with PPG17. |
| 63 | R1 | As part of the overall open space assessment, a comprehensive Playing Fields | To update |

| | | | |
|----|--------------------------|---|---------------------------------------|
| | Paragraph 10.15 | <u>Pitch Strategy (PFPS) has been is already being prepared for the Council, which It will essentially determines whether the existing stock is adequate to meet pitch sport needs. This Strategy and action plan will sit alongside the UDP, providing a robust framework within which to implement policies on playing field provision and protection.</u> | Replacement UDP |
| 64 | R1, Paragraph 10.27 | <u>The Council's objectives for improving recreational routes across the Borough, including the rights of way network, are will be set out in the Council's Rights of Way Improvements Plan, which covers the period 2002 – 2007.</u> | To update Replacement UDP |
| 65 | R1.1 | <u>The Council will only permit development which would result in the loss of an open space as defined in Policy R1 (A-K), 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</u> | To reflect additional category in R1. |
| 66 | R1.1, Paragraph 10.32 | <u>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 an approved local strategy where relevant. Provision will be secured by a 'Grampian' condition and Section 106 agreement 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.</u> | To meet objection from Sport England. |
| 67 | R1.1, Paragraph 10.33 | <u>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</u> | To meet objection from Sport England. |

| | | | |
|----|------------------------|--|---|
| | | <p><u>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.</u></p> | |
| 68 | R1.3 | <p><u>The Council will not permit the development of playing fields for alternative uses unless:</u></p> <ul style="list-style-type: none"> <u>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</u> <u>b. the proposed development only affects land which is incapable of forming a playing pitch or part of one; or</u> <u>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</u> <u>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; and</u> <u>e. the proposal accords with the Council's approved Playing Pitch Strategy.</u> | <p>To remove objection from Sport England and make sure the Playing Pitch Strategy informs decision making.</p> |
| 69 | R2, Paragraph 10.52 | <p><u>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</u></p> | <p>To meet objection</p> |

| | | | |
|----|--------------------------|---|---------------------------------------|
| | | <u>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.</u> | |
| 70 | R2.1, Paragraph 10.56 | <u>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 approved local strategy for guidance.</u> | To meet objection from Sport England. |
| 71 | R2.2 | <u>The Council will only permit new, or improvements to, open spaces, or outdoor or indoor sport or recreation facilities, subject to the following:</u> <u>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</u> <u>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:</u> | To reflect title of policy. |

| | | | |
|----|---|---|-----------------------------------|
| | | <p><u>i) there is a clearly defined need for the development; and</u></p> <p><u>ii) the site has good* access to public transport, or the proposed development is accompanied by improvements to public transport facilities; and</u></p> <p><u>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</u></p> <p><u>d. the proposals support social inclusion and community cohesion and, where appropriate, assist deprived communities; and</u></p> <p><u>e. there is no unacceptable impact on highway safety in terms of traffic generation, parking or servicing; and</u></p> <p><u>e. 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.</u></p> | |
| 72 | Appendix E, Category B | (B) Natural and Semi- Natural Urban Greenspaces | To meet objection |
| 73 | Appendix E, Category B, Examples and Primary Purposes | <u>These include urban 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</u> | In partial response to objection. |

| | | | |
|-------------------------|--|---|--|
| | | <u>environmental education and awareness.</u> | |
| 74 | Appendix E, Additional Category K | (K) Accessible Countryside in Urban Fringe Areas | To meet objection |
| 75 | Appendix E, Additional Category K, Examples and Primary Purposes | These might include areas of managed countryside, such as country parks and community forests. | To provide explanation of new category. |
| OPEN ENVIRONMENT | | | |
| 76 | Introduction, Paragraph 11.9 | <u>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 (PPS7) Sustainable Development in Rural Areas'. 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. Revised national guidance on protecting agricultural land, contained in PPG7*, advises local planning authorities to look first at previously developed land and sites within existing urban areas, to determine whether there is a need to consider the development of greenfield land, including best and most versatile agricultural land, at all. 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</u> | PPG7 has been replaced by PPS7 Sustainable Development in Rural Areas. |

| | | | |
|----|------------------------|--|--|
| | | <p><u>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.</u></p> | |
| 77 | OE1.8, Paragraph 11.45 | <p><u>The Council expects to see at the site a mix of uses that makes good use of its unique 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.</u></p> | In response to objection stating unique should be replaced by special site of sub regional importance. |
| 78 | OE 2 | <p>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 AND;</p> <p>D. PROTECT EXISTING TREES AND WOODLAND AND AIM TO INCREASE THE TREE COVER OF THE BOROUGH BY SECURING PLANTING WITH NEW DEVELOPMENT; AND</p> <p>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.</p> | In response to objection relating to the responsibility of the authority towards the National Park |

| | | | |
|----|-------------------------|---|--|
| 79 | OE2, Paragraph 11.70 | <p>11.55 <u>11.70</u> 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 previous 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:</p> <ul style="list-style-type: none"> 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. <p><u>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.</u></p> | In response to objection relating to the responsibility of the authority towards the National Park |
| 80 | Glossary of Terms | <p>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.</p> <p>Their statutory purposes of the Authority (as defined by the Environment Act</p> | In response to objection relating to the responsibility of the authority |

| | | | |
|--|-----------------|---|--|
| | | <p>1995) are:</p> <ul style="list-style-type: none"> 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 Parks by the public. <p>The National Park also has valued characteristics which include quiet enjoyment; wilderness and remoteness; landscape, wildlife and plants; clean earth, air and water; its cultural heritage or history, archaeology, customs and literary associations; and other features which make up its special quality</p> | towards the National Park. |
| CONSERVATION OF THE HISTORIC ENVIRONMENT | | | |
| 81 | C1.1 | <p>Permission will only be granted for development proposals within, adjacent to, or affecting the setting of a <u>designated</u> conservation area (including views in or out), including views in or out, which would clearly serve to preserve or enhance the character or appearance of the area.</p> | To meet objections |
| NATURAL RESOURCES AND ENVIRONMENTAL QUALITY | | | |
| 82 | Section Title | RENEWABLE ENERGY POLICIES | To clarify plan |
| 83 | Paragraph 13.65 | <p>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</p> | To reflect Planning Policy Statement 22. |

| | | | |
|----|-----------------|---|---|
| | | <p>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%. <u>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.</u></p> | |
| 84 | Paragraph 13.66 | <p>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. <u>Energy efficiency, which has an important role to play in reducing energy consumption and consequent emissions, is dealt with in the Design Section 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).</u></p> | To explain why this section focuses on renewable energy and to meet objections. |
| 85 | Paragraph 13.67 | <p>13.67 Governmental guidance, PPG22* – "Renewable Energy" advises every local authority to consider the contribution that their own area can make towards meeting energy requirements on a local, regional and national basis. In 2004, the <u>Government published a revised Planning Policy Statement (PPS22) on 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.</u> 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</p> | To reflect Planning Policy Statement 22, which in 2003 superseded Planning Policy Guidance Note 22. |

| | | | |
|----|----------------------|--|--|
| | | 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. | |
| 86 | Paragraph 13.70 | <p>The North West Regional Assembly has developed targets to increase the exploitation of renewable sources in the region by 2010. Those <u>targets for the region towards</u> which Oldham could <u>contribute</u> play a part in achieving as in additions to the existing regional capacity include:</p> <ul style="list-style-type: none"> a. 5 medium scale windfarms (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 <p>Targets to increase the capacity for renewable energy in Greater Manchester by 2010 and 2020, expressed in megawatts but not specific to technologies, will be set out in revised Regional Spatial Strategy, in accordance with Planning Policy Statement 22.</p> | To reflect Planning Policy Statement 22. |
| 87 | NR3, Paragraph 13.72 | <p>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, and secondly, because of their particular</p> | To reflect Planning Policy Statement 22. |

| | | | |
|----|-------|---|---|
| | | <p>characteristics in relation to location, specific additional criteria for the development of wind turbines <u>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.</u></p> | |
| 88 | NR3.1 | <p>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:</p> <ul style="list-style-type: none"> <u>a. residential /workplace amenity or human health;</u> <u>b. the visual amenity of the local area, including landscape character;</u> <u>c. local natural resources, including air and water quality;</u> <u>d. biodiversity , nature conservation or historical/archaeological interests;</u> <u>e. the statutory purposes of the Peak District National Park; and</u> <u>f. public access to the countryside; and</u> <u>g. the openness and visual amenity of the Green Belt.</u> <p><u>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,</u></p> | <p>To meet objections and reflect Planning Policy Statement 22.</p> |

| | | | |
|----|------------------------|--|--|
| | | <p><u>in the case of Combined Heat and Power schemes, it can be demonstrated that the benefits of the scheme outweigh the costs of transportation.</u></p> <p><u>In all cases, redundant plant, buildings and infrastructure shall be removed and the site restored.</u></p> <p><u>The Council will expect 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.</u></p> <p>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.</p> | |
| 89 | NR3.1, Paragraph 13.73 | <p>This policy is intended to apply to all renewable energy technologies including 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 energy resources to provide energy, and Combined Heat and Power schemes which utilise the heat arising from energy production, subject to other UDP policy considerations. Apart from their obvious role in reducing greenhouse gas emissions, resources such as biomass* and wind farms may also provide opportunities to diversify the rural economy. (Modified version of this sentence is moved to para. 13.75) <u>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</u></p> | To clarify that policy NR3.1 also relates to wind power and ensure that it is consistent with PPS22. |

| | | | |
|----|------------------------|---|---|
| | | <p>apply are:</p> <ul style="list-style-type: none"> · <u>small scale hydro (energy obtained from water bodies and rivers);</u> · <u>solar power (energy obtained through passive solar design of buildings, solar water heating systems or photovoltaic cells);</u> · <u>onshore wind power;</u> · <u>biomass (energy obtained from the combustion of wood, agricultural waste or energy crops); and</u> · <u>anaerobic digestion (energy obtained from the break down of organic waste).</u> <p><u>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 Section 14 on Waste Management (see policy W1.3)</u></p> | |
| 90 | NR3.1, Paragraph 13.74 | <p><u>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-f a-g.</u></p> | To reflect change to policy. |
| 91 | NR3.1, Paragraph 13.76 | <p><u>13.76 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</u></p> | To clarify criterion d of policy NR3.1 and meet objections. |

| | | | |
|----|------------------------|--|--|
| | | <p>areas. It also includes the impacts of associated infrastructure as well as the turbines themselves, for example access tracks and grid connections. Renewable energy resources, eg. 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. <u>Technologies which are not site specific eg. 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.</u></p> | |
| 92 | NR3.1, Paragraph 13.77 | <p><u>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’.</u> <u>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.</u> <u>The Council, in considering such proposals, will weigh the benefits of the energy produced against any harm to the Green Belt, and may consider such benefits to amount to exceptional circumstances which merit approval of what would otherwise be inappropriate development. Nonetheless, t</u> <u>PPS22 states that the wider</u></p> | To reflect Planning Policy Statement 22 and meet objections. |

| | | | |
|----|------------------------|---|---|
| | | <p>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*.</p> | |
| 93 | NR3.1, Paragraph 13.79 | <p>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) Regs 1999. Even if the development does not fall within the requirements of the regulations, the Council will expect 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. Revised Supplementary Planning Guidance on Renewable Energy will provide full details of all the issues to be addressed in such a statement.</p> | To clarify criterion e of policy NR3.1. |
| 94 | Policy NR3.2 | <p>The development of wind turbines will be permitted, provided that all the following criteria are satisfied:</p> <p>The Council will permit wind developments located within the areas of search identified on the Proposals Map, subject to them meeting criteria a-f of policy NR3.1, and the following criteria:</p> <p>a. the proposed development will not cause <u>have an unacceptable harm to</u></p> | To reflect Planning Policy Statement 22, meet objections and reflect change to policy NR3.1 |

| | | | |
|--|--|---|--|
| | | <p><u>impact on</u> any of the following:</p> <ul style="list-style-type: none"> 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 <u>or aviation</u> safety; or iii) existing transmitting or receiving systems; <p>b. the proposed development will not lead to significant nuisance to the public, <u>including footpath and bridleway users</u>, arising from noise, shadow flicker, electromagnetic interference or reflected light;</p> <p>e. in the case of proposals within or having an impact on habitats of international or national importance or adjacent to the Peak District National Park, the applicant can show that there is no other suitable site and that any harm to the habitat or to the objectives of the National Park likely to be caused by the proposed development would not be significant;</p> <p>d. the proposed development would be at least 500m from any sensitive existing land use, for example housing, schools or hospitals, other than by the express agreement of all the relevant parties;</p> <p>e. the proposed development accords with the renewable energy policy NR3.1; and</p> <p>f. <u>c.</u> redundant turbines, plant, transmission lines and access roads will be removed and the sites restored.</p> <p>Outside the areas of search, wind power developments comprising more</p> | |
|--|--|---|--|

| | | | |
|----|------------------------|--|-------------------------------------|
| | | <p>than two turbines will be permitted subject to the developer satisfactorily demonstrating that:</p> <p>i. sufficient wind resources exist, and ii. criteria a-c are met, and iii. criteria a-f of policy NR3.1 are met.</p> <p>Developments comprising two or less turbines, which are primarily intended to provide energy for local use, will be permitted anywhere within the Borough provided that:</p> <p>i. criteria a-c are met, and ii. criteria a-f of policy NR3.1 are met.</p> <p>In all cases, the Council will expect 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.</p> <p>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.</p> | |
| 95 | NR3.2, Paragraph 13.82 | <p>13.82 Draft Regional Planning Guidance requires development plans to identify areas of search which include criteria based policies for the development of renewable energy resources that should aim to protect the region's most valuable and sensitive environments. The identification of areas of search in the Proposals Map is aimed at directing developers to areas which the Council considers to be</p> | To reflect changes to policy NR3.2. |

| | | | |
|----|------------------------|--|--|
| | | <p>the most appropriate locations for such developments. Even within such areas, developments will still need to meet criteria a-c, and the criteria in NR3.1. Applications for sites outside the areas of search will also be considered, although larger developments will need to prove that sufficient wind resource exists in such areas in addition to the proposal meeting criteria a-c, and the criteria in NR3.1. It is recognised that smaller developments serving local needs may not require a commercially viable wind resource, hence they will not be required to prove that sufficient wind resource exists. Nonetheless, they will be carefully assessed against the criteria to ensure that the benefits of the proposal merit their location outside the area of search. 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.</p> | |
| 96 | NR3.2, Paragraph 13.87 | <p>It is the case that many of the windiest parts of the Borough coincide with Green Belt areas. 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’. The Council, in considering such proposals will weigh the benefits, in terms of the energy produced, against any harm to the Green Belt and may consider such benefits to amount to exceptional circumstances which merit approval of what would otherwise be inappropriate development. Nonetheless, the Council will expect every effort to be made to minimise the visual impact of</p> | To reflect changes to NR3.1 and NR3.2 such that Green Belt is now addressed in policy NR3.1. |

| | | | |
|----|------------------------|--|---|
| | | such developments through their siting, design and choice of materials. | |
| 97 | NR3.2, Paragraph 13.88 | <u>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.</u> | To clarify the paragraph and meet an objection. |
| 98 | NR3.2, Paragraph 13.91 | <u>13.91 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 expect 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. Supplementary Planning Guidance 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.</u> | To reflect the changes to the policy and qualify the new “requirement” for a full statement of impacts. |
| 99 | NR3.3, Paragraph | <u>13.92 The Council is committed to encouraging a reduction in carbon dioxide as</u> | To refer to the |

| | | | |
|-------------------------|------------------------|--|--|
| | 13.92 | <p><u>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.</u></p> | <p>planned publication of a supplementary planning document as part of Oldham's Local Development Framework.</p> |
| 100 | NR3.3, Paragraph 13.94 | <p><u>Passive solar design, that is designing a building to take maximum advantage of sunlight, can significantly reduce the overall energy consumption of a building. Where developers can satisfactorily demonstrate that a percentage of the development's energy requirements have been reduced through passive solar design, that percentage will be deducted from the 10% target required by this policy. Energy efficiency measures will not be counted towards the 10% in the same way. Nevertheless, there is a clear benefit to applicants in maximising the energy efficiency of buildings, as this will reduce the overall energy requirement and consequently the contribution needed from renewable energy resources to meet the target.</u></p> | <p>To clarify the approach to energy efficiency.</p> |
| WASTE MANAGEMENT | | | |
| 101 | W1.3, Paragraph 14.19 | <p><u>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.</u></p> | <p>To enable the review of existing supplementary planning</p> |

| | | | |
|--|---|---|---|
| | | | guidance to form SPD as part of Oldham's Local Development Framework. |
| PROPOSALS MAP (See maps attached) | | | |
| 102 | H1.1.24 Sandy Mill, Royton | Housing allocation moved from Phase II to Phase I and site extended | To reflect change in policy H1.1 |
| 103 | H1.1.26 Land at Spencer Street | New Phase I Housing Allocation | To reflect change in policy H1.1. |
| 104 | H1.1.27 Hartford Mill/Land off Milne Street, Oldham | New Phase I Housing Allocation | To reflect change in policy H1.1. |
| 105 | H1.1.11 Acorn Mill, St John Street, Lees | Phase I Housing allocation deleted. | To reflect change in policy H1.1. |
| 106 | H1.1.3 Coverhill Road, Grotton | Phase 1 Housing allocation deleted. | To reflect change to policy H1.1. |
| 107 | H1.1.23 Pretoria Road, Oldham | Housing allocation moved from Phase II to Phase 1 | To reflect change to policy H1.1. |
| 108 | H1.1.25 Jowett Street, Oldham | Housing allocation moved from Phase II to Phase I | To reflect change to policy H1.1. |

| | | | |
|-----|--|--|------------------------------------|
| 109 | H1.2.13 Holden Fold Lane, Royton | Site boundary amended. Land removed from allocation. | To reflect change to policy H1.2. |
| 110 | NR3.2 | Delete areas of Search for Wind Development. | To reflect change to policy NR3.2. |