

Oldham Unitary Development Plan Review – 2001 to 2016



Proposed Modifications to the Draft Replacement UDP, February 2006

HOW TO USE THIS DOCUMENT

About the contents

This document should be read in conjunction with:

- The Schedule of pre-Inquiry Changes to the Oldham Revised Deposit Draft Replacement Unitary Development Plan published 29th November 2004;
- The Schedule of Further pre-Inquiry Changes relating to the Housing Section of the Oldham Revised Deposit Draft Replacement Unitary Development Plan published 24th January 2005.
- The Inspector's Report;
- Statement of Decisions in respect of the Inspector's Report;
- The Replacement Unitary Development Plan Revised Deposit Draft October 2003; and
- The List of Proposed Technical Changes.

The Inspector's Report was received by the Council on 19th December 2005 and published on 6th January 2006. In the Report, the Inspector considers all the objections and representations, both written and oral, submitted to the Public Inquiry held between 25th January and 18th October 2005. For each policy or proposal in the draft plan that was the subject of objection, the Inspector recommends the course of action that the Council should take.

Oldham MBC is required to consider the Inspector's Report and decide what action to take on each of the recommendations. The Council is not obliged to accept the Inspector's recommendations, but it is required to prepare a statement of its decision on each recommendation and to give full reasons where it does not accept a recommendation. This document is Oldham MBC's Statement of Decisions in respect of the Inspector's Report and is referred to above.

Following consideration of the Inspector's Report the Council proposes that changes, formally known as "modifications", be made to the draft plan. Some modifications may be required because the Inspectors upholds and objection to the plan that results in new proposals, and others may be because the Council's own proposed pre-Inquiry Changes need to be advertised through the modifications procedure.

Representations should only be made to the changes that have been made at this stage, not on text around them. In some instances altered sentences are set out in full but this is only to help readers to understand the effects of the proposed modifications.

A separate form will provide details of how to object to, or support, the proposed modifications.

The Structure of this Report

The proposed modifications are set out in the following pages in the chapter order of the draft Replacement Unitary Development Plan, which is as follows:

1. Introduction
2. Planning Strategy
3. The Design of New Development
4. Transport
5. Business, Industry and the Local Economy
6. Housing
7. Retail and Leisure Development
8. Oldham Town Centre
9. Community and Education Facilities
10. Open Space, Sport and Recreation Facilities
11. Open Environment
12. Conservation of the Historic Environment
13. Natural Resources and Environmental Quality
14. Waste Management
15. Glossary
16. Technical Changes

This is also how the Inspector's Report was structured and should therefore allow for easy cross reference where readers wish to check back the detail of the Inspector's reasoning.

In addition to the above there are also the following Appendices:

Appendix 1 – Map Changes relating to Proposed Modifications

Appendix 2 – The List of Proposed Technical Changes

Appendix 3 – The Council's pre-Inquiry Changes published 29th November 2004.

Appendix 4 – The Council's Further pre-Inquiry Changes published 24th January 2005.

ওল্ডহাম ইউনিটারী ডিভালপমেন্ট প্লান রিভিউ ২০০১ থেকে ২০১৬

ওল্ডহাম সংশোধিত ডিপোজিট ড্রাফট রিপ্লেইসম্যান্ট ইউনিটারী ডিভালপমেন্ট প্লান, সিদ্ধান্ত এবং প্রস্তাবিত সংশোধনী ফেব্রুয়ারি ২০০৬-এর বিবরণী।

ওল্ডহাম ইউনিটারী ডিভালপমেন্ট প্লানটি হচ্ছে ওল্ডহাম বোরার ভূমির ব্যবহারসংক্রান্ত পরিকল্পনা। ভূমির ব্যবহার এবং উন্নয়নবিষয়ক নীতিমালা এবং প্রস্তাবনাগুলো ইহা ব্যাখ্যা করে।

এই দলিলটি একটি খসড়া ইউনিটারী ডিভালপমেন্ট প্লানের প্রস্তাবের সাথে সম্পর্কিত দলিলাদির মাঝে সাম্প্রতিক একটি, যেটি বর্তমান দলিলাদির স্থলাভিষিক্ত হবে পর্যালোচনা তথা রিভিউ প্রক্রিয়া সম্পন্ন হবার পর।

উক্ত প্লান তথা পরিকল্পনাটির ব্যাপারে পাবলিক এনকোয়ারি (সরকারি অনুসন্ধান) সম্পন্ন হয়েছে এবং বিভিন্ন স্বপারিশ/পরামর্শ সম্বলিত ইম্পেক্টরদের রিপোর্টটি এখন কাউন্সিল বিবেচনা করে দেখেছে। উক্ত প্রক্রিয়ার ফলশ্রুতিতে যে দু'টি দলিল কাউন্সিল তৈরি করেছে সে'গুলো হচ্ছেঃ

ইম্পেক্টরদের রিপোর্টের আলোকে কারণ এবং সিদ্ধান্তমালাবিষয়ক কাউন্সিলের বিবৃতি; এবং
খসড়া প্লানের (পরিকল্পনা) ব্যাপারে প্রস্তাবিক সংশোধনীসমূহের কর্মসূচি।

ইম্পেক্টর কর্তৃক করা কোন স্বপারিশ/পরামর্শ যদি কাউন্সিল অনুসরণ না করে থাকে তবে জনসাধারণ ইচ্ছে করলে এ ব্যাপারে আপত্তি তুলতে পারবেন। প্রস্তাবিত সংশোধনীগুলোকে সমর্থন করে অথবা প্রস্তাবিত সংশোধনীগুলোর বিরোধিতা করে এরূপ প্রতিনিধিত্বমূলক বক্তব্যও জনসাধারণ ইচ্ছে করলে করতে পারবেন। এরূপ বক্তব্য পেশ করার সময়সীমা হচ্ছে ২৭শে ফেব্রুয়ারি থেকে ১০ই এপ্রিল।

উপরে বর্ণিত দলিলগুলো বুঝার ব্যাপারে যদি আপনার সাহায্যের প্রয়োজন হয় অথবা যদি পক্ষে কিংবা বিপক্ষে আপনার বক্তব্য তুলে ধরার জন্যে যে নির্দিষ্ট ফর্ম রয়েছে এর কয়েকটি কপি পেতে চান, তবে অনুগ্রহ করে নিচের নম্বরগুলোতে কাউন্সিলের স্ট্রাটেজিক প্লানিং এবং ইনফরমেশন টীমে যোগাযোগ করুনঃ

লেন্ হারিস্ (Len Harris), টেলিফোনঃ 0161 911 4163

পল্ ম্যাকগ্রাথ্ / নীল্ বাওয়ার (Paul McGrath / Neall Bower), টেলিফোনঃ 0161 911 4151 অথবা

এলিযাবেথ্ এইচিসন্ (Elizabeth Aitchison), টেলিফোনঃ 0161 911 1139

আপনি ইচ্ছে করলে উক্ত টীমের কাছে spi@oldham.gov.uk ঠিকানায় ই-মেইল পাঠাতে পারেন।

ইউ.ডি.পি. রিভিউ-র সাথে সম্পর্কিত সকল দলিল কাউন্সিলের www.oldham.gov.uk ওয়েবসাইটেও পাওয়া যাবে।

اولڈہم یونیٹری ڈیولپمنٹ پلان ریویو 2001 تا 2016

اولڈہم ریواٹرز ڈیپازٹ ڈرافٹ ری-پلیسمنٹ یونیٹری ڈیولپمنٹ پلان ، فیصلوں کے متعلق بیان اور مجوزہ ترامیم فروری 2006

یونیٹری ڈیولپمنٹ پلان اولڈہم باروکازمین کے استعمال کے لئے منصوبہ ہے ، یہ تعمیراتی کاموں اور زمین کے استعمال کے سلسلے میں حکمت عملیاں اور مجوزہ منصوبوں کو واضح کرتا ہے۔

یہ دستاویز ڈرافٹ یونیٹری ڈیولپمنٹ پلان کی سلسلہ وار پبلک کنسلٹیشن کے متعلق تازہ ترین معلومات فراہم کرتا ہے ، جو نظر ثانی کی کارروائی مکمل ہو جانے کے بعد موجودہ کی جگہ حاصل کر لے گا۔

اس منصوبے کے سلسلے میں پبلک انکوائری مکمل ہو چکی ہے اور کونسل نے اب انسپیکٹروں کی سفارشات پر مشتمل رپورٹ پر غور و خوض کر لیا ہے۔ اس کارروائی کے نتیجے میں کونسل نے جو دستاویز شائع کی ہیں وہ یہ ہیں :

انسپیکٹر کی رپورٹ کی روشنی میں کونسل کے دلائل اور فیصلوں پر مشتمل بیان ؛ اور
ڈرافٹ پلان کی مجوزہ ترامیم کا شیڈول

جہاں کونسل نے انسپیکٹر کی سفارش پر عمل نہیں کیا ہو گا وہاں شاید پبلک کے افراد اعتراض اٹھائیں۔ پبلک کے افراد شاید مجوزہ ترامیم کے حق میں یا اس کے خلاف بیان دیں۔ عرضداشت پیش کرنے کے دورانیے کا آغاز 27 فروری اور اختتام 10 اپریل کو ہو گا۔

اگر متذکرہ بالا دستاویزات کا مفہوم سمجھنے میں آپ کو مدد درکار ہو ، یا عرضداشت پیش کرنے کیلئے فارم کی نقول چاہئیں ، تو برائے کرم سٹریٹیجک پلاننگ اینڈ انفارمیشن سیکشن سے مندرجہ ذیل نمبروں پر رابطہ کیجئے :

لہن ہیرس 0161 911 4163

پول میگلر اتھ / نیل باؤر 0161 911 4151 ، یا

ایلیزبتھ آپنسن 0161 911 4139

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

یونیٹری ڈیولپمنٹ پلان ریویو سے منسلک تمام دستاویزات کونسل کی ویب سائٹ www.oldham.gov.uk پر دستیاب ہیں۔

CHAPTER 1 - INTRODUCTION

MODIFICATION NO: 1/1

CHAPTER NO: 1
CHAPTER NAME: INTRODUCTION
POLICY NO: N/A
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 1.25

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 1.1

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 1.25 of the Introduction chapter in accordance with pre-Inquiry Change PIC1:

ADD the following sentence to paragraph 1.25 after the first sentence:
"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."

ADD the word "therefore" after "The replacement UDP will".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC1 published on 29th November 2004.

CHAPTER 2 - PLANNING STRATEGY

MODIFICATION NO: 2/1

CHAPTER NO: 2
CHAPTER NAME: PLANNING STRATEGY
POLICY NO: N/A
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 2.3 bullet point f.

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 2.1

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 2.3, bullet point f., of the Planning Strategy chapter in accordance with pre-Inquiry Change PIC2:

DELETE the word "permitted" and **REPLACE WITH** the word "permissible".

DELETE the words "for example, some outdoor recreation, rural diversification and renewable energy generation" and **REPLACE WITH**, "but they will be subject to national and local Green Belt policy."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC2 published on 29th November 2004.

CHAPTER 3 - THE DESIGN OF NEW DEVELOPMENT

MODIFICATION NO: 3/1

CHAPTER NO: 3

CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT

POLICY NO: INTRODUCTION

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: 3.1 and 3.5

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.1

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the word "urban" from the second line of paragraph 3.1 of the Design of New Development chapter.
- **DELETE** the word "urban" from the second line of paragraph 3.5 of the Design of New Development chapter.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 3/2

CHAPTER NO: 3

CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT

POLICY NO: D1.1

POLICY NAME: GENERAL DESIGN CRITERIA

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.7

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the word “etc” from Criterion b. of Policy D1.1 of the Design of New Development chapter.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 3/3

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.1
POLICY NAME: GENERAL DESIGN CRITERIA
SITE REFERENCE: N/A
PARAGRAPH NO: 3.24

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 3.7

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 3.24 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC3:

DELETE “The Council intends to publish supplementary planning guidance* on the design of new housing at an early date.”

REPLACE WITH “A supplementary planning document on urban design will be prepared by the Council.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC3 published on 29th November 2004.

MODIFICATION NO: 3/4

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.2

POLICY NAME: DESIGNING FOR ENERGY EFFICIENCY

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.9

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy D1.2 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC4:

ADD the following text to the start of the policy (existing wording in square brackets) to precede the words "should be designed":

"Any major [new development,] including a residential development comprising 10 or more units, or a non-residential development exceeding 1000m² gross floorspace"

ADD after "energy efficiency" the following text: "by embodying the principles of passive solar design"

DELETE at the end of paragraph the following text: ", insofar as is reasonably practicable"

ADD the following text to the end of the policy: "Unless otherwise agreed with the local planning authority, the new development should be designed to address the following criteria:

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

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC4 published on 29th November 2004.

MODIFICATION NO: 3/5

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.2
POLICY NAME: DESIGNING FOR ENERGY EFFICIENCY
SITE REFERENCE: N/A
PARAGRAPH NO: 3.25

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.9

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to the end of paragraph 3.25 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC5:
"Better living and working conditions for future users of buildings can also result."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC5 published on 29th November 2004.

MODIFICATION NO: 3/6

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.2
POLICY NAME: DESIGNING FOR ENERGY EFFICIENCY
SITE REFERENCE: N/A
PARAGRAPH NO: 3.26

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.9

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to the end of paragraph 3.26 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC6:
“Regional Spatial Strategy for the North West (RPG13) states that development plans should “ensure that development minimises energy use through careful and imaginative location, design and construction techniques” – Policy ER13”.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC6 published on 29th November 2004.

MODIFICATION NO: 3/7

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.2
POLICY NAME: DESIGNING FOR ENERGY EFFICIENCY
SITE REFERENCE: N/A
PARAGRAPH NO: 3.27

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.9

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 3.27 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC7 and PIC8:

DELETE existing paragraph 3.27 in accordance with pre-Inquiry Change PIC7.

REPLACE WITH new paragraph 3.27 in accordance with pre-Inquiry Change PIC8:

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendations that support the Council’s pre-Inquiry Changes PIC7 and PIC8 published on 29th November 2004.

MODIFICATION NO: 3/8

CHAPTER NO: 3

CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT

POLICY NO: D1.2

POLICY NAME: DESIGNING FOR ENERGY EFFICIENCY

SITE REFERENCE: N/A

PARAGRAPH NO: 3.28

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 3.9

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 3.28 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC9:

ADD the following text at the start of paragraph 3.28:

“Design statements submitted in support of planning applications should seek to illustrate how the design of the scheme has taken account of potential to optimise passive solar design.”

ADD the following text at the end of paragraph 3.28:

“The Council intends to prepare a supplementary planning document on relevant aspects of sustainable design, including passive solar design, as a matter of priority.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC9 published on 29th November 2004.

MODIFICATION NO: 3/9

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.3
POLICY NAME: INCLUSIVE ACCESS
SITE REFERENCE: N/A
PARAGRAPH NO: 3.40a

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.11

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new paragraph after paragraph 3.40 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC10: "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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC10 published on 29th November 2004.

MODIFICATION NO: 3/10

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.4
POLICY NAME: HABITAT AND WILDLIFE ON DEVELOPMENT SITES
SITE REFERENCE: N/A
PARAGRAPH NO: 3.48a

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.13

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new paragraph after paragraph 3.48 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC11: “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.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC11 published on 29th November 2004.

MODIFICATION NO: 3/11

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.5
POLICY NAME: PROTECTION OF TREES ON DEVELOPMENT SITES
SITE REFERENCE: N/A
PARAGRAPH NO: 3.49

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 3.15

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** the start of paragraph 3.49 of the Design of New Development chapter as follows:

DELETE the words “Thanks to”

REPLACE WITH “Because of”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 3/12

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.6
POLICY NAME: LANDSCAPE DESIGN AND TREE PLANTING
SITE REFERENCE: N/A
PARAGRAPH NO: 3.64a

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new paragraph after paragraph 3.64 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC12: "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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC12 published on 29th November 2004.

MODIFICATION NO: 3/13

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.7
POLICY NAME: DESIGNING FOR SAFETY AND SECURITY
SITE REFERENCE: N/A
PARAGRAPH NO: 3.68

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.19.

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to the end of paragraph 3.68 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC13:

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC13 published on 29th November 2004.

MODIFICATION NO: 3/14

CHAPTER NO: 3
CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.8
POLICY NAME: SHOP FRONT DESIGN
SITE REFERENCE: N/A
PARAGRAPH NO: 3.74

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 3.21

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **ADD** the following sentence to the end of paragraph 3.74 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC14:

“This guidance will be reviewed and incorporated into a supplementary planning document on shop front design that will be prepared by the Council.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC14 published on 29th November 2004.

MODIFICATION NO: 3/15

CHAPTER NO: 3

CHAPTER NAME: THE DESIGN OF NEW DEVELOPMENT
POLICY NO: D1.9
POLICY NAME: ADVERTISEMENTS ON BUSINESS PREMISES
SITE REFERENCE: N/A
PARAGRAPH NO: 3.79a

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 3.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new paragraph after paragraph 3.79 of the Design of New Development chapter in accordance with pre-Inquiry Change PIC15:
“Guidance on advertisements on business premises will be included in a supplementary planning document that will be prepared by the Council.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC15 published on 29th November 2004.

CHAPTER 4 - TRANSPORT

MODIFICATION NO: 4/1

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T1.1
POLICY NAME: TRANSPORT INFRASTRUCTURE
SITE REFERENCE: N/A
PARAGRAPH NO: FOOTNOTE 2

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the following text from Footnote 2 of the Transport chapter in accordance with pre-Inquiry Change PIC16:
"This date refers to the completion of a wider package of works."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC16 published 29th November 2004.

MODIFICATION NO: 4/2

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T1.1
POLICY NAME: TRANSPORT INFRASTRUCTURE
SITE REFERENCE: N/A
PARAGRAPH NO: 4.11

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD**, after the words “ whose completion will depend on...”, the following text to paragraph 4.11 of the Transport chapter in accordance with pre-Inquiry Change PIC17:
“restoration of four tracks through the Standedge Tunnel,”
- **ADD**, after the words “the results of further studies by GMPTA/E...”, the following text to paragraph 4.11 of the Transport chapter in accordance with pre-Inquiry Change PIC17:
“, in consultation with relevant transport agencies,”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC17 published 29th November 2004.

MODIFICATION NO: 4/3

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T1.1
POLICY NAME: TRANSPORT INFRASTRUCTURE
SITE REFERENCE: N/A
PARAGRAPH NO: 4.13

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 4.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 4.13 of the Transport chapter in accordance with pre-Inquiry Change PIC18:

ADD the word “After” before GMPTE at the start of the fourth sentence.

DELETE the word “will” after GMPTE in the fourth sentence.

ADD the letter “s” after “award” in the fourth sentence.

DELETE the text “in late 2003. T” and **REPLACE WITH** “, t”.

DELETE the word “subsequently” after “winning bidder will...”.

So the sentence reads as: “After GMPTE awards the final contract for the Metrolink extension, the winning bidder will offer which stations to build and

these could vary from those specified in the tender's Executive Requirements."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC18 published 29th November 2004.

MODIFICATION NO: 4/4

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T3.1
POLICY NAME: ACCESS AND DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 4.39

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.43

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the following text from paragraph 4.39 of the Transport chapter after the words "...under Section 278 and....", in accordance with pre-Inquiry Change PIC19:
"DLTR"
- **REPLACE WITH** the following text to paragraph 4.39 of the Transport chapter in accordance with pre-Inquiry Change PIC19:
"DTLR"
- **ADD** the following text to the end of paragraph 4.39 of the Transport chapter in accordance with pre-Inquiry Change PIC19:
"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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendations which support the Council's pre-Inquiry Change PIC19 published 29th November 2004.

MODIFICATION NO: 4/5

CHAPTER NO: 4

CHAPTER NAME: TRANSPORT

POLICY NO: T3.2

POLICY NAME: DEVELOPMENTS WITH SIGNIFICANT
TRANSPORT IMPLICATIONS

SITE REFERENCE: N/A

PARAGRAPH NO: POLICY AND PARAGRAPH'S 4.46 AND 4.48

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.47

**PROPOSED MODIFICATION ARISING FROM INSPECTOR'S
RECOMMENDATIONS:**

- **DELETE** the wording of clause a(i) of Policy T3.2 of the Transport chapter.
- **REPLACE WITH** the following text:
“developments that generate a significant increase in trips by any mode, in any time period or on any route;”
- **DELETE** the first sentence of paragraph 4.46 and **REPLACE WITH** the following text:
“Developments that generate a significant increase in trips by any mode, in any time period or on any route” are defined in terms of the type of use and scale of development compared to the current use, and trip generating potential of the site.”
- **ADD** the following text after “the surrounding road network.” in paragraph 4.46:
“Appropriate details should be submitted as part of any pre-application discussions that may be had with the Council where this policy applies. The need for an assessment would not be restricted to an increase in the total number of trips generated since an increase in the numbers generated by an individual mode, at a particular time of day or over a specific route might also have an impact on the transport network.”
- **ADD** the following text to the end of criteria a. of paragraph 4.48 of the Transport Chapter:
“, and a comparison of this with the existing use”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation

MODIFICATION NO: 4/6

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T3.2
POLICY NAME: DEVELOPMENTS WITH SIGNIFICANT
TRANSPORT IMPLICATIONS
SITE REFERENCE: N/A
PARAGRAPH NO: 4.48

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.47

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 4.48 of the Transport chapter in accordance with pre-Inquiry Change PIC20:

ADD the following text at the start of the second sentence:

"The Council will produce a Supplementary Planning Document setting out"

DELETE the letter "T" and **REPLACE WITH** "t" before the word "scope"

ADD ", which" after the words "transport assessments" in the second sentence.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation which supports the Council's pre-Inquiry Change PIC20 published 29th November 2004.

MODIFICATION NO: 4/7

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T3.2
POLICY NAME: DEVELOPMENTS WITH SIGNIFICANT
TRANSPORT IMPLICATIONS

SITE REFERENCE: N/A

PARAGRAPH NO: 4.50

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.47

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 4.50 of the Transport chapter in accordance with pre-Inquiry Change PIC21:

After "The Council" **DELETE** the words "can provide guidance in drawing up" and **REPLACE WITH** "will produce a Supplementary Planning Document".

DELETE the word "to" after "on travel plans" and **ADD** the words "with guidance for".

DELETE the word "to" after "developers and" and **REPLACE WITH** "for".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation which supports the Council's pre-Inquiry Change PIC21 published 29th November 2004.

MODIFICATION NO: 4/8

CHAPTER NO: 4

CHAPTER NAME: TRANSPORT

POLICY NO: T3.3

POLICY NAME: PARKING

SITE REFERENCE: N/A

PARAGRAPH NO: 4.51

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 4.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 4.51 of the Transport chapter in accordance with pre-Inquiry Change PIC22:

“The Supplementary Planning Document on planning obligations to be produced by the Council will include guidance on parking-related measures and contributions which may be required under this policy.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation which supports the Council’s pre-Inquiry Change PIC22 published 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 4/9

CHAPTER NO: 4
CHAPTER NAME: TRANSPORT
POLICY NO: T3.3
POLICY NAME: PARKING
SITE REFERENCE: N/A
PARAGRAPH NO: 4.55

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 4.20 and 4.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **ADD**, after the words “...where local demand is already high for on-street parking.”, the following sentence to paragraph 4.55 of the Transport chapter in accordance with pre-Inquiry Change PIC23:
“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 GMPTA and relevant operators and transport agencies.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendations which support the Council’s pre-Inquiry Change PIC23 published 29th November 2004.

CHAPTER 5 – BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

MODIFICATION NO: 5/1

CHAPTER NO: 5
CHAPTER NAME: BUSINESS INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B1.1
POLICY NAME: BUSINESS AND INDUSTRIAL LAND ALLOCATIONS
SITE REFERENCE: B1.1.25 LAND AT CLARENCE STREET, ROYTON.
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.14

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **EXTEND** the boundary of the allocation northwards to include the strip of land removed at the Revised Deposit stage.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 5/2

CHAPTER NO: 5
CHAPTER NAME: BUSINESS INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B1.1
POLICY NAME: BUSINESS AND INDUSTRIAL LAND ALLOCATIONS
SITE REFERENCE: LR3, LAND AT FOXDENTON LANE, CHADDERTON
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.136

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ALLOCATE** part of site LR3 subject to objections 0673/1/001/O and 0673/1/002/O to Business and Industry under Policy B1.1.

REASON FOR MODIFICATION:

To comply with the inspector's recommendation.

MODIFICATION NO: 5/3

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B1.2
POLICY NAME: BUSINESS AND OFFICE ALLOCATIONS
SITE REFERENCE: N/A
PARAGRAPH NO: 5.14

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.18

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 5.14 of the Business, Industry and the Local Economy Chapter in accordance with PIC24:

DELETE "which is expected in late 2003," after "awarded"

DELETE "A planning application for a mixed use development was submitted in 2001 for the site at Stable Street, Hollinwood (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. "

ADD "at Stable Street, Hollinwood," after "The site" and before "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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation, which supports the Council's pre-Inquiry Change PIC24 published on 29th November 2004.

MODIFICATION NO: 5/4

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B1.3
POLICY NAME: MIXED USE ALLOCATIONS
SITE REFERENCE: N/A
PARAGRAPH NO: 5.16

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.37

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to paragraph 5.16 of the Business, Industry and the Local Economy Chapter after "The mixed use allocation also takes account of the distinctive characteristics of the sites and the regeneration opportunities they offer.":

"Further details of the Council's objectives and requirements for each site can be found in Appendix B. The economics of mixed use development can be complex and can change over time. The Council, therefore, recognises that there may be a need to apply the residential percentage figures in the policy with a degree of flexibility at the time development proposals are considered. The need for this flexibility, within the region of the percentage figure, will be assessed in the light of the economics of the development and the economic regenerative benefits of the overall mixed use scheme."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation and List of Proposed Technical Changes.

MODIFICATION NO: 5/5

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

POLICY NO: B1.3
POLICY NAME: MIXED USED ALLOCATIONS
SITE REFERENCE: M1 FRENCHES WHARF
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.51

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy B1.3 of the Business, Industry and the Local Economy Chapter for site M1 as follows:

DELETE the 70 units indicative housing capacity for site M1 from policy H1.1 and appendix B, and **REPLACE WITH** 99 units.

ADD the following text to the notes on site M1 (formerly H1.1.18) in Appendix B after "40% of the developable area":
", subject to paragraph 5.16 of the reasoned justification. In estimating the capacity of the site for housing the Council recognises that development proposals may exceed the indicative capacity."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 5/6

CHAPTER NO: 5
CHAPTER NAME: Business, Industry and the Local Economy
POLICY NO: B1.3
POLICY NAME: MIXED USE ALLOCATIONS
SITE REFERENCE: M2 LUMB MILL, HUDDERSFIELD ROAD, DELPH
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.61

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy B1.3 of the Business, Industry and the Local Economy Chapter for site M2 as follows:

DELETE “, with the proportion of residential not to exceed 50% of the net total developable area”.

DELETE the 20 units indicative housing capacity for site M2 from policy H1.1 and Appendix B and **REPLACE WITH** 62 units.

DELETE the fourth sentence and the phrase “with the proportion of residential not to exceed 50% of the net total developable area” from the guidance note for site M2 in appendix B.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 5/7

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B1.4 (formerly B1.5)
POLICY NAME: BUSINESS OFFICE AND INDUSTRIAL DEVELOPMENT ON UNALLOCATED LAND
SITE REFERENCE: N/A
PARAGRAPH NO: 5.18

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 5.73

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** Policy B1.5 of the Business, Industry and the Local Economy Chapter in accordance with pre-Inquiry Change PIC25

DELETE in criterion a. “, unless the applicant can justify an exception” after “or near major public transport interchanges” and **REPLACE WITH** “within urban areas”.

DELETE from the reasoned justification in paragraph 5.18 “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.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation, which supports the Council's pre-Inquiry Change PIC25 published on 29th November 2004.

MODIFICATION NO: 5/8

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B2.1
POLICY NAME: PRIMARY EMPLOYMENT ZONES
SITE REFERENCE: N/A
PARAGRAPH NO: 5.25

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.95

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS AND COUNCIL AMENDMENT:

- **AMEND** Policy 2.1 of the Business, Industry and Local Economy as follows:

DELETE “local needs” in criterion i and replace with “small scale”.

ADD after criterion k. the following:

“Housing and/or related community uses (as defined in policy CF1.2) will not be permitted unless;

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

support the local economy and employment, would outweigh the loss of the business or industrial use.

- **ADD** new text to the reasoned justification after the list of PEZ's at paragraph 5.25, as follows:

“Although the primary purpose of the PEZ policy is to protect existing employment areas, the Council believes there are certain circumstances in which housing development may be appropriate. Thus, whilst there is a general need for the retention of business and industrial uses in PEZs, some residential or mixed-use development may be permissible where it can be demonstrated that there is no realistic prospect of the land or buildings being used for business or industrial uses within the Plan period, and that the use proposed will be compatible with neighbouring land uses. The Council will also wish to consider the implications of the proposed development for regional and local economic and housing strategies.

To satisfy criterion ii) above, the Council will require evidence that the land or premises have been marketed at a reasonable price for an appropriate period and in appropriate trade press or elsewhere (all by prior agreement), in order to be satisfied that there is no realistic demand for its continued employment use. The Council will look more favourably upon proposals for mixed use rather than residential development on such sites, as this would mean a continuing contribution towards the local economy and employment. Retail uses would only be permitted in accordance with other policies in the Plan. Proposals for new offices generating significant numbers of trips are subject to the locational criteria set out in policy B1.5 a.

Alternatively, there may be occasions when a rigorous financial appraisal can show, without the need to go through a full marketing exercise, that the development or redevelopment of a site for business or industrial use is not viable. The criteria for such an appraisal and for marketing exercises will be set out in a Supplementary Planning Document.

Oldham is also a Housing Market Renewal (HMR) Pathfinder authority and is committed to a long-term regeneration programme that will transform its housing markets, create sustainable communities and lead to greater community cohesion. The need to deliver neighbourhood transformation and regeneration through Housing Market Renewal might sometimes justify the release of land for housing and/or related community uses even when it is still needed for employment. To satisfy criterion iii) above, applicants will be required to demonstrate the net benefit of a proposal, and how it supports local and strategic HMR objectives. In considering whether the benefits outweigh the loss of employment land, the Council will have regard a number of factors, including:

- a. Whether the proposed development would help to deliver an approved master plan (although this will not be a requirement of such development);
- b. The need for the proposed development in the context of the HMR objectives and programmes;
- c. Whether the proposed development includes some employment uses;
- d. Whether the site is in active business or industrial use;

- e. Whether the developer offers a planning agreement to facilitate measures to support the local economy and employment; and
- f. The contribution that the proposed development would make to creating sustainable communities.

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

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation and to ensure that the amenity of any proposed development is taken into account in assessing planning applications with a residential element where the site lies within a PEZ.

MODIFICATION NO: 5/9

CHAPTER NO: 5

CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

POLICY NO: B2.1

POLICY NAME: PRIMARY EMPLOYMENT ZONES

SITE REFERENCE: PEZ 16 HIGGINSHAW/EAST OLDHAM

PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 5.106

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** the boundary of PEZ16 to include the strip of land which is recommended be added to business allocation B1.1.25.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 5/10

CHAPTER NO: 5

CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

POLICY NO: B2.1

POLICY NAME: PRIMARY EMPLOYMENT ZONES

SITE REFERENCE: PEZ28 TAMEWATER MILL, DOBCROSS

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.135

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the designation of Tamewater Mill as PEZ28 and allocate for phase 1 housing development - see Phase 1 housing allocations (modification 6/10).

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 5/11

CHAPTER NO: 5

CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

POLICY NO: B2.2

POLICY NAME: PROTECTION OF EXISTING EMPLOYMENT SITES OUTSIDE PEZs

SITE REFERENCE: N/A

PARAGRAPH NO: 5.26 and 5.27

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 5.157

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy B2.2 of the Business, Industry and the Local Economy Chapter as follows:

DELETE “and whose gross floor space does not exceed 200m² “ in criterion (a) of policy B2.2.

REWORD criterion (c) as follows:

“c. It is demonstrated, either through a marketing exercise or viability assessment, that there is no realistic prospect of the site being used for employment purposes within the plan period, or”

ADD a new criterion d. with the following wording:

“The development satisfies the policies elsewhere in the Plan, would help to achieve the local and strategic objectives of the HMR programme and that the benefits of such help, including any achieved through a planning agreement to support the local economy and employment, would outweigh the loss of the employment use.”

DELETE the final two sentences of the reasoned justification in paragraph 5.26 and **REPLACE** with:

“In the context of this policy, employment uses are defined as those listed (a) to (k) inclusive in policy B2.1.”

DELETE “In the latter case” from the beginning of the second sentence of paragraph 5.27 and **REPLACE** with “In relation to clause c.,”

INSERT a paragraph break after “...continued employment use” in the second sentence of paragraph 5.27 and add two additional paragraphs as follows (note the wording of paragraph 5.27 – from the words “The Council will look more favourably upon...” - will continue in the form of a new paragraph after the additional wording set out below):

“Alternatively, there may be occasions when a rigorous financial appraisal can show, without the need to go through a full marketing exercise, that the development or redevelopment of a site for business or industrial use is not viable. The criteria for such an appraisal and for marketing exercises will be set out in a Supplementary Planning Document.

However, Oldham is also a Housing Market Renewal Pathfinder authority and is committed to a long-term regeneration programme that will transform its housing markets, create sustainable communities and lead to greater community cohesion. The Council recognises through clause d. of the policy that the need to deliver neighbourhood transformation and regeneration through Housing Market Renewal might sometimes justify the release of land for housing and/or related community uses even when it is still needed for employment. To satisfy clause d. above, applicants will be required to demonstrate the net benefit of a proposal, and how it supports local and strategic HMR objectives. In considering applications against this policy, the Council will employ the same approach as is set out in the justification to policy

B2.1. More information on this will be set out in a Supplementary Planning Document”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 5/12

CHAPTER NO: 5
CHAPTER NAME: BUSINESS, INDUSTRY AND THE LOCAL ECONOMY
POLICY NO: B2.3
POLICY NAME: EMPLOYMENT GENERATING USES WITHIN THE GREEN BELT, A LOCAL GREEN GAP OR LAND RESERVED FOR FUTURE DEVELOPMENT
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 5.159

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** Policy B2.3 and paragraph 5.29 of the Business, Industry and the Local Economy Chapter.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

CHAPTER 6 - HOUSING

MODIFICATION NO: 6/1

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.10

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** all text from paragraph 6.10 of the Housing chapter in accordance with pre-Inquiry Change PIC31.

REASON FOR MODIFICATION:

To comply with the inspector's recommendation that supports the Council's pre-Inquiry Change PIC31 published on 29th November 2004.

MODIFICATION NO: 6/2

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.11

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the fourth, fifth and sixth sentences from paragraph 6.11 of the Housing chapter, beginning with "At the time of writing..." and

ending with "...once the HMRF prospectus is published", in accordance with pre-Inquiry Change PIC32.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC32 published on 29th November 2004.

MODIFICATION NO: 6/3

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: New paragraphs

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new text after paragraph 6.11 of the Housing chapter in accordance with pre-Inquiry Change PIC33:

"The HMR Prospectus, published in December 2003, sets out five key objectives for the Partnership:

- To transform the housing choices to meet current and future demand, providing modern attractive homes, through clearance, remodelling and redevelopment.
- To achieve and sustain an excellent standard for existing retained housing focussing especially on priority neighbourhoods.
- To improve the image, safety and attractiveness of neighbourhoods so people will be proud to live there and choose to invest.
- To improve substantially the quality of life of local people by increasing employment and leisure opportunities, and transforming their educational attainment and health.
- In all that we do, we will work together to achieve community cohesion, creating places where a range of people can live happily together.

(Executive Summary of the Prospectus)

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).

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:

- 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.

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 release of Phase 2 housing allocations”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC33 published on 29th November 2004.

MODIFICATION NO: 6/4

CHAPTER NO: 6

CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.12

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** all text from paragraph 6.12 of the Housing chapter in accordance with pre-Inquiry Change PIC34.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC34 published on 29th November 2004.

MODIFICATION NO: 6/5

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.13

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** all text from paragraph 6.13 of the Housing chapter in accordance with pre-Inquiry Change PIC35.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC35 published on 29th November 2004.

MODIFICATION NO: 6/6

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.14

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 6.14 of the Housing chapter in accordance with pre-Inquiry Change PIC36 as follows:

DELETE - "The aim of this"

INSERT at the beginning of the paragraph - "Whatever clearance rate is actually delivered, it is a key element of the UDP strategy to ensure that the Plan's"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC36 published on 29th November 2004.

MODIFICATION NO: 6/7

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.18

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** "88%" from paragraph 6.18 of the Housing chapter and replace with "90.5%".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC37 published on 29th November 2004, modified to reflect recommendations made elsewhere in the Inspector's report.

MODIFICATION NO: 6/8

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.20 a

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** clause vi) "number of vacant dwellings re-occupied", from paragraph 6.20a of the Housing chapter in accordance with pre-Inquiry Change PIC38.
- **ADD** a new clause vi) "the build-back rate on residential clearance sites" in accordance with Further Pre-Inquiry Change PIC111.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendations that support the Council's pre-Inquiry Change PIC38 published on 29th November 2004 and further pre-Inquiry Change PIC111 published on 24th January 2005.

MODIFICATION NO: 6/9

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1
POLICY NAME: HOUSING LAND REQUIREMENT AND SUPPLY
SITE REFERENCE: N/A
PARAGRAPH NO: 6.20 (c)

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** a new clause "vii) vacancy rates", to paragraph 6.20 (c) of the Housing chapter in accordance with pre-Inquiry Change PIC39.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC39 published on 29th November 2004.

MODIFICATION NO: 6/10

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1.1
POLICY NAME: Housing Land Release – Phase 1
SITE REFERENCE: See Below
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54 AND ELSEWHERE AS DETAILED BELOW

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** list of Phase 1 housing allocations in accordance with pre-Inquiry Change PIC40, and to reflect recommendations elsewhere in the Inspector's report, as follows:

H1.1.6 – St. Mary’s Way, Oldham – AMEND the indicative capacity to 180 dwellings and indicative density to 72 dwellings in accordance with the Council’s pre-Inquiry Change PIC40.

H1.1.9 – Lower Lime Road, Oldham – DELETE the allocation from the list of Phase 1 sites and **ADD** to the list of Phase 2 housing allocation in accordance with the Inspector’s recommendation at paragraph 6.107.

H1.1.11 – Acorn Mill, St. John Street, Lees – DELETE the allocation in accordance with the Council’s pre-Inquiry Changes PIC40 and PIC105 (planning permission granted).

H1.1.13 – Coverhill Road, Grotton, Saddleworth – DELETE the allocation in accordance with the Council’s pre-Inquiry Changes PIC40 and PIC106 (planning permission granted).

M2 – Lumb Mill, Huddersfield Road, Delph, Saddleworth – AMEND the indicative capacity to 62 dwellings in line with the Inspector’s recommendation at paragraph 5.61 of his report.

M1 – Frenches Wharf, Wellington Road, Greenfield, Saddleworth – AMEND the indicative capacity to 99 dwellings in accordance with the Inspector’s recommendation at paragraph 5.51 of his report.

H1.1.23 – Pretoria Road, Oldham – ADD to the list of Phase 1 allocations in accordance with the Council’s pre-Inquiry Changes PIC40, PIC45 and PIC107 (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

H1.1.24 – Sandy Mill, Royton – ADD to the list of Phase 1 allocations and **AMEND** the site boundary to include Stadium works and the car dealership on the frontage of Dogford Road and Rochdale Road in accordance with the Council’s pre-Inquiry Changes PIC40, PIC45 and PIC102. In addition **ADD** a small area of vacant land off Mellor Street in accordance with the Inspector’s recommendation at paragraph 6.134 of his report. These modifications in totality result in an increase in the site size to 2.20 ha, and an increase in the indicative capacity to 90 dwellings (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

H1.1.25 – Jowett Street, Oldham – ADD to the list of Phase 1 allocations in accordance with the Council’s pre-Inquiry Changes PIC40, PIC45 and PIC108 (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

M4 – Huddersfield Road/Dunkerley Street, Oldham - ADD to the list of Phase 1 allocations in accordance with the Council’s pre-Inquiry Changes PIC40 and PIC45 (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

H1.1.26 – Spencer Street, Oldham – ADD to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40 and PIC103.

H1.1.27 – Hartford Mill/Land off Milne Street, Oldham – ADD to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40 and PIC104.

H1.1.28 – Parkside Farm, off Chadderton Park Road, Chadderton – ADD to the list of Phase 1 allocations in accordance with the Inspector's recommendation at paragraph 6.113 of his report (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

H1.1.29 – Blackshaw Lane, Royton - ADD to the list of Phase 1 allocations in accordance with the Inspector's recommendation at paragraph 6.140 of his report (site deleted from the list of Phase 2 housing allocations – see Modification 6/15).

H1.1.30 – Greenfield Bowling Club, Greenfield – ADD to the list of Phase 1 allocations in accordance with the Inspector's recommendation at paragraph 6.63 of his report. The site size is 0.50 ha., the indicative capacity for this site is 15 dwellings, and the indicative density is 30 dwellings per hectare.

H1.1.31 – Tamewater Mill, Delph – ADD to the list of Phase 1 allocations in accordance with the Inspector's recommendation at paragraph 5.135 of his report. The site size is 0.51 ha., the indicative capacity for this site is 39 dwellings, and the indicative density is 76.5 dwellings per hectare.

- **AMEND** the total Phase 1 site capacity from 695 dwellings to 1,310 dwellings.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Changes PIC40 and PIC45 published on 29th November 2004, modified to reflect recommendations made elsewhere in the Inspector's report.

MODIFICATION NO: 6/11

CHAPTER NO: 6

CHAPTER NAME: HOUSING

POLICY NO: H1.1

POLICY NAME: HOUSING LAND RELEASE – PHASE 1 (Table 3)

SITE REFERENCE: N/A

PARAGRAPH NO: 6.25

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the title of Table 3 to read “Table 1 – Phase 1 Supply 1st April 2004” to comply with the Inspector’s recommendation that supports the List of Proposed Technical Changes.
- **AMEND** Table 1 (as now named) in accordance with pre-Inquiry Change PIC41 and to reflect recommendations made elsewhere in the Inspector’s report in relation to phase 1 housing allocations:

Table 1 – Phase 1 Supply 1 st April 2004				
	Dwellings	% Dwellings PDL	% Dwellings GF	Notes
1. Large sites under construction 2004	361	76.5	23.5	276 dwellings PDL, 85 GF.
2. Large sites with planning permission 2004	361	81.7	18.3	295 dwellings PDL, 66 GF.
3. Sites awaiting signing of legal agreements 2004	136	100	0	136 dwellings PDL, 0 GF.
4. Sub-total (1+2+3)	858	82.4	17.6	707 dwellings PDL, 151 dwellings GF.
5. Allocations	1,310	95.7%	4.3%	1,254 dwellings PDL, 56 dwellings GF.
6. Total (4+5)	2,168	90.5%	9.5%	1,961 dwellings PDL, 207 dwellings GF.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC41 published on 29th November 2004, the Inspector’s recommendations that impact on Phase 1 site allocations as outlined above in Modification No. 6/10 and the Inspector’s recommendation that supports the List of Proposed Technical Changes.

MODIFICATION NO: 6/12

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1.1
POLICY NAME: HOUSING LAND RELEASE – PHASE 1
SITE REFERENCE: N/A
PARAGRAPH NO: 6.26

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 6.26 of the Housing chapter in accordance with pre-Inquiry Change PIC42 and the Council’s List of Proposed Technical Changes as follows:
- **ADD** “also” between “should” and “be” in the first sentence.
- **ADD** the following text to the end of the paragraph after “only”:

“The Council has also made an allowance for the development of housing on sites where existing housing has been subject to clearance. The rate of on-site “build-back” will vary according to both the type of dwellings being cleared and the type of new housing being developed. Since it is likely that clearance will be predominantly of terraced houses and flats it is assumed that on average 60% of the original number of dwellings will be redeveloped on-site. As with the rate of clearance itself, this figure is likely to fluctuate on an annual and site-by-site basis. These additional allowances are set out in Table 2 below”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendations that support the Council’s pre-Inquiry Change PIC42 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 6/13

CHAPTER NO: 6
CHAPTER NAME: HOUSING

POLICY NO: H1.1
POLICY NAME: HOUSING LAND RELEASE – PHASE 1
SITE REFERENCE: N/A
PARAGRAPH NO: 6.27

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** all text from paragraph 6.27 of the Housing chapter in accordance with pre-Inquiry Change PIC43.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC43 published on 29th November 2004.

MODIFICATION NO: 6/14

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1.1
POLICY NAME: HOUSING LAND RELEASE – PHASE 1 (Table 4)
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** Table 4 in accordance with the Council’s pre-Inquiry Changes PIC44 and Further pre-Inquiry Changes PIC112 as follows:

AMEND the title of Table 4 to read “Table 2 – Allowances as of 1st April 2004”.

AMEND the allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above from 75 dwellings to 100 dwellings

per annum. Also add the following text to the end of the notes for this item “and an assumption that HMR will deliver more windfall sites”.

ADD a new Item 3 to be an additional allowance for build-back on clearance sites of 160 dwellings per annum. This item to be notated as follows, “Based on assumed average 60% redevelopment of cleared sites if clearance averaged 267 dwellings p.a.”.

AMEND the total allowances per annum from 130 dwellings to 315 dwellings.

AMEND the first Table Note from “2003-2005” to “2004-2006”.

ADD a second Table Note to read as follows “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”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC44 published on 29th November 2004 and further pre-Inquiry Change 112 published on 24 January 2005.

MODIFICATION NO: 6/15

CHAPTER NO: 6

CHAPTER NAME: HOUSING

POLICY NO: H1.2

POLICY NAME: HOUSING LAND RELEASE – PHASE 2

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.54 AND ELSEWHERE AS DETAILED BELOW

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** list of Phase 2 housing allocations in accordance with pre-Inquiry Change PIC45, and to reflect recommendations elsewhere in the Inspector’s report, as follows:

H1.2.1 – Parkside Farm, off Chadderton Park Road, Chadderton – DELETE the allocation and **ADD** to the list of Phase 1 allocations in

accordance with the Inspector's recommendation at paragraph 6.113 of his report (see Modification 6/10).

H1.2.5 - Blackshaw Lane, Royton - DELETE the allocation and **ADD** to the list of Phase 1 allocations in accordance with the Inspector's recommendation at paragraph 6.140 of his report (see Modification 6/10).

H1.2.8 – Pretoria Road, Oldham – DELETE the allocation and **ADD** to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40, PIC45 and PIC107 (see Modification 6/10 above).

H1.2.13 – Holden Fold Lane, Royton – AMEND the site size to 0.40 ha. and the site capacity to 12 dwellings in accordance with the Inspector's recommendation at paragraph 6.148 of his report and the Council's pre-Inquiry Change PIC109.

H1.2.14 – Sandy Mill, Royton – DELETE the allocation and **ADD** to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40, PIC45 and PIC102 (see Modification 6/10 above).

H1.2.15 – Jowett Street, Oldham - DELETE the allocation and **ADD** to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40, PIC45 and PIC108 (see Modification 6/10 above).

M4 – Huddersfield Road/Dunkerley Street, Oldham - DELETE the allocation and **ADD** to the list of Phase 1 allocations in accordance with the Council's pre-Inquiry Changes PIC40 and PIC45 (see Modification 6/10 above).

H1.2.16 – Lower Lime Road, Oldham – ADD to the list of Phase 2 allocations in accordance with the Inspector's recommendation at paragraph 6.107 of his report (site deleted from the list of Phase 1 allocations - see Modification 6/10).

H1.2.17 – Danisher Lane – ADD to the list of Phase 2 allocations in accordance with the Inspector's recommendation at paragraph 6.77 of his report. The site size is 0.46 ha., the indicative capacity for this site is 18 dwellings, and the indicative density is 40 dwellings per hectare.

- **DELETE** Table Note (d) "Sites marked * are mixed use allocations which have a housing element".
- **AMEND** the total Phase 2 site capacity from 565 dwellings to 451 dwellings.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Changes PIC40 and PIC45 published on 29th November 2004, modified to reflect recommendations regarding site allocations made elsewhere in the Inspector's report.

MODIFICATION NO: 6/16

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1.3
POLICY NAME: ASSESSING NON ALLOCATED SITES AND THE RENEWAL OF PLANNING PERMISSIONS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.155

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- DELETE** clause (d) of the Policy.
- AMEND** clause (e) to become clause (d)
- AMEND** the above clause to read "the proposals are in conformity with other relevant policies and proposals in the plan".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC46 published on 29th November 2004.

MODIFICATION NO: 6/17

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H1.3

POLICY NAME: ASSESSING NON ALLOCATED SITES AND THE RENEWAL OF PLANNING PERMISSIONS

SITE REFERENCE: N/A

PARAGRAPH NO: 6.39

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.155

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the wording of paragraph 6.39 as follows:

DELETE "In considering accessibility to public transport and proximity to basic services as referred to above, the Council will require, wherever possible, that:"

REPLACE WITH "In considering accessibility to public transport and proximity to basic services as referred to in criteria (a) and (b) above, as a guideline, the Council will require that:".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 6/18

CHAPTER NO: 6

CHAPTER NAME: HOUSING

POLICY NO: H1.5

POLICY NAME: HOUSING CHOICE AND DIVERSITY

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.163

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the policy wording as follows:

DELETE “of 0.4ha or greater, or where 10 or more dwellings are proposed”

REPLACE WITH “where 25 or more dwellings are proposed,”.

REASON FOR MODIFICATION:

To comply and be consistent with the Inspector’s recommendation.

MODIFICATION NO: 6/19

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H2.1
POLICY NAME: PROVIDING AFFORDABLE HOUSING
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.175

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **INSERT** the word “also” between “will” and “take” in the fourth paragraph which begins “The general presumption”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC47 published on 29th November 2004.

MODIFICATION NO: 6/20

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H2.1
POLICY NAME: PROVIDING AFFORDABLE HOUSING
SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.175

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the wording of the policy as follows:

ADD the following text at the end of the second paragraph which begins "Within the context of the Borough...":

"A more detailed definition of "affordable" will be given in a Supplementary Planning Document."

ADD a new paragraph after the fifth paragraph that begins "The Council will use conditions" as follows:

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

AMEND the table of Phase 1 allocations where affordable housing provision will be sought to reflect new and amended Phase 1 allocations (see Modification Numbers 6/10 and 6/15 for the full details) as follows:

H1.1.6 – St. Mary's Way, Oldham. – AMEND the indicative capacity to 180 dwellings and the indicative density to 72 dwellings per hectare in accordance with the Council's pre-Inquiry Change PIC45.

M2 – Lumb Mill, Huddersfield Road, Delph, Saddleworth – AMEND the indicative capacity to 62 dwellings.

M1 – Frenches Wharf, Wellington Road, Greenfield, Saddleworth - AMEND the indicative capacity to 99 dwellings.

H1.1.24 – Sandy Mill, Royton - ADD to the list of sites (new Phase 1 allocation)

H1.1.25 – Jowett Street, Oldham – ADD to the list of sites (new phase 1 allocation)

M4 – Huddersfield Road/Dunkerley Street, Oldham – ADD to the list of sites (new phase 1 allocation)

H1.1.26 – Spencer Street, Oldham – ADD to the list of sites (new phase 1 allocation)

H1.1.27 – Hartford Mill/Land off Milne Street, Oldham – ADD to the list of sites (new Phase 1 allocation)

H1.1.28 - Parkside Farm, off Chadderton Park Road, Chadderton – ADD to the list of sites (new Phase 1 allocation)

- **AMEND** the table of Phase 2 allocations where affordable housing provision will be sought to reflect new and amended Phase 2 allocations (see Modification Numbers 6/10 and 6/15 for the full details) as follows:

H1.2.1 - Parkside Farm, off Chadderton Park Road, Chadderton - DELETE – site reallocated to Phase 1.

H1.1.24 – Sandy Mill, Royton – DELETE - site reallocated to Phase 1.

H1.1.25 – Jowett Street, Oldham – DELETE site reallocated to Phase 1.

M4 – Huddersfield Road/Dunkerley Street, Oldham – DELETE – site reallocated to Phase 1.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendations, including that which supports the Council’s pre-Inquiry Change PIC48, modified to reflect recommendations concerning site allocations made elsewhere in his report.

MODIFICATION NO: 6/21

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: H2.3
POLICY NAME: LIFETIME HOMES
SITE REFERENCE: N/A
PARAGRAPH NO: 6.80 to 6.83

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 6.180

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** Policy H2.3 – Lifetime Homes.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 6/22

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: APPENDIX B
POLICY NAME: N/A
SITE REFERENCE: See Below
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54 AND AS INDICATED BELOW

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Appendix B, Phase 1 site details and explanatory text in accordance with further Pre-Inquiry Change PIC113 and the Inspector's recommendations as follows (see also modifications 6/10 and 6/15):

H1.1.9 – Lower Lime, Oldham

- **DELETE** from list of Phase 1 site details and insert into list of Phase 2 site details (see Inspector's Report, paragraph 6.107).

H1.1.16 – St. Mary's

- **AMEND** site capacity from 112 dwellings to 180 dwellings.

H1.1.11 Acorn Mill, Lees

- **DELETE** (site deleted from list of Phase 1 allocations).

H1.1.13 – Coverhill Road, Grotton

- **DELETE** (site deleted from list of Phase 1 allocations).

M2 – Lumb Mill, Delph

- **AMEND** as follows (see Inspector’s Report paragraph 5.61):

AMEND the site capacity from 20 dwellings to 62 dwellings.

DELETE the fourth sentence which reads “A planning brief has been approved for the development of part of the allocated site”.

DELETE the following wording from the fifth sentence “with the proportion of residential not to exceed 50% of the net total developable area”.

H1.1.18 – Frenches Wharf/Wellington Road, Greenfield

- **AMEND** as follows (see Inspector’s Report paragraph 5.51):

AMEND site reference from H1.1.18 to M1.

AMEND site capacity from 70 dwellings to 99 dwellings.

ADD the following text after “40% of the net total developable area”:

“, subject to paragraph 5.16 of the reasoned justification to policy B1.3. In estimating the capacity of the site for housing the Council recognises that development proposals may exceed the indicative capacity”.

Springhey Mill, Oldham

- **AMEND** as follows:

AMEND the site reference from H1.2.9 to H1.1.21. Amend site capacity from 12 to 15 dwellings.

AMEND the site text by adding after “”....landfill site”, the following:

“It is particularly important to note that the site is located at the entrance to the Housing Market Renewal area on approaching from the east along Huddersfield Road. The redevelopment of this site therefore offers the potential for the creation of a high profile gateway development. Consequently, the Council will wish to consider, with prospective developers, how the site can be developed in such a way that contributes to meeting HMRF aims and objectives”.

Pretoria Road, Oldham

- **AMEND** as follows:

AMEND the site reference from H1.2.8 to H1.1.23.

AMEND the site text by adding after "...improve the local environment", the following:

"It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to meeting HMRF aims and objectives".

Sandy Mill, Royton

- **AMEND** as follows (see Inspector's Report paragraph 6.134):

AMEND the site reference from H1.2.14 to H1.1.24.

AMEND the site size from 1.59 ha to 2.20 ha.

AMEND the indicative site capacity from 85 dwellings to 90 dwellings.

AMEND the site explanatory text as follows:

DELETE the word "is" in the first sentence and insert "and adjacent vacant land and commercial uses lie" in its place.

DELETE the second sentence which begins "In redeveloping the site..", and insert the following text in its place:

"This allocation therefore offers the opportunity for a comprehensive redevelopment of this highly visible and sustainably located site. The Council will therefore expect to see a high quality treatment of the Oldham Road frontage, commensurate with its importance and prominence as a gateway to the Borough. The Council will negotiate for the provision of affordable housing as part of any redevelopment".

Jowett Street, Oldham

- **AMEND** site reference from H1.2.15 to H1.1.25.

H1.1.26 - Spencer Street, Oldham

- **ADD** the following site details (new Phase 1 allocation):

H1.1.26 Spencer Street, Oldham, 3.00 ha, 150 dwellings, PDL
This site is located within the Werneth/Freehold first wave intervention area of the Housing Market Renewal initiative. The UDP allocation, proposing residential development, reflects the identification of the site for this use in the HMR Werneth/Freehold Master Plan. This is an important site occupying a key location within the first wave area,

providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMRF aims and objectives.

H1.1.27 - Hartford Mill, Oldham

- **ADD** the following site details (new Phase 1 allocation)

H1.1.27 Hartford Mill/Land off Milne Street, Oldham, 2.84 ha, 160 dwellings, PDL

This site is located within the Housing Market Renewal boundary and forms part of the Werneth/Freefold first wave Intervention Area. The site comprises the listed Hartford Mill and adjacent commercial uses off Milne Street. The Werneth/Freehold Master Plan proposes the conversion of the listed mill to apartments, but recognises that a residential conversion scheme could also incorporate community and employment uses. As with the Spencer Street allocation, the site lies in a key location within the area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMR aims and objectives.

Parkside Farm, Chadderton

- **ADD** to list of Phase 1 site allocations (reallocated from Phase 2 to Phase 1 – see Inspector’s Report paragraph 6.113). Site details remain the same except that the site reference is now H1.1.28.

Blackshaw Lane, Royton

- **ADD** to list of Phase 1 site allocations (reallocated from Phase 2 to Phase 1 – see Inspector’s Report paragraph 6.140). Site details remain the same except that the site reference is now H1.1.29.

Greenfield Bowling Club

- **ADD** to list of Phase 1 site details (new Phase 1 allocation – see Inspector’s Report, paragraph 6.63). Add the following site details:

H1.1.30 - Greenfield Bowling Club, Oak View Road, Greenfield, 0.50 ha, 15 dwellings, PDL

This site lies in a sustainable location with local facilities and public transport, in the form of bus and rail services, in close proximity. The site lies within Ladhill Conservation Area and is adjacent to the Listed Ladhill Bridge and Chew Brook. Proposals for the development of this site will therefore be required to achieve a high standard of design that is sensitive to the site context. The design of the scheme must be such that it will serve to preserve or enhance the character of the

conservation area. In particular the Council will wish to consider with potential applicants the need to preserve a number of trees within and on the edge of the site, particularly those between the existing car park and Chew Brook. The site lies in an area of flood risk and therefore issues of flood risk will require addressing as part of any planning application (see Policy NR2.2). The combination of a need to protect trees on the site and the setting of Ladhill Bridge will place limitations on the footprint available for residential development. Accordingly, the Council will require that the developable area of the site be strictly limited to the area occupied by the former bowling green, club-house and hard surfaced car parking area. Potential applicants are advised to speak to the Council's Highway Engineers at the earliest opportunity to discuss access arrangements.

Tamewater Mill, Delph

- **ADD** to list of Phase 1 site details (new Phase 1 allocation – see Inspector's Report, paragraph 5.135).
- **ADD** the following site details:

H1.1.31 - Tamewater Mill, Delph New Road, Delph, 0.51 ha, 39 dwellings, PDL

This vacant mill and industrial complex provides an opportunity to enhance this part of the Tame Valley and improve the setting of the adjacent conservation area. The Council expects that redevelopment proposals will involve the conversion of the stone mill building fronting Delph New Road, plus an element of new build. Access to the site through the established access point will have to be carefully considered as it exists in an area of Green Belt which lies adjacent to the site.

The proposed development will be required to achieve a high standard of design that addresses sustainability issues and is sensitive to the site context. The design of the scheme must be such that it will serve to preserve or enhance the character and appearance of the Tamewater Conservation Area. Scheme design should allow for the retention of the existing trees adjoining the allocated site to the west.

The Council will wish to consider with prospective developers the opportunity this site provides to meet affordable housing requirements in the Saddleworth area.

REASON FOR MODIFICATION:

To comply with the Inspector's sites specific recommendations as detailed in Modification 6/10 and to comply with the Inspector's recommendation that supports the Council's Further pre-Inquiry Change PIC113 published on 24th January 2005.

MODIFICATION NO: 6/23

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: APPENDIX B
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54 AND AS INDICATED BELOW

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Appendix B, Phase 2 site details and explanatory text in accordance with further Pre-Inquiry Change PIC113 and the Inspector's recommendations as follows (see also modifications 6/10 and 6/15):

H1.2.1 – Parkside Farm, Chadderton

- **DELETE** (site allocation moved to Phase 1)

H1.2.4 – Medlock Road, Woodhouses

- **DELETE** the explanatory text and replace it in accordance with the Inspector's recommendation at paragraph 6.2 of his report, as follows:

"The site will provide a long term opportunity for development in an area which has generally few housing opportunities. The development of the site will support the Council's objectives aimed at providing a spread of new housing opportunities across the Borough".

H1.2.5 – Blackshaw Lane, Royton

- **DELETE** (site allocation moved to Phase 1).

H1.2.8 – Pretoria Road, Oldham

- **DELETE** (site allocation moved to Phase 1)

H1.2.10 – Knowles Lane, Lees

- **AMEND** explanatory text in accordance with the Inspector's recommendation at paragraph 120 of his report, by adding the following after the words "affordable housing":

"Any future development will be required to make provision for a pedestrian route within the site and/or along the frontage to Knowls Lane to improve access to St Agnes School for residents and their children".

H1.2.13 – Holden Fold Lane, Royton

- **AMEND** the site size from 0.51 ha to 0.40 ha and the site capacity from 15 dwellings to 12 dwellings in accordance with the Council's pre-Inquiry Changes PIC09 and PIC109 supported by the Inspector in paragraph 6.148 of his report.

H1.2.14 – Sandy Mill , Royton

- **DELETE** (site allocation moved to Phase 1)

H1.2.15 – Jowett Street, Oldham

- **DELETE** (site allocation moved to Phase 1)

M4 – Huddersfield Road/Dunkerley Street, Oldham

- **DELETE** (site allocation moved to Phase 1).

H1.2.16 - Lower Lime, Oldham

- **ADD** site details to Phase 2 list of sites (site allocation moved from Phase 1) in accordance with the Inspector's recommendation at paragraph 6.107 of his report.

H1.2.17 - Danisher Lane, Oldham

- **ADD** to list of Phase 2 site details (new Phase 2 allocation) in accordance with the Inspector's recommendation at paragraph 6.77 of his report).
- **ADD** the following site details:

H1.2.17 - Danisher Lane, Oldham 0.46 ha, 18 dwellings, GF
This sustainably located site lies on a major bus route between Oldham and Ashton. The site abuts the green belt and as such any future development proposals should be designed in an appropriately sensitive manner. Access to the development is along Danisher Lane which will require upgrading to the appropriate highway standards.

REASON FOR MODIFICATION:

To comply with the Inspector's sites specific recommendations and to comply with the Inspector's recommendation that supports the Council's Further pre-Inquiry Change PIC113 published on 24th January 2005.

MODIFICATION NO: 6/24

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: APPENDIX C
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the following tables within Appendix C as set out in the Council's further Pre-Inquiry change PIC114:

Large housing sites with an outstanding planning permission as of 31st March 2004 (amended from 1st April 2003)

Large housing sites with approval subject to the signing of a legal agreement as of 31st March 2004 (amended from 31st March 2003).

The revised tables read as follows:

Large Housing Sites with an outstanding planning permission as of 31st March 2004

Location	Land Type	Area (Ha)	Cap	Density (d.p.h)	Perm. Type	Granted	Exp.	Owner
Nordens Street/Moreton Street, Chadderton	PDL	0.53	21	40	Out	6/2/04	6/2/07	PR
Former Cape Mill, Refuge Street, Crompton	PDL	1.49	67	45	Full	31/7/03	31/7/08	PR
New Barn Junior School, Kings Road, Crompton	PDL	0.43	13	30	Out	28/8/03	28/8/06	LA

Quebec Street/Osbourne Street, Oldham	PDL	0.27	15	47	Full	12/3/04	12/3/09	LA
Glodwick Depot, Roundthorn Road, Oldham	PDL	0.39	12	30	Out	9/7/01	9/7/04	PR
Spring Street, Oldham	PDL	0.26	10	38.5	Full	24/2/04	24/2/09	HA
Former St. Chad's Church, off Limeside Road, Oldham	PDL	0.36	18	50	Full	17/11/03	17/11/08	PR
Highbarn Road/Shaw Road, Royton	GF	1.63	56	31	Full	19/8/03	19/8/08	PR
Park Mill, Bleasdale Street, Royton	PDL	0.98	45	46	Full	1/12/03	1/12/08	PR
Land at Hopkinson Close, Uppermill, Saddleworth	PDL	0.34	20	59	Full	16/6/03	16/6/08	HA
Land at Coverhill Road, Grotton, Saddleworth	GF	0.58	10	17	Out	23/12/03	23/12/06	PR
68-72, Chew Valley Road, Greenfield, Saddleworth	PDL	0.24	13	46	Full	5/1/04	5/1/09	PR
The Village Manor, High Street, Uppermill, Saddleworth	PDL	0.22	24	109	Out	23/10/03	23/10/06	PR
Fernhill, Oldham Road, Grasscroft, Saddleworth	PDL	0.69	18	26	Full	31/7/03	31/7/08	PR
62, Oldham Road, Grasscroft, Saddleworth	PDL	0.83	19	23	Full	19/2/04	19/2/09	PR

Large Housing Sites with Approval subject to signing of a legal agreement, as of 31st March 2004

Location	Land Type	Area	Cap	Density (d.p.h)	Owner
Former Manor House, Manor Road, Lees	PDL	0.34	13	38	PR
St. John's Mill, St. John's Street, Lees	PDL	0.25	14	56	PR
Land at Birches, Lees	PDL	0.33	10	30	PR
Land off Booth Hill Lane, Oldham	PDL	0.45	23	31	PR
Roundthorn Road/Aspull Street, Oldham	PDL	0.4	10	25	PR
Blue Bell PH/Maple Squash Club, Broadway, Royton	PDL	0.67	27	40	PR
Land off Radcliffe Street, Royton	PDL	0.14	12	86	PR

Land off Friezland Lane, Saddleworth	PDL	0.40	17	42.5	PR
Police Station, Buckley St, Uppermill, Saddleworth	C	0.12	10	83	PR

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's further pre-Inquiry Change PIC114 published on 24th January 2005.

MODIFICATION NO: 6/25

CHAPTER NO: 6
CHAPTER NAME: HOUSING
POLICY NO: APPENDIX C
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the table entitled "Housing Policy H1 – Commitments and Phase 1 Allocations – by sub-district (dwelling supply)" within Appendix C as set out in the Council's further Pre-Inquiry change PIC114:

The revised table reads as follows:

Housing Policy H1 – Commitments and Phase 1 Allocations - by sub-district (dwelling supply)

Sub-District	U/c	PP	S106	Total Commitments	Phase1	Overall Supply	% Overall Total
Chadderton	0	21	0	21	219	240	11.1
Crompton	3	80	0	83	0	83	3.8
Failsworth	10	0	0	10	10	20	0.9
Lees	44	0	37	81	22	103	4.7
Oldham	153	55	33	241	656	897	41.4
Royton	22	101	39	162	108	270	12.5
Saddleworth	129	104	27	260	295	555	25.6

TOTAL	361	361	136	858	1,310	2,168	100

Note. Committed sites are made up of the following categories:

U/c – Estimated number of dwellings remaining on sites under construction

PP – Estimated dwelling capacity of sites with an outstanding planning permission

S106 – Estimated dwelling capacity of sites where final approval is dependent on the signing of a legal agreement

Phase 1 UDP allocations

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s further pre-Inquiry Change PIC114 published on 24th January 2005, modified to reflect recommendations made elsewhere in the Inspector’s Report.

CHAPTER 7 - RETAIL AND LEISURE DEVELOPMENT

MODIFICATION NO: 7/1

CHAPTER NO: 7

CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT

POLICY NO: S1

POLICY NAME: TOWN & DISTRICT CENTRE SHOPPING & LEISURE FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 7.11

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.4

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** clause v) from the sequential hierarchy at the end of Policy S1 along with paragraph 7.11 of the reasoned justification of the Retail and Leisure Development chapter.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 7/2

CHAPTER NO: 7

CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT

POLICY NO: S1

POLICY NAME: TOWN & DISTRICT CENTRE SHOPPING & LEISURE FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 7.12

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.4

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 7.12 of the Retail and Leisure Development chapter in accordance with pre-Inquiry Change PIC49:
DELETE “that is still within the Town Centre boundary, as defined on the Proposals Map,” after “the area outside the Central Shopping Core”.

ADD “either” after “will be classed as”.

ADD after “edge of town centre”: “or “out of town centre” by virtue of the 300 metres walking distance definition provided in national guidance (PPS6, Table 2). In either case, the retail tests outlined in Policy S1.2 will apply.”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC49 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 7/3

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S1.2
POLICY NAME: DEVELOPMENT AT THE EDGE OF THE CENTRAL SHOPPING CORE
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 7.11

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** the title of Policy S1.2 of the Retail and Leisure Development chapter in accordance with pre-Inquiry Change PIC50:

DELETE “At The Edge Of”

REPLACE WITH “Beyond”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC50 published on 29th November 2004.

MODIFICATION NO: 7/4

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S1.2
POLICY NAME: DEVELOPMENT AT THE EDGE OF THE CENTRAL SHOPPING CORE
SITE REFERENCE: N/A
PARAGRAPH NO: N/A
INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.11

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** new paragraph after Criterion d. of Policy S1.2 of the Retail and Leisure Development chapter in accordance with pre-Inquiry Change PIC51:
"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"."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC51 published on 29th November 2004.

MODIFICATION NO: 7/5

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S1.4
POLICY NAME: FOOD & DRINK PREMISES
SITE REFERENCE: N/A
PARAGRAPH NO: 7.31

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.15

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to end of the paragraph 7.31 of the Retail and Leisure Development chapter in accordance with pre-Inquiry Change PIC51 on page 32 of the Council's Schedule of Pre-Inquiry Changes to the Oldham Revised Deposit Draft Replacement Unitary Development Plan:
"The Council's Supplementary Planning Guidance Note 21 also provides further guidance, which will be updated to form a supplementary planning document."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC51 on page 32 of the Council's Schedule of Pre-Inquiry Changes to the Oldham Revised Deposit Draft Replacement Unitary Development Plan published on 29th November 2004.

MODIFICATION NO: 7/6

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S1.7
POLICY NAME: DEVELOPMENTS OUTSIDE THE TOWN CENTRE AND AT THE EDGE OF OR OUTSIDE THE DISTRICT CENTRES
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following to Criterion c. of Policy S1.7 of the Retail and Leisure Development chapter as follows:
"vi) the impact on the spatial planning strategy for the area and on the strategy for a particular centre or network or hierarchy of centres."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 7/7

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S2.3
POLICY NAME: NEW SHOPS SERVING LOCAL NEEDS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.29

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy S2.3 of the Retail and Leisure Development chapter in accordance with pre-Inquiry Change PIC53:

ADD "of" to the second line of opening paragraph.

DELETE "and" from end of Criterion d.

ADD "; and" to end of Criterion e.

ADD new Criterion:

"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."

ADD new paragraph to end of the Policy S2.3:

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

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC53 published on 29th November 2004.

MODIFICATION NO: 7/8

CHAPTER NO: 7
CHAPTER NAME: RETAIL AND LEISURE DEVELOPMENT
POLICY NO: S2.3
POLICY NAME: NEW SHOPS SERVING LOCAL NEEDS
SITE REFERENCE: N/A
PARAGRAPH NO: 7.58

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 7.29

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the title of Policy S2.3 of the Retail and Leisure Development chapter as follows:

DELETE "New Shops Serving Local Needs"

REPLACE WITH "Small shops outside the Town and District Centres"

- **AMEND** paragraph 7.58 of the Retail and Leisure Development chapter as follows:

ADD the following sentence at end of the paragraph:
"Small specialist shops may also be acceptable as long as they meet the criteria of the policy."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

CHAPTER 8 – OLDHAM TOWN CENTRE

THERE ARE NO MODIFICATIONS PROPOSED TO CHAPTER 8

CHAPTER 9 - COMMUNITY AND EDUCATION FACILITIES

MODIFICATION NO: 9/1

CHAPTER NO: 9
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: INTRODUCTION
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 9.4

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.1

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 9.4 of the Community and Education Facilities chapter as follows:

ADD "social clubs;" after "community centres and halls;" in the fourth line in accordance with pre-Inquiry Change PIC54.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Changes PIC54 published on 29th November 2004.

MODIFICATION NO: 9/2

CHAPTER NO: 9
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: INTRODUCTION
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 9.4

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.4

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 9.4 of the Community and Education Facilities chapter as follows:

ADD “facilities associated with HM Prison Service;” after “facilities associated with social service provision;”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 9/3

CHAPTER NO: 9
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: INTRODUCTION
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 9.10

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 9.10

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 9.4 of the Community and Education Facilities chapter as follows:

ADD “hospitals;” after “health and medical centres” in the third line.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 9/4

CHAPTER NO: 10
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: CF1.5
POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the definition of "significant" in the second line of the policy as follows in accordance with PIC55:

DELETE "50" and **REPLACE WITH** "30".

DELETE ".5" after "dwellings or".

DELETE "s" after "hectare".

- **ADD** the following text to the second sentence of the policy after the word "hectare" in accordance with the List of Proposed Technical Changes:
"(net)"

So that the sentence reads as follows: "For the purposes of this policy, "significant" is defined as applying to sites of 30 dwellings or 1 hectare (net) and above."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC55 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 9/5

CHAPTER NO: 10

CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES

POLICY NO: CF1.5

POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the following text from policy CF1.5 of the Community and Education Facilities chapter, after "This policy will not be applied to" in accordance with pre-Inquiry Change PIC56:
"specialised schemes where the occupiers will not place current or future requirements on local educational facilities".
- **REPLACE WITH** the following text in policy CF1.5 of the Community and Education Facilities chapter in accordance with pre-Inquiry Change PIC56:
"developments that are unlikely to generate additional current or future pupil numbers"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC56 published on 29th November 2004.

MODIFICATION NO: 9/6

CHAPTER NO: 10
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: CF1.5
POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** criterion c. of policy CF1.5 of the Community and Education Facilities chapter in accordance with pre-Inquiry Change PIC57:

DELETE "s" at end of "economic"

ADD "viability" after "economic"

ADD “the” after “of”

So that criterion c. reads “The economic viability of the development”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC57 published on 29th November 2004.

MODIFICATION NO: 9/7

CHAPTER NO: 10
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: CF1.5
POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES
SITE REFERENCE: N/A
PARAGRAPH NO: 9.18

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** the words “Large new” from the beginning of paragraph 9.18 of the Community and Education Facilities chapter and **REPLACE WITH** “Significant”, in accordance with pre-Inquiry Change PIC58.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC58 published on 29th November 2004.

MODIFICATION NO: 9/8

CHAPTER NO: 10
CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES
POLICY NO: CF1.5
POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 9.18

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the definition of significant in the second line of paragraph 9.18 by deleting "100" [dwellings] and "3 hectares" and **REPLACE WITH** "30" [dwellings] and "1 hectare" in accordance with pre-Inquiry Change PIC59.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC59 published on 29th November 2004.

MODIFICATION NO: 9/9

CHAPTER NO: 10

CHAPTER NAME: COMMUNITY AND EDUCATION FACILITIES

POLICY NO: CF1.5

POLICY NAME: DEVELOPER CONTRIBUTIONS TO NEW TEACHING FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 9.18

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 9.26

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 9.18 of the Community and Education Facilities chapter in accordance with pre-Inquiry Change PIC60: "Those developments unlikely to generate additional current or future pupil numbers may include for example one bedroomed flats or elderly persons housing."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC60 published on 29th November 2004.

CHAPTER 10 - OPEN SPACE, SPORT AND RECREATION FACILITIES

MODIFICATION NO: 10/1

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1

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

SITE REFERENCE: N/A

PARAGRAPH NO: Policy

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS AND COUNCIL AMENDMENT:

- **DELETE** the first clause of policy R1 of the Open Space, Sport and Recreation Facilities chapter.
- **REPLACE WITH** the following text:
"THE COUNCIL WILL PROTECT FROM INAPPROPRIATE DEVELOPMENT THE FOLLOWING TYPES OF OPEN SPACE AND LAND, BUILDINGS AND ROUTES USED FOR SPORT AND RECREATION PURPOSES, UNLESS THE APPLICANT CAN DEMONSTRATE, THROUGH AN INDEPENDENT ASSESSMENT, THAT THEY ARE NOT VALUED BY THE COMMUNITY, AND WILL WHERE APPROPRIATE REQUIRE THE IMPROVEMENT OF EXISTING FACILITIES WHICH PERFORM AN OPEN SPACE, SPORT OR RECREATION FUNCTION:"
- **ADD** a new paragraph to reasoned justification after 10.14 as follows:
"Following completion of the Council's assessment, the demonstration through an independent assessment that an open space, sport or recreation facility is not valued by the community will be necessary only where the Council's assessment is not up to date."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation, incorporating a Council amendment to assist policy interpretation regarding independent assessments.

MODIFICATION NO: 10/2

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1

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

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the list of open space and land types identified in policy R1 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC62 by adding a new criterion K as follows:

DELETE "AND" after "CIVIC AND MARKET SQUARES;"

DELETE "." and **REPLACE WITH** "; AND" after "INDOOR BUILT FACILITIES USED FOR SPORT AND RECREATION"

ADD "K. ACCESSIBLE COUNTRYSIDE IN URBAN FRINGE AREAS."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC62 published on 29th November 2004.

MODIFICATION NO: 10/3

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1

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

SITE REFERENCE: N/A

PARAGRAPH NO: 10.15

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 10.15 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC63:

DELETE "Fields" in first line and **REPLACE WITH** "Pitch"

DELETE "F" in "(PFS) in the second line and **REPLACE WITH** "P"

DELETE "is already being" in second line and **REPLACE WITH** ""has been"

DELETE "It will essentially" in second line and **REPLACE WITH** ", which"

ADD "s" at the end of determine on third line.

DELETE "is" in the letter "This" on third line and **REPLACE WITH** "e" to read "The".

So that the modified paragraph 10.15 reads as follows:

"As part of the overall open space assessment, a comprehensive Playing Pitch Strategy (PPS) has been prepared for the Council, which determines whether the existing stock is adequate to meet pitch sport needs. The Strategy and action plan will sit alongside the UDP, providing a robust framework within which to implement policies on playing field provision and protection."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC63 published on 29th November 2004.

MODIFICATION NO: 10/4

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1

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

SITE REFERENCE: N/A

PARAGRAPH NO: 10.27

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 10.27 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC64:

DELETE "are" after "The Council's objectives for improving recreational routes across the Borough, including the rights of way network," and **REPLACE WITH** "will be".

DELETE the text ", which covers the period 2002-2007" from end of paragraph.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC64 published on 29th November 2004.

(Please note that changes to Appendix E flowing from PIC's 72-75 referred to in the Inspectors Recommendations at paragraph 10.12 are picked up later in this section).

MODIFICATION NO: 10/5

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1

POLICY NAME: MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF

EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES.

SITE REFERENCE: PICKHILL RESERVOIR, UPPERMILL

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.104

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ALLOCATE** the land as Recreational Open Space.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 10/6

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1.1

POLICY NAME: MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, AND OUTDOOR SPORT OR RECREATION FACILITIES.

SITE REFERENCE: N/A

PARAGRAPH NO: Policy

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the first sentence of policy R1.1 in accordance with pre-Inquiry Change PIC65, subject to a further Technical Change proposed by the Council, as follows:

DELETE "I" after "(A-".

REPLACE WITH "K, excluding J".

So it reads “(A-K, excluding J)”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC65 published on 29th November 2004 and to ensure clarity in the policy.

MODIFICATION NO: 10/7

CHAPTER NO: 10
CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES
POLICY NO: R1.1
POLICY NAME: MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, AND OUTDOOR SPORT OR RECREATION FACILITIES.
SITE REFERENCE: N/A
PARAGRAPH NO: 10.32

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 10.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **ADD** the following text to the end of the second sentence in paragraph 10.32 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC66 and the List of Proposed Technical Changes:
“, guided by the provisions of a Council approved local strategy where relevant”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation which supports the Council’s pre-Inquiry Change PIC66 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 10/8

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1.1

POLICY NAME: MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, AND OUTDOOR SPORT OR RECREATION FACILITIES.

SITE REFERENCE: N/A

PARAGRAPH NO: 10.33

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following to the end of paragraph 10.33 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC67:
“, or to a relevant local strategy approved by the Council”.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation which supports the Council's pre-Inquiry Change PIC67 published on 29th November 2004.

MODIFICATION NO: 10/9

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1.1

POLICY NAME: MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, AND OUTDOOR SPORT OR RECREATION FACILITIES.

SITE REFERENCE: N/A

PARAGRAPH NO: 10.43

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.49

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text at the end of paragraph 10.43 of the Open Space, Sport and Recreation Facilities chapter:
“A similar approach will be adopted in relation to other previously-developed land where there is clear evidence of an intention to redevelop.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 10/10

CHAPTER NO: 10
CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES
POLICY NO: R1.2
POLICY NAME: PROTECTION OF INDOOR SPORT AND RECREATION FACILITIES
SITE REFERENCE: N/A
PARAGRAPH NO: 10.47

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.51

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 10.47 of the Open Space, Sport and Recreation Facilities chapter:
“Where a relevant and approved local strategy is in place the statement should take account of its provisions.”

REASON FOR MODIFICATION:

To comply with the Inspector's Recommendation.

MODIFICATION NO: 10/11

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R1.3

POLICY NAME: THE PROTECTION OF PLAYING FIELDS

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.54

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to policy R1.3 of the Open Space, Sport and Recreation Facilities chapter, after "unless" in the second line of the policy: "the proposal accords with the Council's approved Playing Pitch Strategy and:"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation

MODIFICATION NO: 10/12

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R2

POLICY NAME: THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 10.52

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.57

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** ",sport" to paragraph 10.52 of the Open Space, Sport and Recreation Facilities chapter, after "range of open spaces" in the sixth line, in

accordance with pre-Inquiry Change PIC69, so that it reads “...wide range of open spaces, sport and recreation sites....”.

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC69 published on 29th November 2004.

MODIFICATION NO: 10/13

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R2.1

POLICY NAME: REQUIREMENT FOR NEW AND IMPROVED OPEN SPACE, SPORT AND RECREATION FACILITIES AND RESIDENTIAL DEVELOPMENTS.

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 10.72

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** the first paragraph of policy R2.1 of the Open Space, Sport and Recreation Facilities chapter.
- **DELETE** the third paragraph of policy R2.1 of the Open Space, Sport and Recreation Facilities chapter.
- And **REPLACE WITH** the following text:
“Where there is evidence of an existing or potential local deficiency in open space or sport or recreation facilities and the development proposed is for 5-29 dwelling units inclusive, there will be a requirement for on-site provision unless there are exceptional circumstances that mean it is neither practicable nor desirable to do so. In this case one of the following alternatives will be required.”
- **DELETE** the final sentence of paragraph 10.58 of the Open Space, Sport and Recreation Facilities chapter:
“The Council may also wish to consider upgrading the strategic recreational routes listed in 10.25 above, playing fields identified in the

Council's Playing Field Strategy, cycle routes identified in the Network Plan of the Council's approved Cycling Strategy, or any other site (including the provision of ancillary or complementary facilities) to which the Council considers the contribution should be directed, in accordance with Circular 1/97."

- **AMEND** paragraph 10.63 of the Open Space, Sport and Recreation chapter by adding the following wording after "responsibility" in the second line:
"for facilities which are predominantly for the benefit of the users of the associated development"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 10/14

CHAPTER NO: 10
CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES
POLICY NO: R2.1
POLICY NAME: REQUIREMENT FOR NEW AND IMPROVED OPEN SPACE, SPORT AND RECREATION FACILITIES AND RESIDENTIAL DEVELOPMENTS.
SITE REFERENCE: N/A
PARAGRAPH NO: 10.56

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.72

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 10.56 of the Open Space, Sport and Recreation Facilities chapter in accordance with pre-Inquiry Change PIC70 and List of Proposed Technical Changes:
"Reference should be made to the Council's Greenspace Strategy or to any other Council approved local strategy for guidance."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation which supports the Council's pre-Inquiry Change PIC70 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 10/15

CHAPTER NO: 10

CHAPTER NAME: OPEN SPACE, SPORT AND RECREATION FACILITIES

POLICY NO: R2.2

POLICY NAME: GENERAL CRITERIA RELATING TO NEW, OR IMPROVED OPEN SPACE, OUTDOOR AND INDOOR SPORT AND RECREATION FACILITIES.

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.74

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the first sentence of policy R2.2 of the Open Space, Sport and Recreation Facilities chapter, after "The Council will only permit new....", in accordance with pre-Inquiry Change PIC71: " , or improvements to,"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC71 published on 29th November 2004.

MODIFICATION NO: 10/16

CHAPTER NO: APPENDIX E

CHAPTER NAME: TYPOLOGY OF OPEN SPACE, SPORT AND RECREATION FACILITIES THAT MAY HAVE PUBLIC VALUE

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text after "Semi-Natural" to the title of Category B of Appendix E in accordance with pre-Inquiry Change PIC72:
"Urban"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC72 published on 29th November 2004.

MODIFICATION NO: 10/17

CHAPTER NO: APPENDIX E

CHAPTER NAME: TYPOLOGY OF OPEN SPACE, SPORT AND RECREATION FACILITIES THAT MAY HAVE PUBLIC VALUE

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the following text to the Examples and Primary Purpose for Category B of Appendix E in accordance with pre-Inquiry Change PIC73:

DELETE the word "urban" after "These include"

ADD "and urban forestry and scrub" after "woodland"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC73 published on 29th November 2004.

MODIFICATION NO: 10/18

CHAPTER NO: APPENDIX E

CHAPTER NAME: TYPOLOGY OF OPEN SPACE, SPORT AND RECREATION FACILITIES THAT MAY HAVE PUBLIC VALUE

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- ADD** the following category to Appendix E in accordance with pre-Inquiry Change PIC74:
“(K) Accessible Countryside in Urban Fringe Areas”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC74 published on 29th November 2004.

MODIFICATION NO: 10/19

CHAPTER NO: APPENDIX E

CHAPTER NAME: TYPOLOGY OF OPEN SPACE, SPORT AND RECREATION FACILITIES THAT MAY HAVE PUBLIC VALUE

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 10.12

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text under the Examples and Primary Purpose column of Appendix E to go with additional Category K in accordance with pre-Inquiry Change PIC75:
"These might include areas of managed countryside, such as country parks and community forests."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC75 published on 29th November 2004.

CHAPTER 11 – OPEN ENVIRONMENT

MODIFICATION NO: 11/1

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1
POLICY NAME: PROTECTING OPEN LAND
SITE REFERENCE: N/A
PARAGRAPH NO: 11.9

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.3

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 11.9 of the Open Environment chapter in accordance with PIC 76:

DELETE

“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. “

REPLACE WITH

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC76 published on 29th November 2004.

MODIFICATION NO: 11/2

CHAPTER NO: 11

CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.1
POLICY NAME: CRITERIA FOR DEVELOPMENT IN THE GREEN BELT
SITE REFERENCE: LAND ADJACENT 58A MANCHESTER ROAD, GREENFIELD
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.28

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **REMOVE** the objection site from the Green Belt and realign the Green Belt boundary to follow curtilage of 58A Manchester Road.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/3

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.1
POLICY NAME: CRITERIA FOR DEVELOPMENT IN THE GREEN BELT
SITE REFERENCE: LAND AT ROCHDALE ROAD, SUMMIT
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.64

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **REMOVE** the objection site from the Green Belt

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/4

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.1
POLICY NAME: CRITERIA FOR DEVELOPMENT IN THE GREEN BELT
SITE REFERENCE: LAND BETWEEN 6&8 BARNFIELD RISE, SHAW
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.76

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- REMOVE** the objection site from the Green Belt.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/5

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.1
POLICY NAME: CRITERIA FOR DEVELOPMENT IN THE GREEN BELT
SITE REFERENCE: LAND BELOW LADCASTLE FARM
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.200

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- INCLUDE** the land in the Green Belt

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/6

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.1
POLICY NAME: CRITERIA FOR DEVELOPMENT IN THE GREEN BELT
SITE REFERENCE: LAND BETWEEN LGG17 STONESWOOD & H1.1.15 BAILEY MILL
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.182

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- INCLUDE** the objection site in the Green Belt.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/7

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.8
POLICY NAME: MAJOR DEVELOPED SITE IN THE GREEN BELT
SITE REFERENCE: ROBERT FLETCHER (GREENFIELD) LTD
PARAGRAPH NO: 11.45

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.130

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 11.45 of the Open Environment chapter in accordance with pre-Inquiry Change PIC77:

DELETE “unique”

REPLACE WITH “strategically important “

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC77 published on 29th November 2004.

MODIFICATION NO: 11/8

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.10
POLICY NAME: LOCAL GREEN GAPS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.148

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** policy OE1.10 of the Open Environment chapter as follows:

DELETE criterion a. and **REPLACE WITH**

“a. development will not have a detrimental impact upon the local distinctiveness* displayed by the OPOL, and”

- **DELETE** the title “Local Green Gaps” and **REPLACE WITH** “Other Protected Open Land”
- **REPLACE** “Local Green Gap” with “Other Protected Open Land or OPOL” throughout the policy and the Plan as appropriate

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/9

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.10
POLICY NAME: LOCAL GREEN GAPS
SITE REFERENCE: LLG20 LAND SOUTH OF OAKLANDS ROAD,
GRASSCROFT AND LYDGATE TUNNEL/LAND
ADJ. TO OAKLANDS ESTATE
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.192

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **EXTEND** Local Green Gap 20 (appropriately re-named) eastwards between Oldham Road and the railway to Greenfield Railway Station.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/10

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.10
POLICY NAME: LOCAL GREEN GAPS
SITE REFERENCE: LAND AT JOHN STREET, LEES
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.216

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ALLOCATE** the land as Other Protected Open Land

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/11

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE1.10
POLICY NAME: LOCAL GREEN GAPS
SITE REFERENCE: LAND OFF RADCLIFFE ST, SPRINGHEAD
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 6.67

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ALLOCATE** the land as Other Protected Open Land

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/12

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE2
POLICY NAME: NATURE & LANDSCAPE
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.205

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** POLICY OE2 of the Open Environment chapter in accordance with pre-Inquiry Change 78

ADD "AND" to the end of criterion D

ADD the following text as criterion 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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC78 published on 29th November 2004.

MODIFICATION NO: 11/13

CHAPTER NO: 11
CHAPTER NAME: OPEN ENVIRONMENT
POLICY NO: OE2
POLICY NAME: NATURE & LANDSCAPE
SITE REFERENCE: N/A
PARAGRAPH NO: 11.70

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.205

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Paragraph 11.70 of the Open Environment chapter in accordance with pre-Inquiry Change PIC79:

ADD to the end of the paragraph "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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC79 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 11/14

CHAPTER NO: 11

CHAPTER NAME: OPEN ENVIRONMENT

POLICY NO: OE2.1

POLICY NAME: LANDSCAPE

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.208

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following wording to the first sentence after "The Council will protect":

"the character of the landscape and maintain"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 11/15

CHAPTER NO: 11

CHAPTER NAME: OPEN ENVIRONMENT

POLICY NO: OE2.2

POLICY NAME: GREEN CORRIDORS AND LINKS

SITE REFERENCE: ADJACENT ROYTON WASTE WATER TREATMENT WORKS/ LAND AT BIRCHINLEE MILL, ROYTON.

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.212

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ALLOCATE** the site as Other Protected Open Land.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

CHAPTER 12 – CONSERVATION OF THE HISTORIC ENVIRONMENT

MODIFICATION NO: 12/1

CHAPTER NO: 12
CHAPTER NAME: CONSERVATION OF THE HISTORIC ENVIRONMENT
POLICY NO: C1
POLICY NAME: CONSERVATION OF THE HISTORIC ENVIRONMENT
SITE REFERENCE: N/A
PARAGRAPH NO: 12.12

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 12.1

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to end of paragraph 12.12 of the Conservation of the Historic Environment chapter:
"Resources permitting, the Council will prepare a local list of buildings of architectural or historic interest."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 12/2

CHAPTER NO: 12
CHAPTER NAME: CONSERVATION OF THE HISTORIC ENVIRONMENT
POLICY NO: C1.1
POLICY NAME: DEVELOPMENT WITHIN OR AFFECTING THE SETTING OF CONSERVATION AREAS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 12.5

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following words after “designated conservation area” of the third line of Policy C1.1 of the Conservation of the Historic Environment chapter in accordance with pre-Inquiry Change PIC81:
“, including views in or out”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC81 published on 29th November 2004.

CHAPTER 13 – NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

MODIFICATION NO: 13/1

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY – SUB-SECTION ENTITLED ENERGY POLICIES

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 13.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** the title of this sub-section of Chapter 13 in accordance with pre-Inquiry Change PIC82, by **ADDING** the word "Renewable" to it so that it reads "Renewable Energy Policies".

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC82 published on 29th November 2004.

MODIFICATION NO: 13/2

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: 13.65

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 13.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the final sentence of paragraph 13.65 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC83:

“and to maintain reliable and competitive energy supplies.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC83 published on 29th November 2004.

MODIFICATION NO: 13/3

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: N/A
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 13.66

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 13.66 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC84:

“Energy efficiency, which has an important role to play in reducing energy consumption and consequent emissions, is dealt with in the Design Chapter of the plan, particularly policies D1.1 and D1.2. Other planning policy responses to climate change are found in, for example, policy NR2.4 Surface Water Run-off and Sustainability, and in the plan's approach to public transport accessibility in the location of new development (policy T2).”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC84 published on 29th November 2004.

MODIFICATION NO: 13/4

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: N/A
POLICY NAME: N/A
SITE REFERENCE: N/A
PARAGRAPH NO: 13.67

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the first sentence of paragraph 13.67 of the Natural Resources and Environmental Quality chapter and **REPLACE WITH** the following text, in accordance with pre-Inquiry Change PIC85:

“In 2004, the 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.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC85 published on 29th November 2004.

MODIFICATION NO: 13/5

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: N/A
POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: 13.70

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.17

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following text to the end of paragraph 13.70 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC86 and the approved Technical Changes:

“It is proposed that targets to increase the capacity for renewable energy in Greater Manchester, expressed in megawatts but not specific to technologies, will be set out in revised Regional Spatial Strategy, in accordance with Planning Policy Statement 22.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC86 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 13/6

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3

POLICY NAME: ENERGY DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.65

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.19

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **REPLACE** the title and the wording of policy NR3 of the Natural Resources and Environmental Quality chapter as follows:

“PART 1 POLICY

RENEWABLE ENERGY DEVELOPMENTS

THE COUNCIL WILL SUPPORT DEVELOPMENT PROPOSALS FOR ALL FORMS OF RENEWABLE ENERGY GENERATION WHICH CONTRIBUTE TO REDUCING GREENHOUSE GAS EMISSIONS, SUBJECT TO CONSIDERATION OF THEIR POTENTIAL ENVIRONMENTAL AND HEALTH IMPACTS.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 13/7

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3
POLICY NAME: ENERGY DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.72

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.19

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to the start of paragraph 13.72 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC87:

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC87 published on 29th November 2004.

MODIFICATION NO: 13/8

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.1
POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Policy NR3.1 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC88:

ADD “; and” to the end of criterion f, and **DELETE** the full stop.

ADD a new criterion g as follows:

“g. the openness and visual amenity of the Green Belt.”

DELETE the word “expect” in the penultimate paragraph of the policy, and **REPLACE WITH** the word “require”.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC88 published on 29th November 2004.

MODIFICATION NO: 13/9

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.1
POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS
SITE REFERENCE: N/A

PARAGRAPH NO: 13.73

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 13.73 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC89:

ADD the word "also" to the first sentence.

ADD a bullet point to the list of renewable energy technologies:
** Onshore wind power;"

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC89 published on 29th November 2004.

MODIFICATION NO: 13/10

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.1

POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.74

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** the reference to criteria "a-f" at the end of the paragraph 13.74 and **REPLACE WITH** a reference to criteria "a-g", in accordance with pre-Inquiry Change PIC90.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC90 published on 29th November 2004.

MODIFICATION NO: 13/11

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.1
POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.76

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** a new second sentence to paragraph 13.76 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC91 and the approved Technical Changes:

“This includes impacts on designated nature conservation or archaeological sites, as well as listed buildings and conservation areas. It also includes the impacts of associated infrastructure as well as the renewable energy plant itself, for example access tracks and grid connections.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC91 published on 29th November 2004 and the List of Proposed Technical Changes.

MODIFICATION NO: 13/12

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.1
POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS
SITE REFERENCE: N/A

PARAGRAPH NO: 13.77

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** paragraph 13.77 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC 92 after the sentence ending "... is clearly outweighed by other considerations":

DELETE: "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".

ADD: "Developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm, if projects are to proceed. PPS22 states that the wider environmental and economic benefits of all proposals for renewable energy projects are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. Careful consideration will be given to the visual impact of wind energy developments, particularly in the Green Belt. T"

- **ADD** a sentence to the end of paragraph 13.77 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC92:

"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*."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC92 published on 29th November 2004.

MODIFICATION NO: 13/13

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.1

POLICY NAME: RENEWABLE ENERGY DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.79

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.23

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the second sentence (line 5) of paragraph 13.79 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC93:

DELETE "expect"

REPLACE WITH "require".

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC93 published on 29th November 2004.

MODIFICATION NO: 13/14

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.2

POLICY NAME: WIND DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.27

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the first sentence of Policy NR3.2 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC94:

DELETE “located within the areas of search identified on the Proposals Map”.

REPLACE “a-f” with “a-g”.

- **DELETE** the following text of Policy NR3.2 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC94:

“Outside the areas of search, wind power developments comprising more than two turbines will be permitted subject to the developer satisfactorily demonstrating that:

- i. sufficient wind resources exist, and
- ii. criteria a-c are met, and
- iii. criteria a-f of policy NR3.1 are met.

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:

- i. criteria a-c are met, and
- ii. criteria a-f of policy NR3.1 are met.”

- **DELETE** the word “expect” and **REPLACE WITH** the word “require” in the first line of the penultimate paragraph of Policy NR3.2 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC94.

- **ADD** a new final paragraph to Policy NR3.2 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC94:

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation that supports the Council’s pre-Inquiry Change PIC94 published on 29th November 2004.

MODIFICATION NO: 13/15

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.2

POLICY NAME: WIND DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.82

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.27

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** paragraph 13.82 of the Natural Resources and Environmental Quality chapter and **REPLACE WITH** the following text, in accordance with pre-Inquiry Change PIC95:

“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.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC95 published on 29th November 2004.

MODIFICATION NO: 13/16

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.2

POLICY NAME: WIND DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.87

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.27

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **DELETE** paragraph 13.87 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC96.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC96 published on 29th November 2004.

MODIFICATION NO: 13/17

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.2
POLICY NAME: WIND DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.88

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.27

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the following punctuation and text of paragraph 13.88 of the Natural Resources and Environmental Quality chapter in accordance with pre-Inquiry Change PIC97:

ADD a comma after the word "state".

ADD the word "to" before "the works necessary to secure its decommissioning."

ADD a new final sentence: "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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC97 published on 29th November 2004.

MODIFICATION NO: 13/18

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.2
POLICY NAME: WIND DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.91

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.27

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the second sentence of paragraph 13.91 of the Natural Resources and Environmental Quality chapter, in accordance with pre-Inquiry Change PIC98:

DELETE "expect"

REPLACE WITH "require".

ADD new text to the end of paragraph 13.91:

"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."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC98 published on 29th November 2004.

MODIFICATION NO: 13/19

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.3

POLICY NAME: RENEWABLE ENERGY IN MAJOR NEW DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.30

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** to the end of Policy NR3.3 of the Natural Resources and Environmental Quality chapter the following text:

“Where it is claimed that such a requirement would be non-viable in relation to a particular proposal, the claim should be supported by a development appraisal substantiating the claim of non-viability with regard to the type of development proposed, its location and design.”

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 13/20

CHAPTER NO: 13

CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

POLICY NO: NR3.3

POLICY NAME: RENEWABLE ENERGY IN MAJOR NEW DEVELOPMENTS

SITE REFERENCE: N/A

PARAGRAPH NO: 13.92

INSPECTOR'S REPORT: N/A

PROPOSED MODIFICATION ARISING FROM COUNCIL PROPOSAL:

- **AMEND** paragraph 13.92 of the Natural Resources and Environmental Quality chapter in accordance with PIC 99:

ADD the following sentence to the end of the paragraph: “A Supplementary Planning Document will be prepared to guide applicants in responding to this policy.”

REASON FOR MODIFICATION:

To incorporate, as a Council Amendment, the Council’s pre-Inquiry Change PIC 99 published on 29th November 2004 that refers to the planned publication of a supplementary planning document as part of Oldham’s Local Development Framework to support the implementation of the policy.

MODIFICATION NO: 13/21

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.3
POLICY NAME: RENEWABLE ENERGY IN MAJOR NEW DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.94

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 13.30

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **AMEND** paragraph 13.94 of the Natural Resources and Environmental Quality chapter as follows:

ADD to the first sentence of paragraph 13.94 the words “and energy efficiency measures” after the words “... of sunlight,” .

DELETE the remainder of paragraph 13.94 and **REPLACE WITH** the following:

“However, passive solar design and energy efficiency measures will not be counted towards the 10% requirement because they are already requirements through Policies D1.1 and D1.2 in the Design Chapter of the Plan. Nevertheless, there is a clear benefit to applicants in

maximising the energy efficiency and effective passive solar design of buildings as this will reduce the overall energy requirement and consequently the contribution needed from renewable energy resources to meet the requirement.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 13/22

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR3.3
POLICY NAME: RENEWABLE ENERGY IN MAJOR NEW DEVELOPMENTS
SITE REFERENCE: N/A
PARAGRAPH NO: 13.95

INSPECTOR’S REPORT: RECOMMENDATION AT PARA 13.30

PROPOSED MODIFICATION ARISING FROM INSPECTOR’S RECOMMENDATIONS:

- **DELETE** paragraph 13.95 of the Natural Resources and Environmental Quality chapter and **REPLACE WITH** the following:

“A successful claim of non-viability in relation to the requirement for 10% of total predicted energy requirements to be provided on site from renewable energy sources would result in the Council negotiating a lower percentage requirement, having regard to the details of the claim itself, the type of development proposed, its location and design. In the context of this policy, viability is defined in terms of:

- (i) the overall economic viability of the proposed development (not that of individual renewable energy technologies); or
- (ii) the existence of any insurmountable technical problems.”

REASON FOR MODIFICATION:

To comply with the Inspector’s recommendation.

MODIFICATION NO: 13/23

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR4
POLICY NAME: THE NEED FOR MINERALS
SITE REFERENCE: N/A
PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.34

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** Criteria A and B of Policy NR4 of the Natural Resources and Environmental Quality chapter as follows:

DELETE Criterion A: "CLEARLY ESTABLISH A NEED FOR THE DEVELOPMENT; AND"

RENAME Criterion B as Criterion A.

ADD the following as new Criterion B:
"Where there is an environmental concern, need must be demonstrated."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

MODIFICATION NO: 13/24

CHAPTER NO: 13
CHAPTER NAME: NATURAL RESOURCES AND ENVIRONMENTAL QUALITY
POLICY NO: NR4.3
POLICY NAME: CRITERIA FOR ASSESSING PROPOSALS FOR MINERAL WORKING AND PROCESSING
SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 13.41

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the second bullet point of Policy NR4.3 of the Natural Resources and Environmental Quality chapter as follows:

DELETE: "a clear need exist exists at the time of submission of the proposal for the mineral to be worked in relation to the prevailing landbank within Greater Manchester and the sub-regional apportionment made by the Regional Aggregates Working Party, derived from the current regional guideline figure as set out in MPG6."

REPLACE WITH: "Where there is environmental concern need must also be demonstrated, taking into account the prevailing landbank within Greater Manchester and the sub-regional apportionment made by the Regional Aggregates Working Party, derived from the current regional guideline figure as set out in MPG6."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

CHAPTER 14 - WASTE MANAGEMENT

MODIFICATION NO: 14/1

CHAPTER NO: 14

CHAPTER NAME: WASTE MANAGEMENT

POLICY NO: W1.3

POLICY NAME: CRITERIA FOR ASSESSING PROPOSALS FOR WASTE MANAGEMENT, TREATMENT AND DISPOSAL FACILITIES

SITE REFERENCE: N/A

PARAGRAPH NO: 14.19

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 14.6

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following sentence to paragraph 14.19 of the Waste Management chapter in accordance with pre-Inquiry Change PIC101:
"The need for a supplementary planning document on the matter will be reviewed."

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change PIC101 published on 29th November 2004.

GLOSSARY

MODIFICATION NO: 15/1

CHAPTER NO: GLOSSARY

CHAPTER NAME: N/A

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PARA 11.205

PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **ADD** the following in accordance with pre-Inquiry Change 80 “ **Peak District National Park** as a designation was founded in 1951. The planning function of the park is overseen by the Peak District National Park Authority.

The statutory purposes of the Authority (as defined by the Environment Act 1995) are:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
- to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public

The National Park also has values characteristics which include quiet enjoyment; wilderness and remoteness; landscape, wildlife and plants; clean earth, air and water; it's cultural heritage or history, archaeology, customs and literary associations; and other features which make up its special quality.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation that supports the Council's pre-Inquiry Change 80 published on 29th November 2004.

TECHNICAL CHANGES

MODIFICATION NO: 16/1

CHAPTER NO: WHOLE PLAN

CHAPTER NAME: N/A

POLICY NO: N/A

POLICY NAME: N/A

SITE REFERENCE: N/A

PARAGRAPH NO: N/A

INSPECTOR'S REPORT: RECOMMENDATION AT PAGE 247

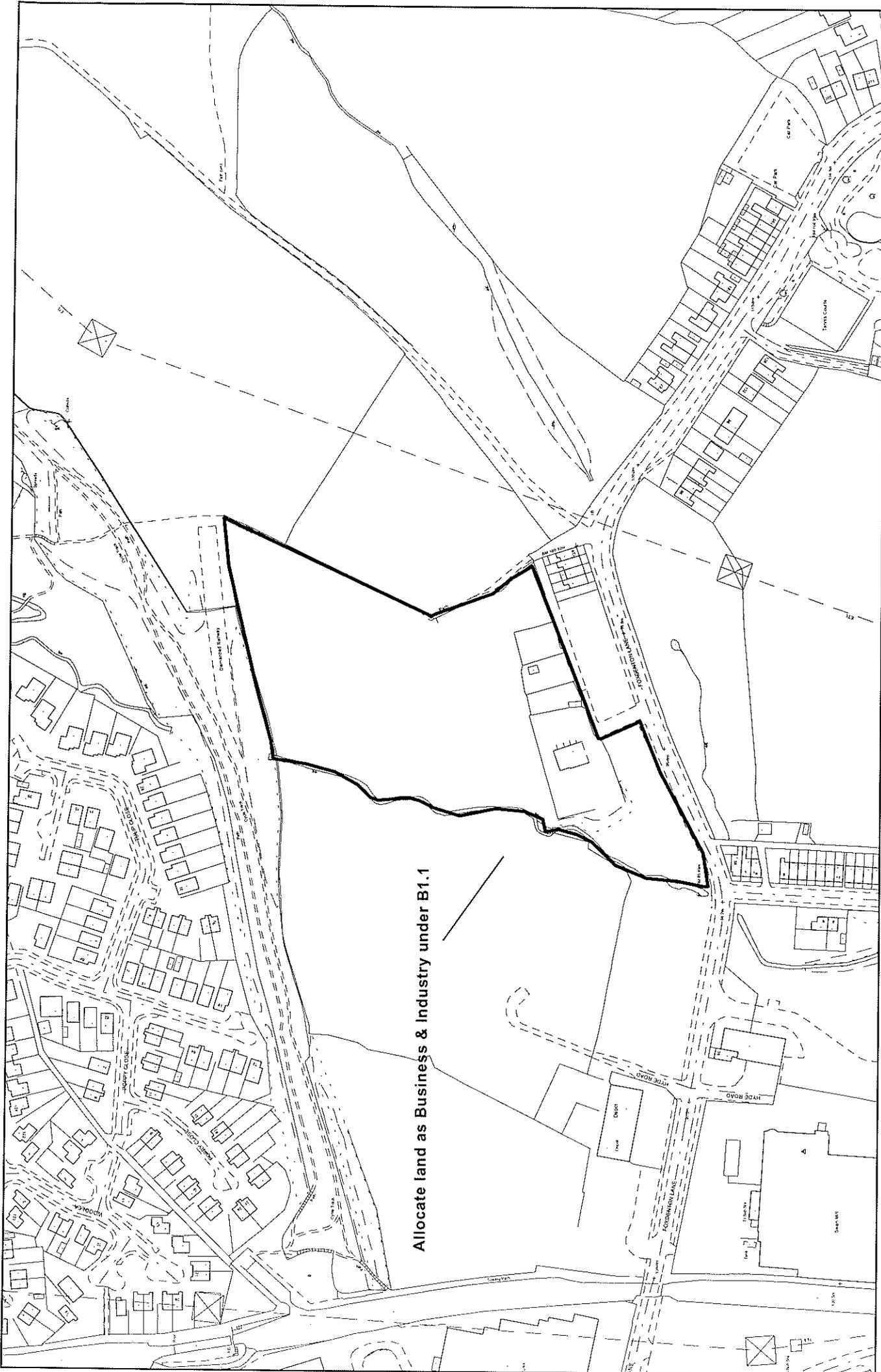
PROPOSED MODIFICATION ARISING FROM INSPECTOR'S RECOMMENDATIONS:

- **AMEND** the RUDP by incorporating the changes set out in the Council's List of Proposed Technical Changes to the Plan, dated August 2005.

REASON FOR MODIFICATION:

To comply with the Inspector's recommendation.

APPENDIX 1 – PROPOSED MAP CHANGES



Allocate land as Business & Industry under B1.1

OLDHAM
Metropolitan Borough

1:2500
27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: Part of LR3, Land at Foxdenton Lane, Chadderton
Modification No: 5/2

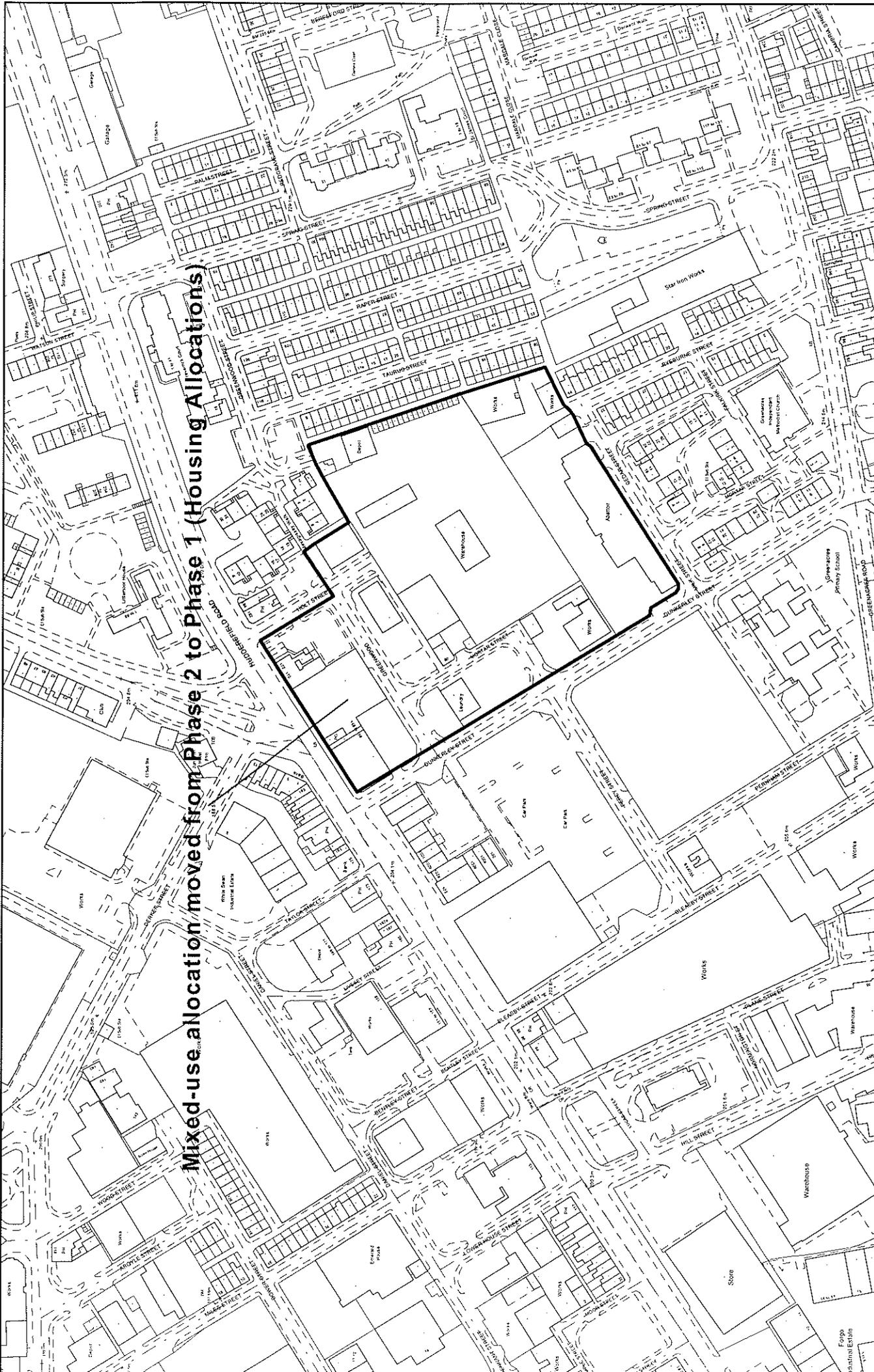


Title: UDP MODIFICATIONS JANUARY 2006
 Site: B1.1.25/PEZ16 Land at Clarence Street, Royton
 Modification No: 5/9

1:2500
 08/02/2006



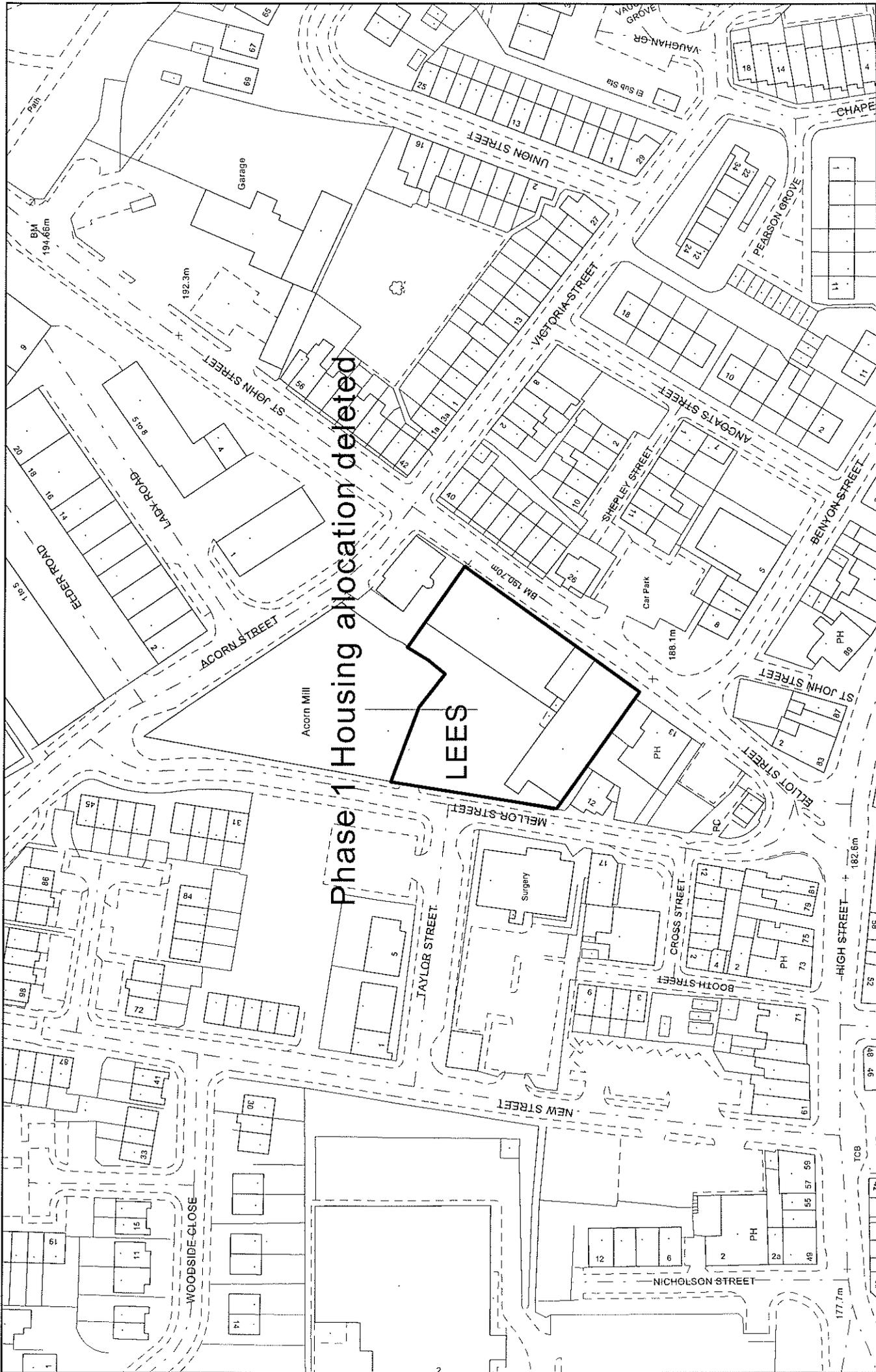
Mixed-use allocation moved from Phase 2 to Phase 1 (Housing Allocations)

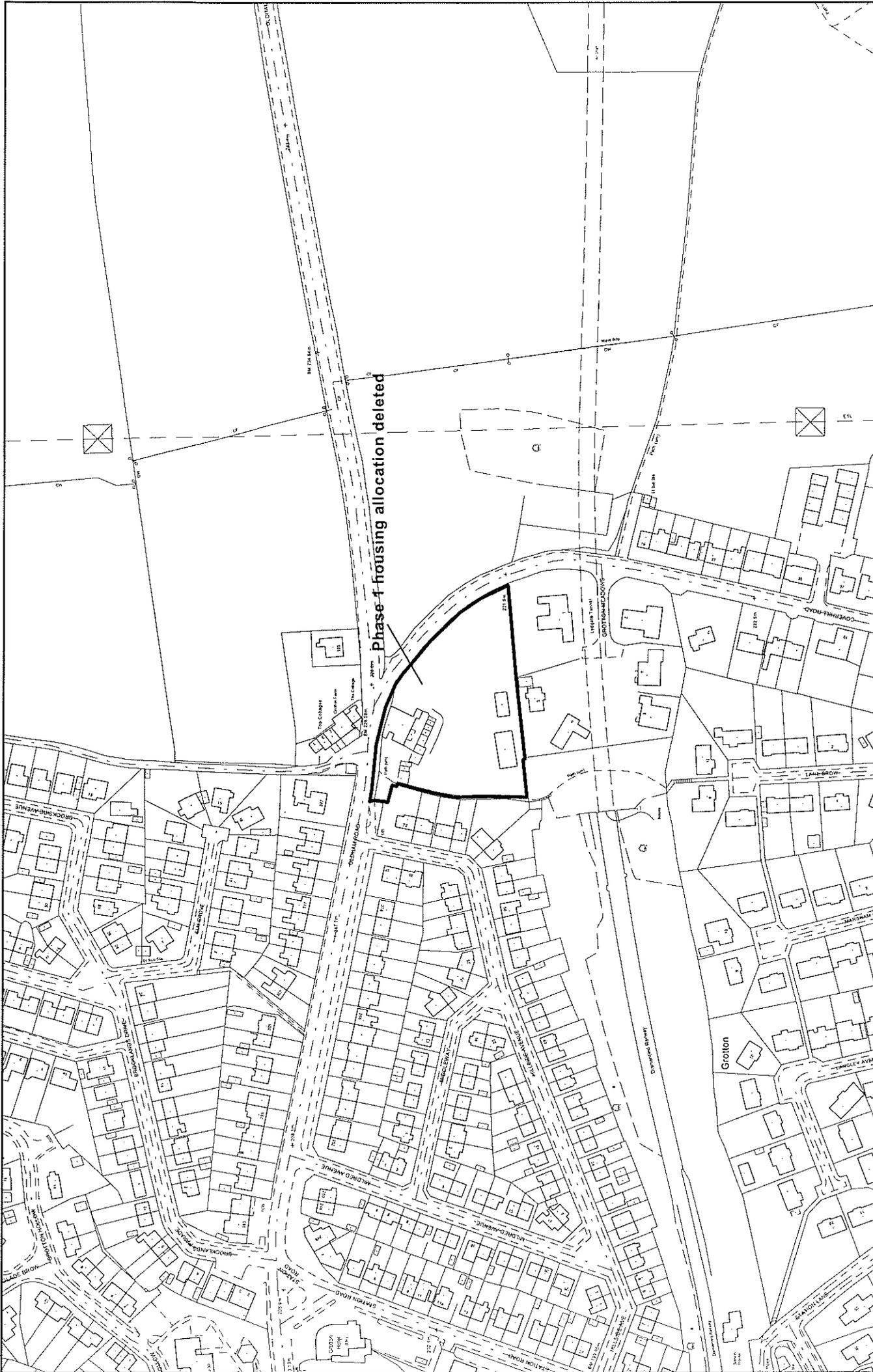


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Metropolitan Borough

1:2500
30/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: M4 Huddersfield Road/Dunkenley Street
Modification No: 6/10





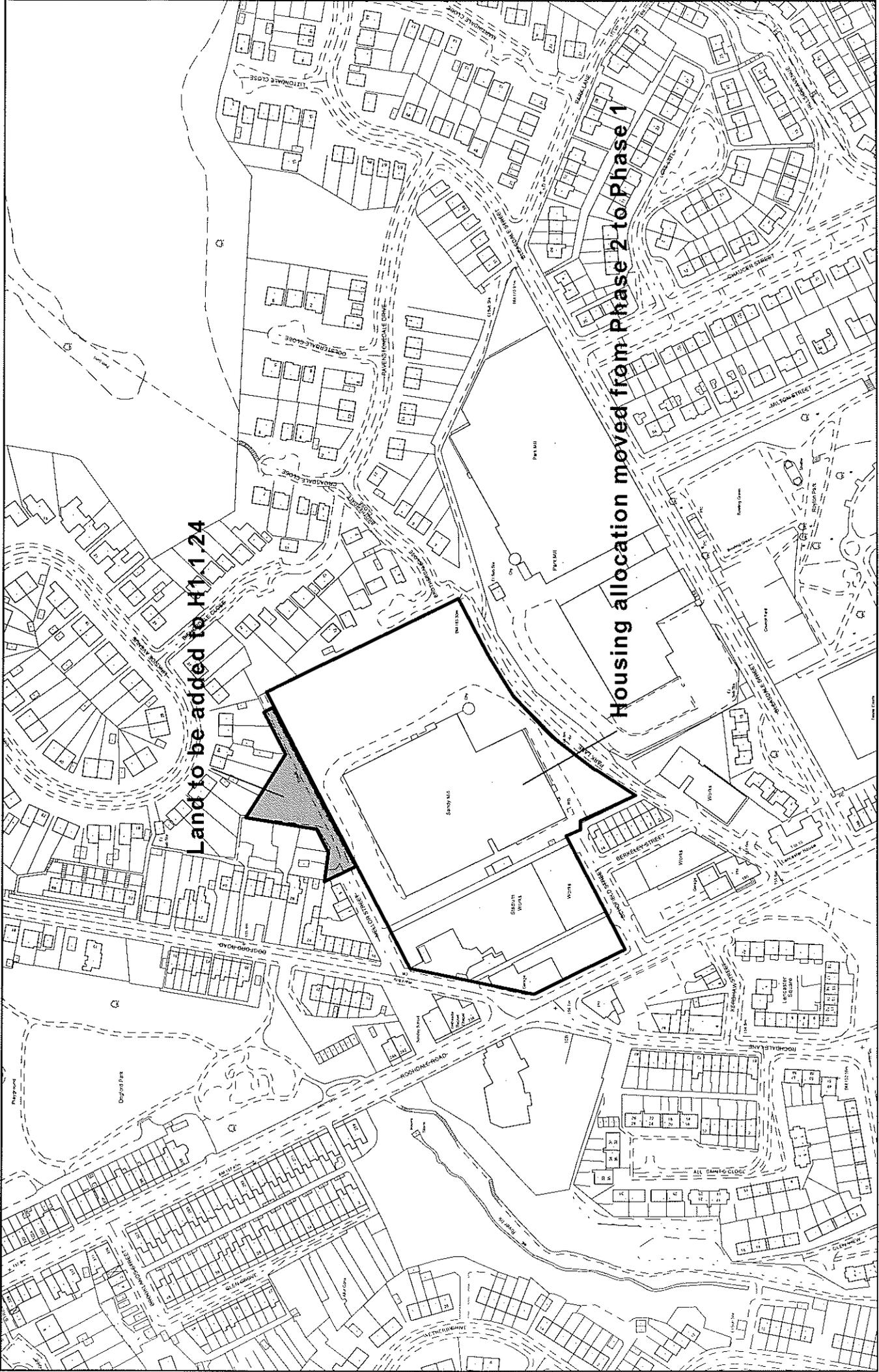


Housing allocation moved from Phase 2 to Phase 1



1:1250 27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.1.23 Pretoria Road, Oldham
Modification No: 6/10



Land to be added to H1.1.24

Housing allocation moved from Phase 2 to Phase 1

Title: UDP MODIFICATIONS JANUARY 2006
 Site: H1.1.24 Sandy Mill, Royton
 Modification No: 6/10

1:2500
 27/01/2006

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 Metropolitan Borough



Housing allocation from Phase 2 to Phase 1



1:1250 27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
 Site: H1.1.25 Jowett Street, Oldham
 Modification No: 6/10

New Phase 1 Housing Allocation

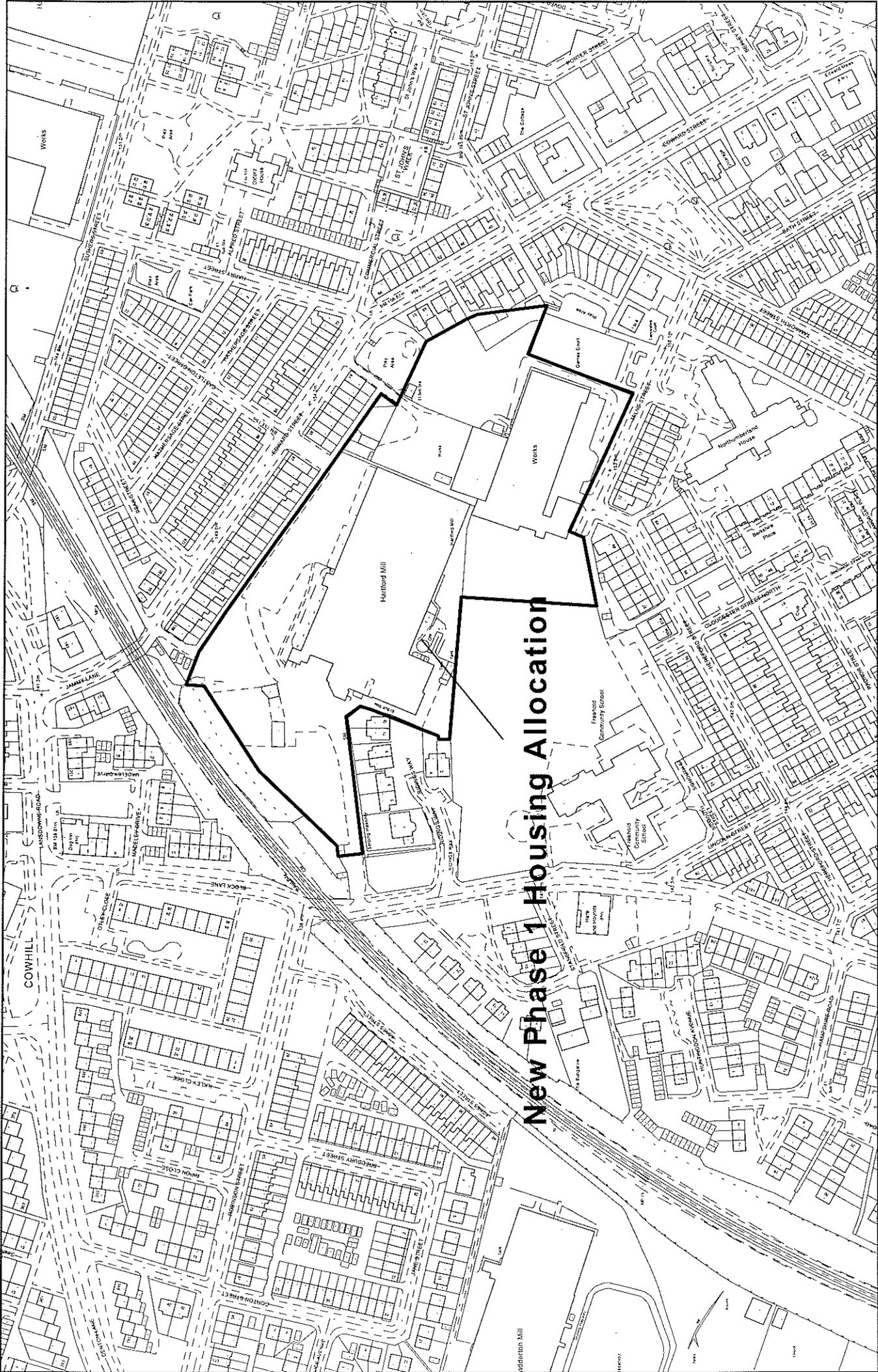


Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.1.26 Land at Spencer Street
Modification No: 6/10

1:2500

27/01/2006





New Phase 1 Housing Allocation

Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.1.27 Hartford Mill/Land off Milne Street, Oldham
Modification No: 6/10

1:2500
27/01/2006

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Metropolitan Borough



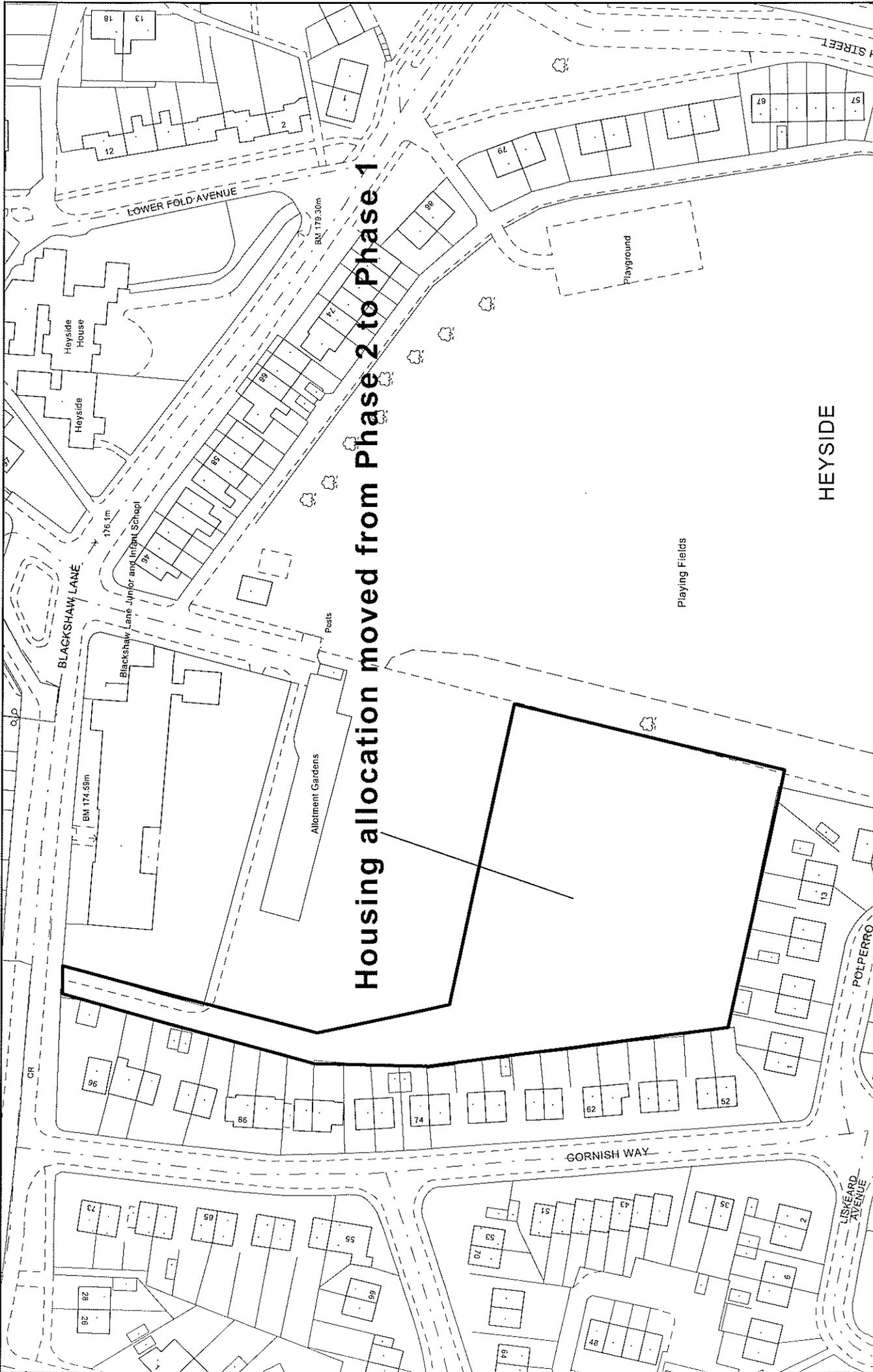
Housing allocation moved from Phase 2 to Phase 1

Title: UDP MODIFICATIONS JANUARY 2006
 Site: H1.1.28 Parkside Farm, Chadderton
 Modification No: 6/10

1:2500

27/01/2006





Housing allocation moved from Phase 2 to Phase 1

HEYSIDE



1:1250 27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
 Site: H1.1.29 Blackshaw Lane, Royton
 Modification No: 6/10



New Phase 1 Housing Allocation

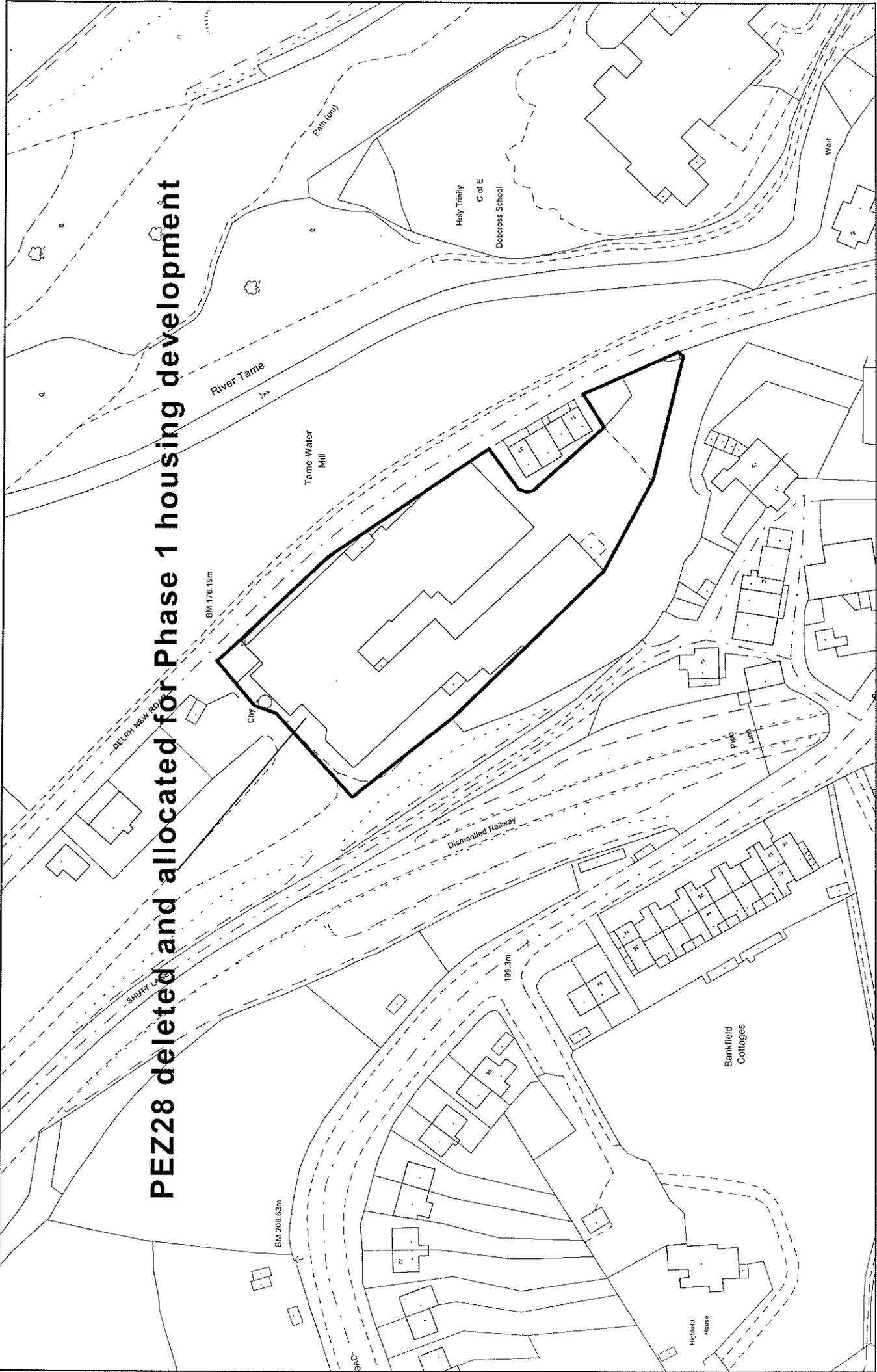


1:1250 27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
 Site: H1.1.30 Greenfield Bowling Club, Oakview Road, Greenfield
 Modification No: 6/10

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PEZ28 deleted and allocated for Phase 1 housing development



Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.1.31 Tamewater Mill, Dobcross
Modification No: 5/10&6/10

1:1250

27/01/2006

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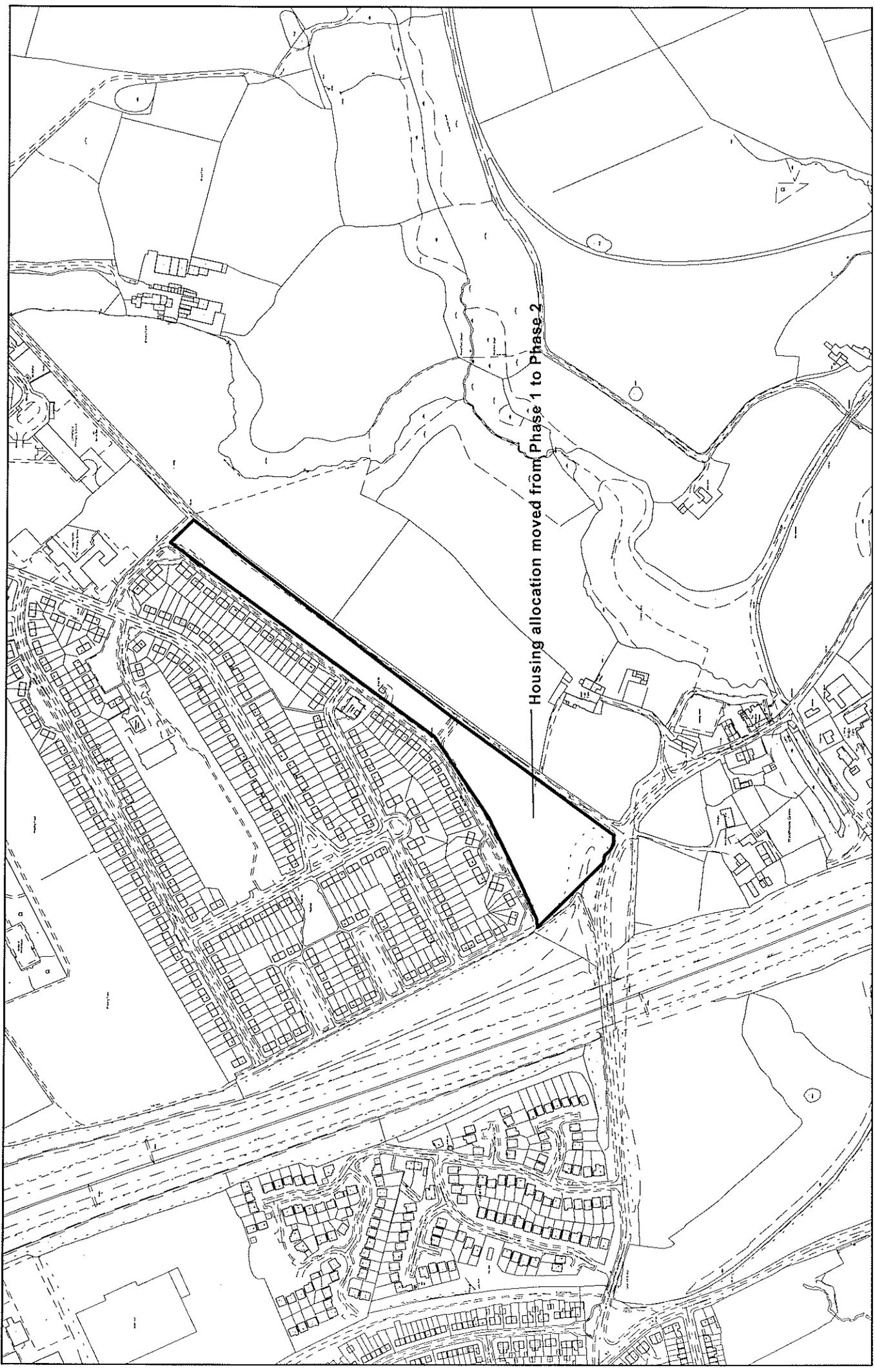


Land removed from allocation



1:1250
27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.2.13 Holden Fold Lane, Royton
Modification No: 6/15



Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.2.16 Lower Lime Road, Oldham
Modification No: 6/15

1:5000 27/01/2006



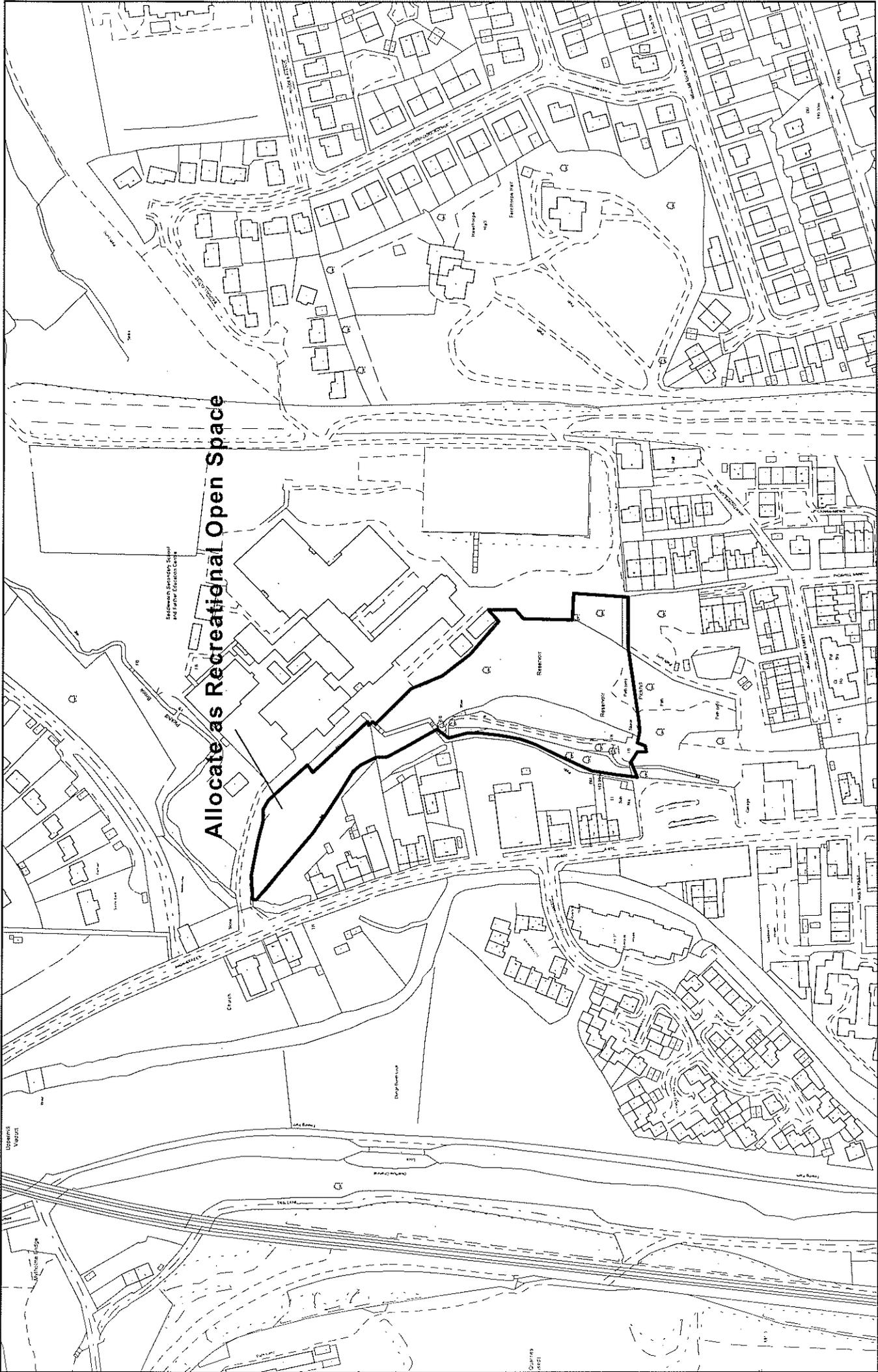
New Phase 2 housing allocation



Title: UDP MODIFICATIONS JANUARY 2006
Site: H1.2.17 Danisher Lane, Bardsley
Modification No: 6/15

1:1250
27/01/2006

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Allocate as Recreational Open Space

Mansfield Secondary School
24 Uppermill Lane

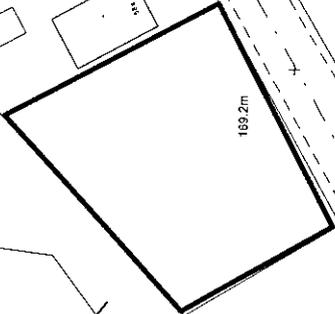
Title: UDP MODIFICATIONS JANUARY 2006
Site: Land at Pickhill Reservoir, Uppermill
Modification No: 10/5

1:2500

27/01/2006

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Remove land from the Green Belt



Title: UDP MODIFICATIONS JANUARY 2006
Site: Land adjacent 58A Manchester Road, Greenfield
Modification No: 11/2

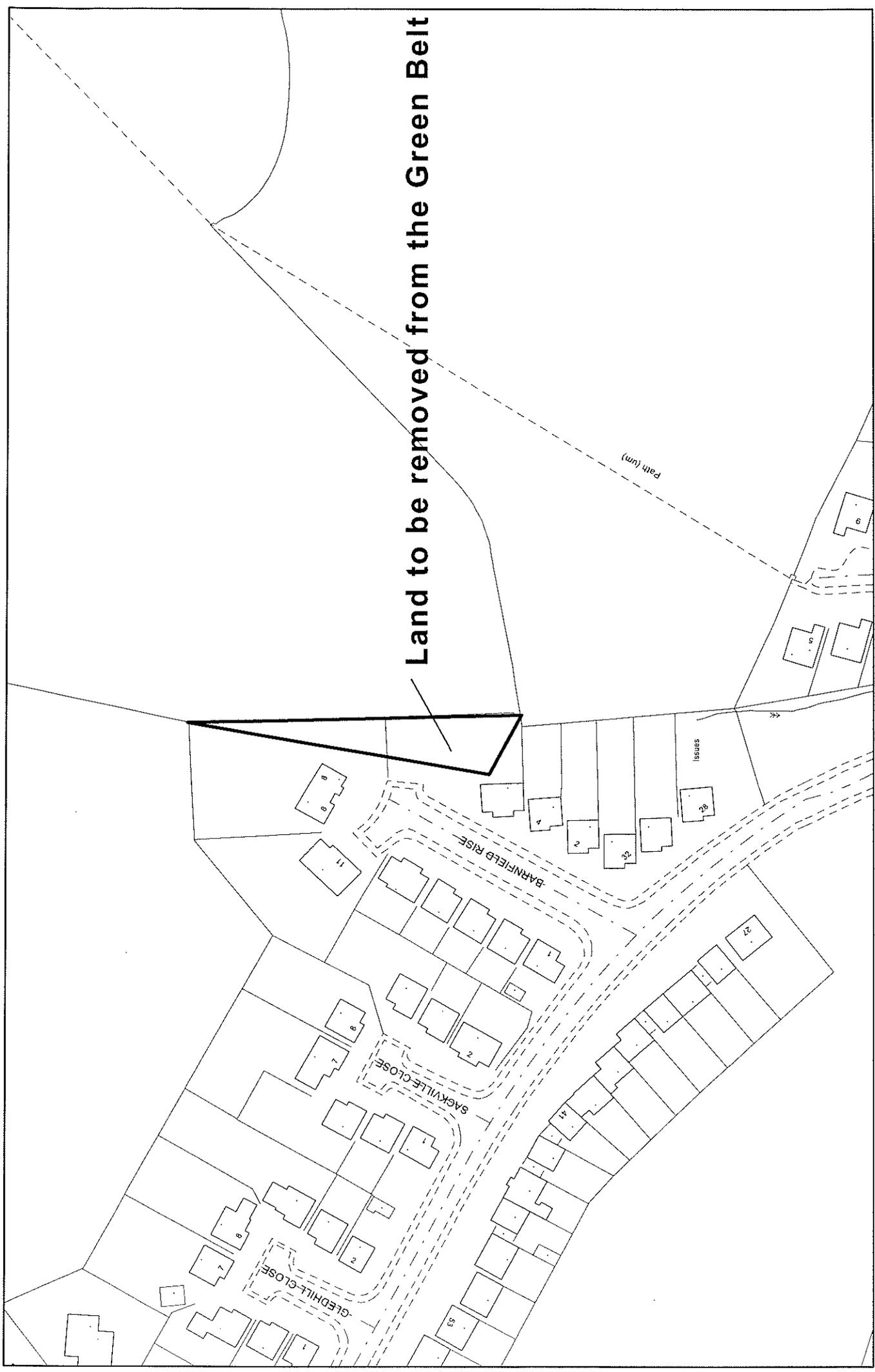
1:1250

27/01/2006





Site to be removed from the Green Belt

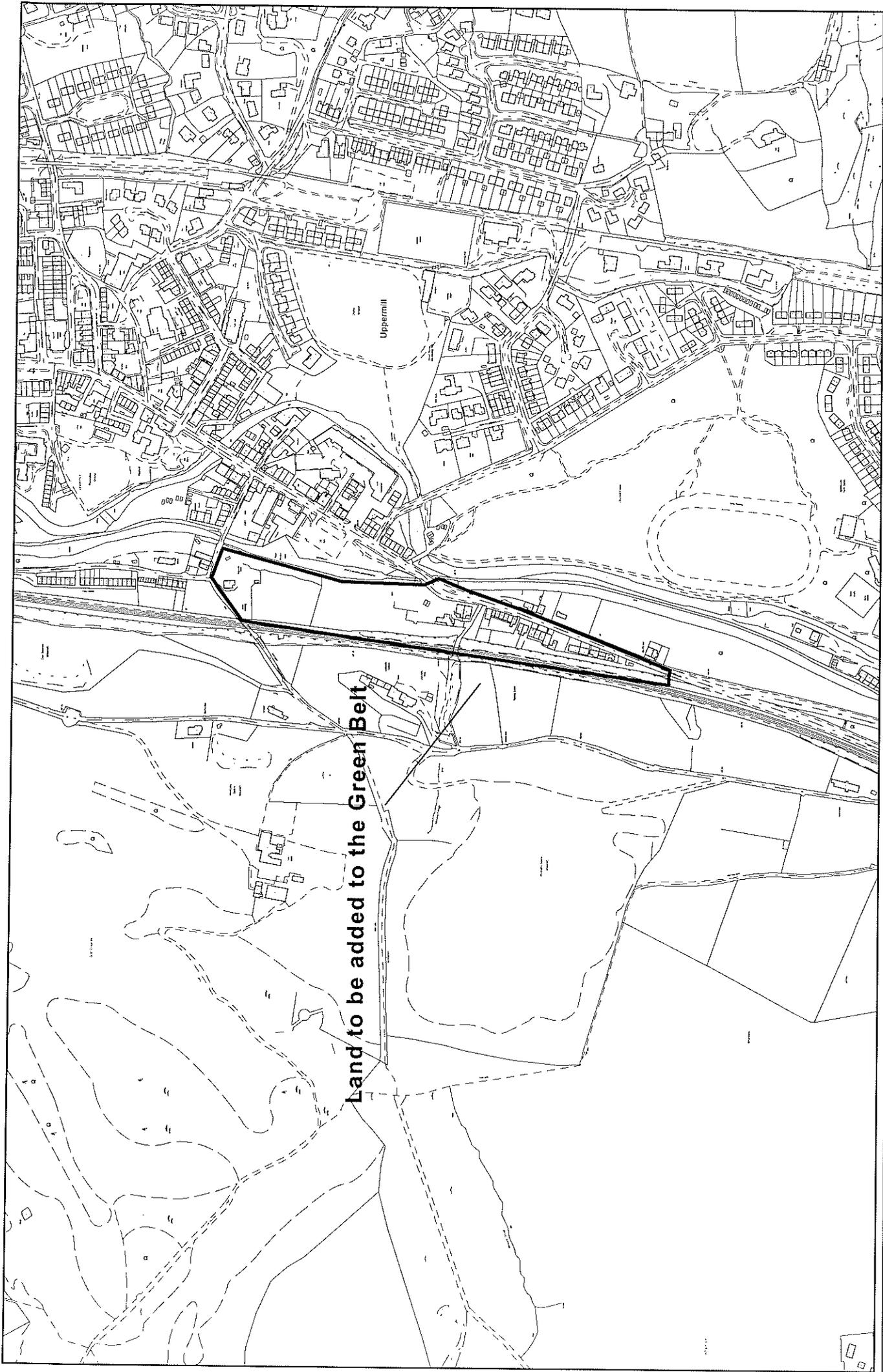


Land to be removed from the Green Belt



1:1250 23/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: Land between 6 and 8 Barnfield Rise, Shaw
Modification No: 11/4



Land to be added to the Green Belt

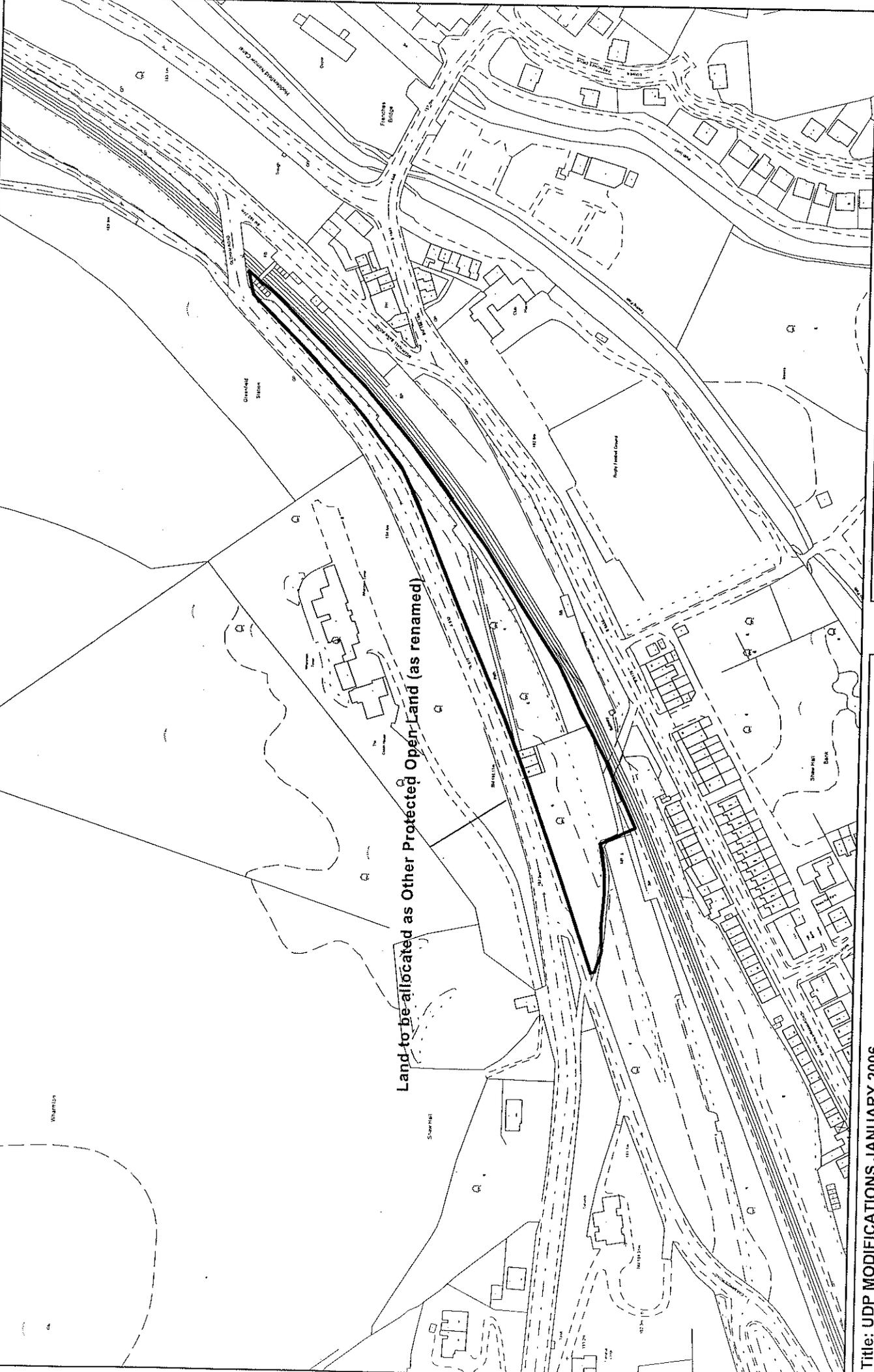
Uppermill

Title: UDP MODIFICATIONS JANUARY 2006
Site: Land below Ladcastle Farm
Modification No: 11/5

1:5000

27/01/2006

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Land to be allocated as Other Protected Open Land (as renamed)

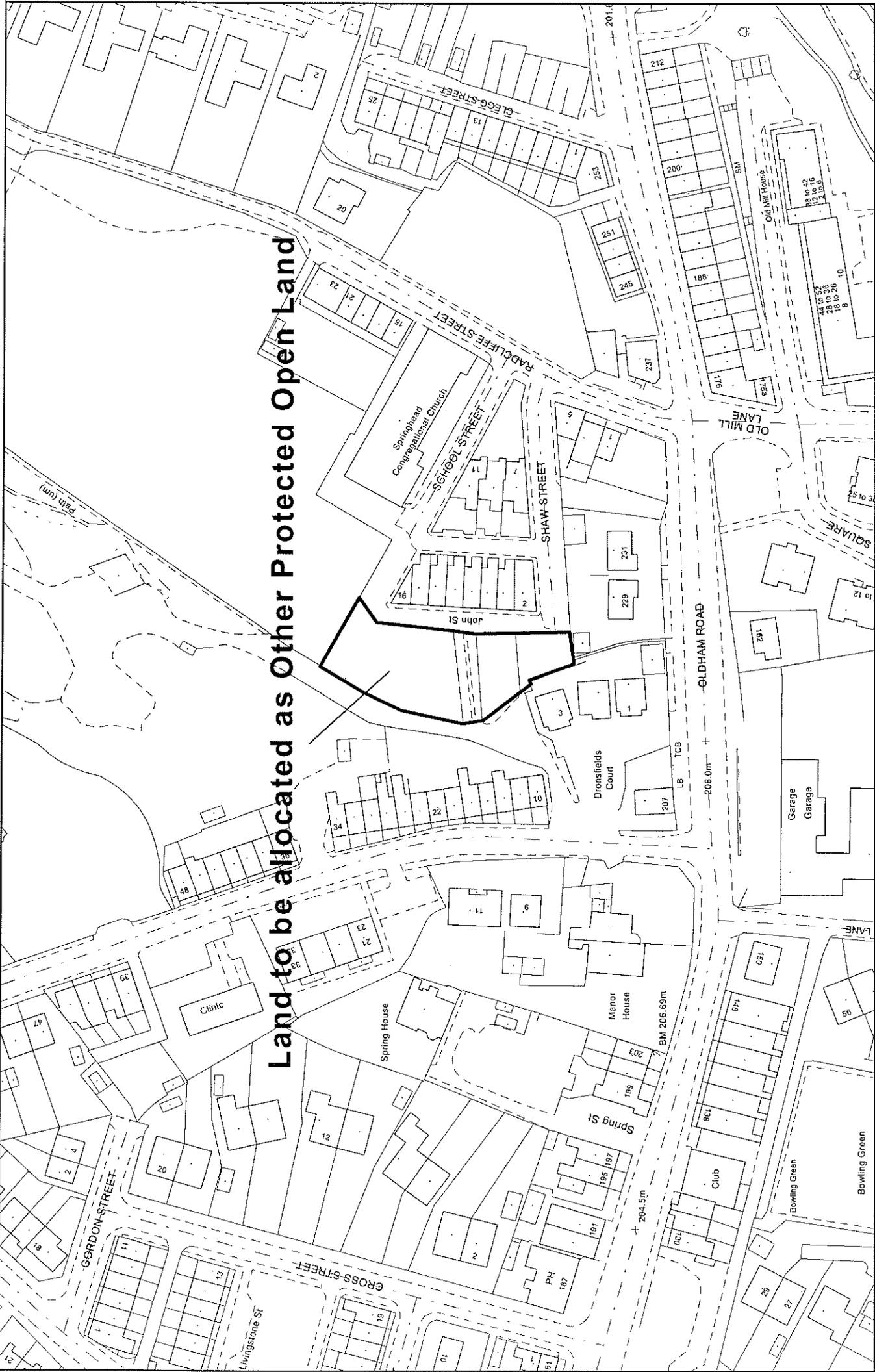
OLDHAM
Metropolitan Borough

1:2500 27/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
 Site: OPOL20 Land South of Oaklands Road, Grasscroft and Lydgate Tunnel/ Land adjacent to Oaklands Estate
 Modification No: 11/9

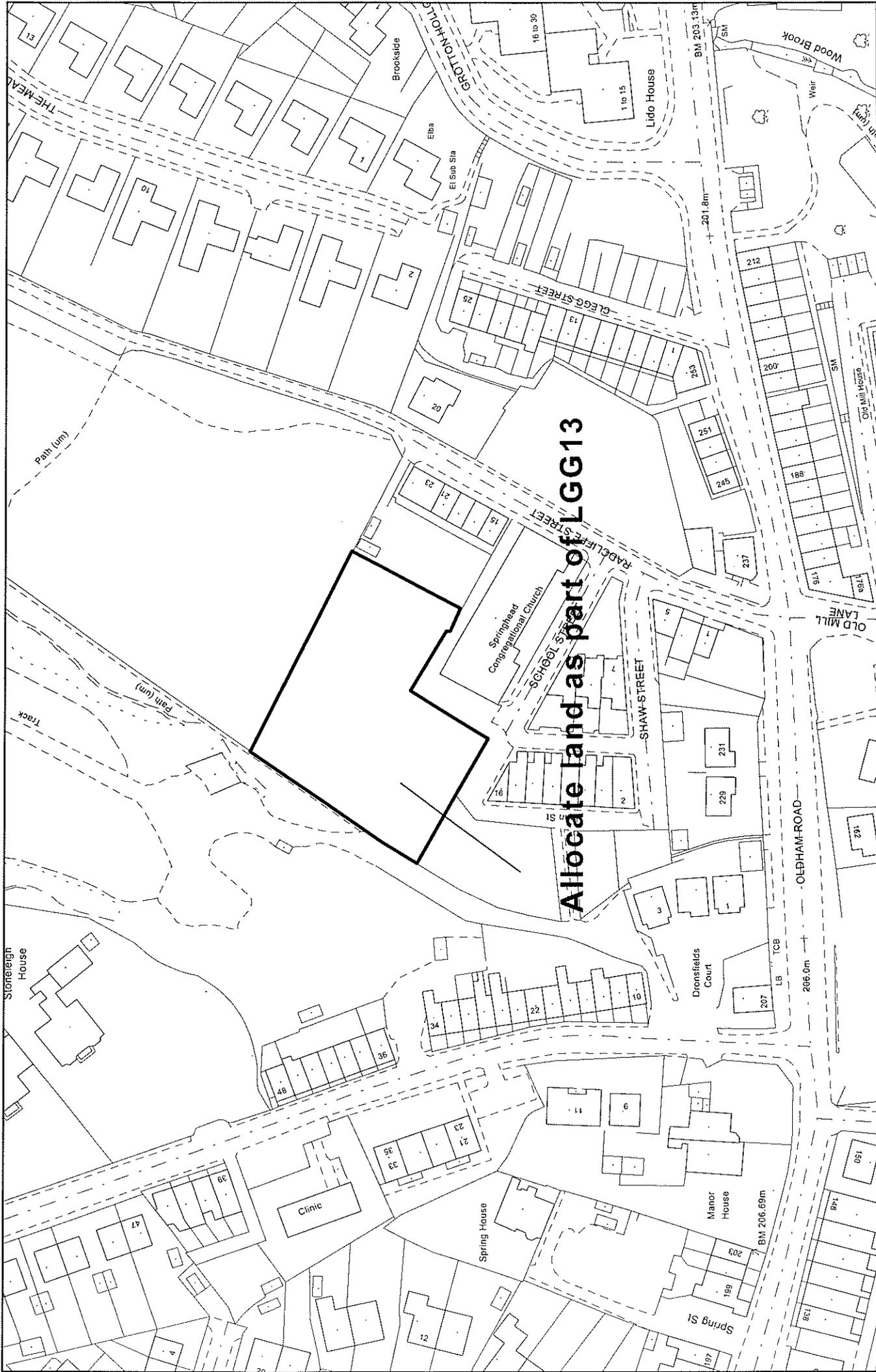
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Land to be allocated as Other Protected Open Land



1:1250 23/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: Land at John Street, Lees
Modification No: 11/10



Allocate land as part of LGG13

OLDHAM
Metropolitan Borough

1:1250
23/01/2006

Title: UDP MODIFICATIONS JANUARY 2006
Site: Land off Radcliffe Street, Springhead
Modification No: //II

APPENDIX 2 – PROPOSED TECHNICAL CHANGES

OLDHAM DRAFT REPLACEMENT UNITARY DEVELOPMENT PLAN – PUBLIC INQUIRY 2005

LIST OF PROPOSED TECHNICAL CHANGES TO THE PLAN, OCTOBER 2005.

WHOLE PLAN

Chapter	Policy	Change to	Change	Reason	Comment
Whole Plan	N/A	Reasoned justification	Change all references to Section 54A of the Town and Country Planning Act to Section 38(6) of the Planning and Compulsory Purchase Act.	To correspond with new legislation – Sec 54A no longer exists.	See written response for Introduction Section, OMBC/W/INTRODUCTION.
Whole Plan	N/A	Reasoned justification	Replace 'Town and Country Planning Act 1990' with 'Planning and Compulsory Purchase Act 2004'	To correspond with new legislation.	
Whole Plan	N/A	Reasoned justification	Change all references to Regional Planning Guidance (RPG) to Regional Spatial Strategy (RSS) unless used in a historical context.	To reflect the fact that RPG is now known as RSS as a result of the Planning and Compulsory Purchase Act 2004.	
Whole Plan	N/A	Reasoned justification	Change all references to supplementary planning guidance (SPG) to supplementary planning documents (SPD).	To reflect the fact that SPG is now known as SPD as a result of the Planning and Compulsory Purchase Act 2004.	
Whole Plan	N/A	Format	Add index at back of document	To aid plan users and satisfy objections including 0828/2/026/O Saddleworth Civic Trust.	See OMBC proof of evidence OMBC/P/12.
Whole Plan	Various	Reasoned justification	Add cross references where objectors have identified a need – mainly refers to renewable energy policies.	To satisfy objections (0828/2/026/O and 1777/2/003/O) and improve usability.	See written response for Introduction Section, OMBC/W/INTRODUCTION. Details of cross references to

					be added are given in topic sections below.
Whole Plan	Various	All plan text	At the point of adoption, delete all references to the plan being a 'draft'.	To update the plan.	
Whole Plan	Various	All plan text	When the plan is finalised, all paragraph numbering will be checked to ensure that it flows.	To update the plan and avoid confusion.	

SECTION 1 INTRODUCTION

Chapter	Policy	Change to	Change	Reason	Comment
Intro.	N/A	1.4	<p>Add the following underlined text: ‘The UDP is the only land use plan for Oldham produced at the <u>district level</u> and covers ... which falls within the Peak District National Park. <u>However, following the enactment of the Planning and Compulsory Purchase Act in 2004, Regional Spatial Strategy for the North West now also forms part of the Borough’s statutory development plan.</u>’</p>	To correspond with new legislation.	
Intro.	N/A	1.6	<p>Make changes as shown struck through or underlined: ‘... has been subject to sustainability appraisal and a separate reports is <u>are</u> available that describes this process ...’</p>	To reflect the fact that at each stage of the UDP review, a new sustainability appraisal report has been prepared.	
Intro.	N/A	1.7	At adoption, this text will need updating to reflect the conclusion of the review process.	To update the plan.	
Intro.	N/A	1.8	At adoption, this text will need updating to reflect the conclusion of the review process.	To update the plan.	
Intro.	N/A	1.9	At adoption, this text will need updating to reflect the conclusion of the review process.	To update the plan.	
Intro.	N/A	1.10	Amend references to the Local Strategic Partnership to read ‘the Oldham Partnership’.	The Oldham Local Strategic Partnership is now known simply as the Oldham Partnership.	
Intro.	N/A	1.11	Delete the existing paragraph and replace with updated text to reflect the revised Community Strategy.	Oldham’s Community Strategy was reviewed and updated in 2004, leading to approval in February 2005.	It is important to retain and update the reference to the Community Strategy, as the inclusion of this text at revised deposit stage in part responded to an objection from the Countryside Agency,

Intro.	N/A	1.12	Amend the existing paragraph with updated text to reflect the revised Community Strategy.	Amend the existing paragraph with updated text to reflect the revised Community Strategy.	Oldham's Community Strategy was reviewed and updated in 2004, leading to approval in February 2005.	reference 0008/1/016/O.
Intro.	N/A	1.13	Amend the existing paragraph with updated text to reflect the revised Community Strategy.	Amend the existing paragraph with updated text to reflect the revised Community Strategy.	Oldham's Community Strategy was reviewed and updated in 2004, leading to approval in February 2005.	
Intro.	N/A	1.15	Amend the existing paragraph with updated text to reflect the revised Community Strategy, which does not now include this indicator.	Amend the existing paragraph with updated text to reflect the revised Community Strategy, which does not now include this indicator.	Oldham's Community Strategy was reviewed and updated in 2004, leading to approval in February 2005.	
Intro.	N/A	1.16	Amend the existing paragraph to reflect the Council's Corporate Plan 2005-2008.	Amend the existing paragraph to reflect the Council's Corporate Plan 2005-2008.	The Council published an updated Corporate Plan during 2005.	Please note that this change will not affect the UDP objectives set out at a. to f.
Intro.	N/A	1.19	Amend reference to Oldham Community Plan to Oldham Community Strategy.	Amend reference to Oldham Community Plan to Oldham Community Strategy.	For accuracy.	
Intro.	N/A	1.21	Amend the existing paragraph to update references to Regional Planning Guidance and Planning Policy Guidance Notes.	Amend the existing paragraph to update references to Regional Planning Guidance and Planning Policy Guidance Notes.	The Planning & Compulsory Purchase Act 2004 has replaced RPG with RSS, and PPGs are now called Planning Policy Statements.	
Intro.	N/A	1.22, 1.23	Amend the existing paragraphs to update references to the Regional Economic Strategy.	Amend the existing paragraphs to update references to the Regional Economic Strategy.	The Strategy was reviewed in 2005 with a consultation draft being published in July. It is likely that by adoption the final version will have been published.	
Intro.	N/A	1.26	Delete this paragraph and replace with a brief explanation about the transition from the UDP to the Local Development Framework.	Delete this paragraph and replace with a brief explanation about the transition from the UDP to the Local Development Framework.	To explain the circumstances of the UDP.	

Intro.	N/A	1.27-1.30	Replace these paragraphs with a brief outline of the UDP review process.	To explain the plan preparation process.	
Intro.	N/A	1.34	Delete the paragraph.	Will not be needed in final draft.	

SECTION 2 PLANNING STRATEGY

Chapter	Policy	Change to	Change	Reason	Comment
Planning Strategy	N/A	2.3 a.	Delete 'to' on second line	Correction	
Planning Strategy	N/A	2.3 e.	Insert a comma after the word culture.	Correction	
Planning Strategy	N/A	2.3 h.	Insert 'a' after 'is' on third line	Correction	
Planning Strategy	N/A	2.11, Table 2.1 Indicators for plan monitoring	Amend table of Indicators as follows: <u>Transport</u> Add one new indicator: 'Number of new non-residential developments complying with car parking standards' <u>Business, Industry & Local Economy</u> Add one new indicator: 'Total new floorspace on previously developed land' <u>Retail and Leisure</u> Add two new Indicators: 'Amount of completed (minimum 500 square metres) Retail (A1) and Leisure (D2) floorspace' 'Percentage (minimum 500 square metres) of new Retail (A1) and Leisure (D2) development located within town centres.'	To tie RUDP monitoring in with NWRA regional monitoring requirements.	

SECTION 3 DESIGN

Chapter	Policy	Change to	Change	Reason	Comment
Design	Introduction	3.2	Replace reference to PPG1 with one to PPS1 and reference to PPG6 with one to PPS6.	To reflect updated guidance.	
Design	D1.1	3.14	Delete reference to PPG1 (Annex A).	PPG1 has been replaced by PPS1.	PPS1 does not make explicit reference to design statements but its companion guide 'By Design' does.
Design	D1.4	3.48	Add wording to end of paragraph 3.48: "The Council will prepare a Supplementary Planning Document on Planning Obligations".	To reflect the Councils intention to prepare a SPD on Planning Obligations.	
Design	D1.5	3.52	Add wording to end of paragraph 3.52: "The Council will prepare a Supplementary Planning Document on Planning Obligations".	To reflect the Councils intention to prepare a SPD on Planning Obligations.	
Design	D1.6	3.60	Delete quote from PPG1 and replace with: "Government planning policy as expressed in PPS1, Delivering Sustainable Development", and its companion guide, 'By Design', emphasises the importance of good urban design, of which landscape design is a component."	PPG1 has been replaced by PPS1.	

SECTION 4 TRANSPORT

Chapter	Policy	Change to	Change	Reason	Comments
Transport	Introduction	4.4 h.	Delete 'Management' and '(in preparation)'	Update	
Transport	T1.1	4.11	Insert '/Station Road' after 'Sam Road'.	Clarity	
Transport	T1.3	4.20	On last line, insert 'the Oldham Pedestrian Strategy and' after 'in due course through'	Update	
Transport	"	4.24	Change 'Recreation' to 'Open Space, Sport and Recreation Facilities'	Update	
Transport	T1.5	4.29	Change 'Recreation' to 'Open Space, Sport and Recreation Facilities'	Update	
Transport	"	4.30	Delete ' in late 2003'	Update	
Transport	T3.1	List of criteria	Insert 'a.' before 'it provides...'. Insert 'b.' before 'it integrates...'. Replace 'd.' with 'c.'	Correction	
Transport	"	4.38	Change 'DLTR' to 'DTLR'	Correction	
Transport	"	4.44	Insert '(or other community transport)' after 'Ring and Ride'	Clarification	
Transport	T3.2	4.48	Under clause g. insert 'Housing Market Renewal,' before 'the Economic Development Zone'.	Update	
Transport	T3.3	b. ii)	Insert 'Oldham' before 'Town Centre'	Correction	
Transport	T3.3	4.52 a.	Insert 'Oldham' before 'Town Centre'	Editorial	
Transport	T3.3	4.52 c.	Change '4.57' to '4.55'	Correction	

SECTION 5 BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Chapter	Policy	Change to	Change	Reason	Comment
Business, Industry & Local Economy	B1	-	Change '74.3' to '73.75' HECTARES.	Result of change to B1.1 (see below)	See OMBC/W/B1 paragraph 2.4
Business, Industry & Local Economy	B1.1 (Table)	B1.1.17	Delete line ref. B1.1.17 to reflect de-allocation of site for business and industrial uses at Revised Deposit. Change total at end of table listing allocations from 54.18 to 53.63	Omission. Corresponds to Change to Proposals Map 5/4	
Business, Industry & Local Economy	"	5.14	Line 7 – Note that the deletion of 'which is expected in late 2003,' was included in Pre-Inquiry Change 24	Clarification	OMBC/W/B1.2.4/OLDHAM WAY, MUMPS, para. 2.4 wrongly refers to the deletion as a technical change
Business, Industry & Local Economy	B1.3	5.16	Insert after 'regeneration opportunities they offer.': 'Further details of the Council's objectives and requirements for each site can be found in Appendix B.'	Clarity	
Business, Industry & Local Economy	B1.5	Policy reference	Change to B1.4	To reflect deletion of policy B1.4	
Business, Industry & Local Economy	B1.6	Policy reference	Change to B1.5	To reflect deletion of policy B1.4	
Business, Industry & Local Economy	B1.7	Policy reference	Change to B1.6	To reflect deletion of policy B1.4	

Economy						
Business, Industry & Local Economy	"	b.	At end of clause, change comma to full stop	Correction		
Business, Industry & Local Economy	"	5.20	In line 4, change 'developments' to 'non-retail employment uses'	Clarity		
Business, Industry & Local Economy	B2.2	5.27	In last line, change 'B1.5 a.' to 'B1.4 a.'	Correction		

SECTION 6 HOUSING

Chapter	Policy	Change to	Change	Reason	Comment
Housing	General	Site references	For the Adopted Plan the allocation references for the final list of housing allocations will be re-numbered in consecutive order.	There have been a number of changes to site allocations (deletions and additions) during the course of the RUDP review. At Adoption, the opportunity will be taken to provide a definitive list of housing allocations with appropriate numbering.	
Housing	H1	6.21 and 6.23	Amend cross reference referring to paragraphs 6.16, 6.17 and 6.19	Cross-referencing will need to reflect final paragraph numbers.	
Housing	H1.1	6.25	Amend reference from Table 3 to Table 1	Original tables 1 and 2 deleted at Revised Deposit stage.	
Housing	H1.1	6.25	Amend reference from Appendix C to Appendix B	Correction.	
Housing	H1.1	Table 3	Title should now read "Table 1"	Original tables 1 and 2 deleted at Revised Deposit stage.	
Housing	H1.1	Table 3	Amend reference from Appendix C to Appendix B in footnote b.	Correction.	
Housing	H1.1	6.26	Amend reference from Table 4 to Table 2	Original tables 1 and 2 deleted at Revised Deposit stage.	

Housing	H1.1	Table 4	Title should now read "Table 2"	Original tables 1 and 2 deleted at Revised Deposit stage.	
Housing	H1.1	Table 4	First footnote should refer to 2004-2006	Correction.	
Housing	H1.1	6.29	Amend cross reference referring to paragraphs 6.21 to 6.23	Cross-referencing will need to reflect final paragraph numbers.	
Housing	H1.2	Criteria a and b	Amend cross reference referring to paragraphs 6.20 to 6.23 and 6.16, 6.17 and 6.19	Cross-referencing will need to reflect final paragraph numbers.	
Housing	H1.2	6.32 and 6.33	Amend cross reference referring to paragraphs 6.20 to 6.23	Cross-referencing will need to reflect final paragraph numbers.	
Housing	H1.3	6.38	Amend cross reference referring to paragraphs 6.16 to 6.17	Cross-referencing will need to reflect final paragraph numbers.	
Housing	H2	6.52	Amend reference to St Paul's ward to Medlock Vale.	The ward had been renamed.	
Housing	H2.1	Affordable Housing Provision – Phase 1 allocations	Amend site reference relating to Vulcan Street from H1.1.21 to H1.1.22. Also delete * from M4 – Huddersfield Road/Dunkerley Street, Oldham	Corrections	
Housing	H2.1	6.72	Amend reference from "six" RSL's to "eight".	To reflect increased membership of the Oldham Investment Partnership.	

Housing	H2.1	6.72	<p>Amend list of housing associations operating as part of the Oldham Housing Investment Partnership as follows: Delete reference to "Portico" and amend to "Contour Housing Group", expand reference from North British to read "North British/Places for People Group", Re-instate "West Pennine" (previously deleted at the Revised Deposit stage) and expand to read "West Pennine/Regenda Group". Add two new housing associations as follows: "The Villages Housing Association" and "Housing 21".</p>	<p>To reflect organisational name changes and to reflect increased membership of the Oldham Housing Investment Partnership.</p>	
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SECTION 7 RETAIL AND LEISURE DEVELOPMENT

Chapter	Policy	Change to	Change	Reason	Comment
Retail & Leisure Development	Introduction	7.4	Amend "Planning Policy Guidance Note 6* (Town Centre and Retail Developments 1996) PPG6 and subsequent Ministerial Statements clarifying retail policy" to "Planning Policy Statement 6: Planning for Town Centres (PPS6)"	To reflect new Government guidance on retailing and town centres that was published in March 2005.	
Retail & Leisure Development	Introduction	7.5	Amend references to "PPG6" to "PPS6"	To reflect new Government guidance on retailing and town centres that was published in March 2005.	
Retail & Leisure Development	S1	7.12 and related PIC49	Amend reference to "PPG6 and subsequent Ministerial Statements clarifying retail policy" to "PPS6". Amend reference to "PPG6, Annex A" to "PPS6, Table 2"	To reflect new Government guidance on retailing and town centres that was published in March 2005.	
Retail & Leisure Development	S1.2	7.21	Amend reference to "PPG6" to "PPS6".	To reflect new Government guidance on retailing and town centres that was published in March 2005.	
Retail & Leisure Development	S1.6	7.37	Amend reference to "PPG6" to "PPS6".	To reflect new Government guidance on retailing and town centres that was published in March 2005.	
Retail & Leisure Development	S1.7	7.44	Amend reference to "PPG6" to "PPS6".	To reflect new Government guidance on retailing and town centres that was published in March 2005.	

SECTION 8 OLDHAM TOWN CENTRE

Chapter	Policy	Change to	Change	Reason	Comment
Oldham Town Centre	Introduction	8.2	Replace reference to PPG6 with one to PPS6.	To reflect publication of revised Planning Policy Statement 6.	
Oldham Town Centre	Introduction	8.7	Replace reference to PPG6 with one to 'PPS6 and the associated guidance on design and implementation tools.'	To reflect publication of revised Planning Policy Statement 6.	It is the latter document that now contains the reference to Town Centre Strategies.
Oldham Town Centre	TC1	Para 8.11	Replace reference to PPG6 with one to 'PPS6 and the associated guidance on design and implementation tools.'	To reflect publication of revised Planning Policy Statement 6.	
Oldham Town Centre	TC1.4	Additional Paragraph	"The Council will prepare a Supplementary Planning Document on Planning Obligations".	To reflect the Councils proposal to prepare a SPD on Planning Obligations.	
Oldham Town Centre	TC1.5	Para 8.28	Add the following wording to end of para 8.28: "The Council will prepare a Supplementary Planning Document on Planning Obligations".	To reflect the Councils proposal to prepare a SPD on Planning Obligations.	
Oldham Town Centre	TC1.6		Replace reference to PPG6 with one to PPS6.	To reflect publication of revised Planning Policy Statement 6.	

SECTION 9 COMMUNITY AND EDUCATION FACILITIES

Chapter	Policy	Change to	Change	Reason	Comment
Community Facilities	CF1.2	9.12	Amend reference to policy T3.2 to read "Developments with significant transport implications".	To reflect correct title of policy T3.2.	
Community Facilities	CF1.5	Title	Amend title to read "Developer Contributions to New Teaching Facilities".	To reflect policy.	
Community Facilities	CF1.5	PIC55	Add "(net)" after hectare in policy.	Editorial reasons and to reflect reasoned justification.	
Community Facilities	CF1.5	9.20	Amend "roles" to "rolls" in para 9.20.	Editorial Reasons	

SECTION 10 OPEN SPACE, SPORT AND RECREATION

Chapter	Policy	Change to	Change	Reason	Comment
Open Space	R1	10.26	Currently refers to policy T1.4 (Canal Corridors). Amend to refer to T1.3 which relates to the network of routes for non-motorised travel.	To correct an incorrect cross-reference.	
Open Space	R1.1	10.34	Amend "Field" in fifth line of para 10.34 to read "Pitch".	To reflect correct title: "Playing Pitch Strategy".	
Open Space	R1.1	10.32	Amend PIC66 as underlined ", guided by the provisions of a <u>Council</u> approved local strategy where relevant."	For clarity.	
Open Space	R1.3	10.50	Amend "Fields" to "Pitch" in first line and fourth line of Para 10.50.	To reflect correct title: "Playing Pitch Strategy".	
Open Space	R2.1	10.56	Amend PIC70 as underlined "Reference should be made to the Council's Greenspace Strategy or to any other <u>Council</u> approved local strategy for guidance."	For clarity.	
Open Space	R2.1	10.58	Amend "Fields" in the seventh line of para 10.58 to "Pitch".	To reflect correct title: "Playing Pitch Strategy".	
Open Space	R2	10.69	Amend reference to PPG6 to PPS6.	To reflect new guidance note: Planning Policy Statement 6	
Open Space	R1	10.13	Amend "RUDP" on 2 nd line to read "UDP".	Editorial	

SECTION 11 OPEN ENVIRONMENT

Chapter	Policy	Change to	Change	Reason	Comment
Open Environment	Intro	11.6	Delete item b. and replace with 'PPS7 Sustainable Development in Rural Areas.'	Bring into line with new planning system	
Open Environment	Intro	11.6	Delete item d. and replace with PPS1 'Delivering Sustainable Development'.	Bring into line with new planning system	
Open Environment	Intro	11.6	Delete item c. and replace with PPS9 'Biodiversity and Geological Conservation'	To reflect new guidance	
Open Environment	OE1.1	11.16	Delete paragraph and replace as follows: 'The Proposals Map also identifies a location for possible future development within the Green Belt at Diggle, i.e. future works to the rail line at Tunnel End. The details are set out in Section 4, Transport, policy T1.1.'	To reflect the fact that the Park and Ride facility originally referred to in this paragraph was deleted at Revised Deposit Stage.	
Open Environment	OE1.8	Para 11.43	Rename Dovestone Reservoir 'Dove Stone'.	To reflect the correct name	Objection made 1780/2/001/O
Open Environment	OE2	Para 11.70	Add ^{**} after 1 st reference to Peak District National Park	To indicate reference to glossary	
Open Environment	OE2.3	Schedule of SBI's	Add new SBI 'Lord's Brook Flushes' to schedule of SBI's on page 200	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
Open Environment	OE2.3	Schedule of SBI's	Delete 'Lord's Brook' SBI and rename 'Jericho Clough'	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
Open Environment	OE2.3	Paragraph 11.90	Remove 'candidate' from before SAC's	The sites have been formally designated under the Habitats Directive	Special Areas of Conservation have been formally designated.
Open Environment	OE2.3	Schedule of SBI's	Add new SBI 'Crompton Moor (South)' to schedule of SBI's on page 200	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
Open	OE2.3	Schedule of	Add new SBI 'Sudden Brook (East)' to schedule	New information provided by	Updated information from

Environment		SBI's	of SBI's on page 200	Ecology Unit	Greater Manchester Ecology Unit
Open Environment	OE2.3	Schedule of SBI's	Add new SBI 'Brookdale Clough' to the schedule of SBI's on page 200	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
Open Environment	OE2.3	Paragraph 11.87	Delete 'In line with Government advice in PPG9* it affords the greatest levels of protection to those sites which, by virtue of their designation, are held to be most important' – replace with 'In line with Government advice in PPS9*, the policy makes clear the distinction between the hierarchy of International, national, regional and locally designated sites.'	Replacement of PPG9 with PPS9	
Open Environment	OE2.4	Paragraph 11.98	Delete paragraph and replace with 'PPS9 states that planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh the harm.'	Replacement of PPG9 with PPS9	

SECTION 12 CONSERVATION OF THE HISTORIC ENVIRONMENT

Chapter	Policy	Change to	Change	Reason	Comment
Conservation	C1.4	12.26	Delete final sentence of paragraph 12.26 and replace with "The Council will publish further advice on the care of historic buildings as a Supplementary Planning Document" .	To reflect the Councils preparation of an historic buildings SPD.	
	C1.7	Additional Paragraph	"The Council will publish further advice on the care of historic buildings as a Supplementary Planning Document" .	To reflect the Councils preparation of an historic buildings SPD.	
	C1.8	12.45	Delete final sentence of paragraph 12.45 and replace with "The Council will publish further advice on the care of historic buildings as a Supplementary Planning Document" .	To reflect the Councils preparation of an historic buildings SPD.	
	C1.9	Additional Paragraph	"The Council will publish further advice on the care of historic buildings as a Supplementary Planning Document" .	To reflect the Councils preparation of an historic buildings SPD.	

SECTION 13 NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

Chapter	Policy	Change to	Change	Reason	Comment
Natural Resources	Introduction	13.5, b.	Amend PPG23 to read PPS23	To refer to new Planning Policy Statement 23, which replaces PPG23.	
Natural Resources	Introduction	13.5, h.	Amend Planning Policy Guidance Note 22 to read PPS22.	To refer to new Planning Policy Statement 22, which replaces PPG22.	
Natural Resources	NR1.2	13.21	Amend the first sentence as follows: "The Council is preparing <u>has prepared</u> an Air Quality Action Plan ... that will recommend <u>recommends</u> a range of	To update the plan.	
Natural Resources	NR1.6	13.34	Add the following sentence to end of paragraph: "The Council will prepare a Supplementary Planning Document on Contaminated Land."	To reflect the list of proposed SPDs in Oldham's Local Development Scheme.	
Natural Resources	NR2	13.43	Change 'supplementary planning guidance to be published on sustainable building design' to 'a supplementary planning document to be published on Urban Design'.	To reflect new planning legislation and the list of proposed SPDs in Oldham's Local Development Scheme.	
Natural Resources	NR2.3	13.60	Remove inverted commas from end of paragraph.	Correction.	
Natural Resources	NR2.4	13.63	Change 'supplementary planning guidance note' to 'supplementary	To reflect new planning legislation and the Urban Design SPD currently	

Natural Resources	N/A	13.70	<p>planning document on Urban Design'.</p> <p>Amend text at the end of paragraph 13.70, as revised by PIC 86, as follows:</p> <p><u>"It is proposed that</u> 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>	<p>under preparation.</p> <p>To reflect the fact that the partial review of Regional Spatial Strategy for the North West has now formally been withdrawn, pending the full review. Whilst it remains probable that the full review will still incorporate renewable energy targets, there is inevitably a greater degree of uncertainty because the full review process is at an earlier stage.</p>	<p>GO NW has been informally consulted on this and advised making the change.</p> <p>Objections relating to paragraph 13.70 were addressed in Council written response reference OMBC/W/NR0.</p>
Natural Resources	N/A	13.76	<p>Amend text as follows:</p> <p>"It also includes the impacts of associated infrastructure as well as the <u>turbines</u> <u>renewable energy plant</u> <u>itself themselves</u>, for example access tracks and grid connections."</p>	<p>This is reasoned justification to policy NR3.1, which deals with all renewable energy technologies and not just wind power. Therefore a more general term is more appropriate.</p>	
Natural Resources	NR3.1	13.80	<p>Add the following text to follow paragraph 13.80, at the end of the reasoned justification to policy NR3.1:</p> <p>'Cross References.</p> <p>More detailed policies relating to the criteria in policy NR3.1 may be found in the following sections of the plan:</p>	<p>To assist people using the plan.</p>	<p>This links to a response to an objection from the Saddleworth Civic Trust, reference 0828/2/026/O. See OMBC proof of evidence reference OMBC/P/12.</p>

SECTION 14 WASTE

Policy	Change to	Change	Reason	Comment
None				

APPENDICES

Policy	Change to	Change	Reason	Comment
Appendix A	Entire appendix	Delete Appendix A; amend the subsequent appendices accordingly (Appendix B becomes Appendix A, etc.); and amend all references to the appendices in the plan text.	Appendix A was included at first deposit stage to help consultees track changes from the adopted UDP. This will no longer be needed when the RUDP is adopted.	
Appendix B	Title	Add reference to Phase 2 allocations in the title, which should then read, "PHASE 1 AND PHASE 2 ALLOCATED HOUSING SITES....."	Correction	
Appendix B	H1.1.2	First paragraph, final line – "on" should read "in".	Correction	
Appendix B	H1.1.6	The word "Way" should be added to the site name, to read "St. Mary's Way".	Correction	
Appendix B	H1.1.6	Final line – "Portico" should be amended to "Contour Housing Group".	To reflect the change in the organisations name.	
Appendix B	H1.1.9	The word "Road" should be added to the site name, to read "Lower Lime Road".	Correction	
Appendix B	M2	The words "Huddersfield Road, Delph" should be added to the site name, to read "Lumb Mill, Huddersfield Road, Delph, Saddleworth".	Correction	
Appendix B	H1.1.15	The words "Oldham Road" should be added to the site name, to read "Bailey Mill, Oldham Road, Saddleworth".	Correction	
Appendix B	H1.1.18	Change the site reference in the heading to 'M1'.	Correction necessitated by changes to policy B1.3 at revised deposit stage.	
Appendix B	H1.1.19	The words "Manchester Road/Chew Valley Road, Greenfield" should be added to the site name, to read "Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth".	Correction.	
Appendix B	H1.1.20	The words "Coalshaw Green Road" should be added to the site name, to read "Rose Mill,	Correction	

Appendix B	H1.1.20	Coalshaw Green Road, Chadderton".		
Appendix B	H1.2.9	Second paragraph, final line – "on" should read "in". Change H1.2.9 to H1.1.21 and the site capacity to 15.	Correction To be consistent with Policy H1.1.1.	
Appendix B	H1.2.27	Add "PDL" at the end of the site title. Final line of the subsequent paragraph – "HMR" should read "HMRF".	Corrections	
Appendix C	H1.1	Amend dates to read "1 st April 2004".	Correction	
Appendix F (Parking Standards)	Notes	First line - Insert 'gross floorspace of the relevant land use and to' in line 1 after 'refer to'. Second line – Insert after existing sentence: 'See the Oldham Cycling Strategy and Guidance for Developers for further information.' Seventh line - Insert 'The provision of disabled parking is additional to the total ordinary parking provision.' before 'A minimum level...'	To rectify omission and for clarification Update To rectify omission and for clarification	

GLOSSARY

Chapter	Policy	Change to	Change	Reason	Comments
Glossary	N/A	Air Quality Action Plan	Replace all text after '...authorities', with: 'produced an Air Quality Action Plan (AQAP) for the sub-region, which was approved by the Association of Greater Manchester Authorities' Transport Executive in January 2004. The local annexes set out what each authority intends to implement to improve air quality within their jurisdiction.'	Update	
Glossary	N/A	Density	Replace "now" in second line with "how".	Editorial	
Glossary	N/A	Edge of centre	Replace existing definition with: "For retail purposes, a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances."	Update of definition to reflect new Government guidance on retailing and town centres that was published in March 2005.	
Glossary	N/A	First deposit	Delete	Update	
Glossary	N/A	Permitted Development	Update to reflect changes to Use Classes Order and amendments made to the Permitted Development Order.	Update	
Glossary	N/A	Planning and Design Brief	Amend reference to SPG to read SPD	To reflect new planning legislation.	
Glossary	N/A	Planning Policy Guidance	Delete existing reference under PPG and add stand alone reference to PPS + add list of new PPS's and delete those PPG's where they have been updated by publication of PPS.	To reflect new planning legislation.	

Glossary	N/A	Regional Planning Guidance	Amend to refer to Regional Spatial Strategy	To reflect new title.	
Glossary	N/A	Renewable Energy	Amend reference to PPG22 to refer to PPS22.	To reflect new PPS.	
Glossary	N/A	RPG	Amend to read RSS.	To reflect new title.	
Glossary	N/A	Supplementary Planning Guidance	Add reference to them being replaced by SPD's as part of new system, add new explanation re SPD's.	To reflect new planning legislation.	
Glossary	N/A	Use Classes Order	Change '1987' to '2005' Change 'food and drink' to 'restaurants and cafes' Add 'A4 – drinking establishments' etc.	Update	
Glossary	N/A	Add new entry	Add text: Shadow flicker. Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off. This effect is known as shadow flicker.	To assist plan users.	This responds in part to objections 0974/2/002/O Mr Gregory, and 1899/2/005/O Racefield Management Company. See OMBC written response OMBC/W/NR3.2 paragraph 2.158.
Glossary	N/A	Add new entry	Add text: Electro-magnetic interference. Wind turbines can potentially affect electromagnetic transmissions in two ways: by blocking or deflecting line of sight radio or microwave links, or by the 'scattering' of transmission signals.	To assist plan users.	This responds in part to objections 0974/2/002/O Mr Gregory, and 1899/2/005/O Racefield Management Company. See OMBC written response OMBC/W/NR3.2 paragraph 2.158.
Glossary	N/A	Add new entry	Add text: Reflected Light. Wind turbines can cause flashes of reflected light, which can be visible for some distance.	To assist plan users.	This responds in part to objections 0974/2/002/O Mr Gregory, and 1899/2/005/O Racefield Management

PROPOSALS MAP

Policy Key	Change to	Change	Reasons	Comments
		Include policy references that correspond to colour/graphic codes, where relevant	Ease of use	Objection made 0038/1/006/O
H1.2	Site reference H1.2.11 – Ripponden Road, Denshaw	Amend site boundary to run behind the rear gardens of the adjacent properties fronting Ripponden Road and behind the track that lies to the rear of properties on Dumfries Avenue.	To correct a drafting error.	Site allocation area should be the same as in the adopted UDP.
B2.1	PEZ 2 Ashton Road, Fallsworth	Remove residential development along Clive Road	Correction	
C1	Conservation Area at Woodhouses	Correct a drafting error in the drawing of the eastern end of the Woodhouses Conservation Area.	Correction.	
OE2.3	Relocate SBI Labels	Relocate SBI labels to provide better representation of the locations of the following SBI's: <ul style="list-style-type: none"> • Meadow North of Moss Gate • Dacres • Tame Water Woodland • Butter House Lane Railway Cutting 	Minor amendments to location required based on advice provided by the Ecology Unit.	Objection made 0038/1/005/O
OE2.3	Add new SBI label.	Add new SBI label 'Crompton Moor (South)	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
OE2.3	Add new SBI label.	Add new SBI label 'Lord's Brook	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
OE2.3	Remove SBI label	Remove SBI label for River Medlock Slopes	To bring into line with deletions made within the plan text.	
OE2.3	Add new SBI label	Add SBI label for Sudden Brook (East)	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
OE2.3	Add new SBI label	Add SBI label for Brookdale Clough	New information provided by Ecology Unit	Updated information from Greater Manchester Ecology Unit
OE2.3	Number SBI labels	Add individual SBI reference numbers as described in the SBI Schedule, Policy OE2.3.	For ease of use and reference	

Please Note: certain of these technical changes may be overtaken by changes recommended in the Inspectors' Report and/or the Council's subsequent modifications to the draft RUDP, and/or further changes to national policy etc.

**APPENDIX 3 – THE COUNCIL’S PRE-
INQUIRY CHANGES PUBLISHED 29TH
NOVEMBER 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. <u>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.</u></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. 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.</u></p>	<p>To satisfy objections and meet concerns regarding the approach to Green Belt.</p>

DESIGN

3	D1.1, Paragraph 3.24	<p>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.</p>	To refer to the planned supplementary planning document as part of Oldham's Local Development Framework.
4	D1.2	<p>Any major nNew 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> <ol 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; d. To provide larger glazed areas on southerly elevations and smaller glazed areas elsewhere; 	To meet objection from GO NW.

			<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>The need to secure more genuinely sustainable development is now an accepted objective for the planning system. It is widely acknowledged that seeking to achieve more energy efficient siting and design of buildings can make a major contribution in this regard by significantly reducing CO₂ emissions and conserving non-renewable energy supplies. Better living and working conditions for future users of buildings can also result.</p> <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.	
6	D1.2, Paragraph 3.26	<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 woodland;</p> <p>ii) Using an increased proportion of attached house types (flats and terraced);</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 woodland;</p> <p>ii) Using an increased proportion of attached house types (flats and terraced);</p>	To meet objection from GO NW.	

		<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>	
<p>8</p> <p>D1.2, Replacement Paragraph 3.27a</p>		<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>	<p>To meet objection from GO NW.</p>
<p>9</p> <p>D1.2, Paragraph 3.28</p>		<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: <u>Planning for Passive Solar Design (BRESCU, 1997)</u> and <u>Sustainable Settlements (University of the West of England, Local Agenda 21</u></p>	<p>To meet objection from GO NW.</p>

10	D1.3, Paragraph 3.40a	<p>UK, the Local Government Management Board, 1995). 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> <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>	To refer to the planned supplementary planning document as part of Oldham's Local Development Framework.
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>	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 Framework.

12	D1.6, Paragraph 3.64a	<p>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.</p>	<p>To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.</p>
13	D1.7, Paragraph 3.68	<p>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. 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.</p>	<p>To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.</p>
14	D1.8, Paragraph 3.74	<p>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.</p>	<p>To refer to the planned publication of a supplementary planning document as part of Oldham Local Development Framework.</p>

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	<p>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 landscaping of the proposed scheme, including any associated parking, will be developed in line with relevant national planning guidance.</p>	To meet objection

18	T1.1, Paragraph 4.13	<p>The stops for the Metrolink extension agreed to date by GMPTE and the Council are listed under clause b. A transport proposal contained in the previous UDP, Wren's Nest Metrolink stop in Crompton, has now been abandoned. In addition, Werneth rail station will be likely to close when the Oldham Loop rail line is converted to Metrolink³. After GMPTE awards the final contract for the Metrolink extension in late 2003, the winning bidder will subsequently offer 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 undertake any highway works that are needed to address the transport implications of a development through an agreement with the developer under Section 278 of the Highways Act 1980 and/or Section 106 of the Town and Country Planning Act 1990, and the works will be carried out by the local highway authority. Likewise, the Highways Agency may carry out improvements to trunk roads under Section 278 and DTLR DTLR Circular 04/2001. Where appropriate, the Council will also secure measures through planning conditions, such as restrictions on delivery days and hours. The Council will produce a Supplementary Planning Document on planning obligations, that will include guidance on transport-related measures and contributions which may be required under this policy.</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	<p>The infrastructure, facilities and services required will be influenced by the objectives and investment programmes that are outlined in the current GMLTP</p>	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 DPLR* <u>Government</u> but in the case of major developments it is likely that they should cover:</p> <ol 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>
<p>21</p>	<p>T3.2, Paragraph 4.50</p>	<p>The Council can provide guidance in drawing up will produce a Supplementary on travel plans 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>

22	T3.3, Paragraph 4.51	<p><u>travel plans.</u> 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).</p> <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 parking obligations to be produced by the Council will include guidance on parking-related measures and contributions which may be required under this policy.</p>	Local Development Framework.
			To clarify the policy and refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.

23	T3.3, Paragraph 4.55	<p><u>Strategic park and ride Parking to serve public transport (park and ride) is covered in policies T1.1. and T1.2. The provision of smaller parking facilities will also be desirable near other Metrolink, rail and bus stops to encourage motorists to use public transport for at least part of their journeys, particularly longer journeys, and to ease congestion in areas where local demand is already high for on-street parking. The Council will assess potential park and ride schemes on their overall performance, in line with the principles and evaluation criteria set out in GMPTA's current strategy on park and ride, and in conjunction with the GMPTE and relevant operators and transport agencies. As opportunities arise, the Council may seek to negotiate dual* or shared* use of parking on sites in the vicinity of public transport stops through agreements with landowners and developers. Alongside provision for motorists including disabled people, parking for cyclists and motorcyclists will be negotiated to support these more sustainable means of reaching stops and to extend people's transport options.</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>25</p>	<p>B1.5 and Paragraph 5.18</p>	<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> <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>	<p>To more accurately reflect the policies set out in the Regional Spatial Strategy for the North West and meet an objection.</p>
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<p>26</p>	<p>B2.1</p>	<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>
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27	B2.1, Paragraph 5.26	<p>be developed in accordance with a phasing scheme to be agreed with the</p> <p>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.</p>	To clarify policy
28	B2.1, Paragraph 5.27	<p>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:</p> <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>c. <u>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>d. <u>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

<p>31</p>	<p>H1, Paragraph 6.10</p>	<p>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.</p>	<p>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.</p>
<p>32</p>	<p>H1, Paragraph 6.11</p>	<p>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 reviewed as representing an interim position that will be reviewed once the HMRF prospectus is published.</p>	<p>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 should be open</p>

33	<p>H1, New Paragraph 6.11a</p>	<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>about what <i>could</i>, in theory, happen. To meet objection.</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>
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		<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 release of Phase 2 housing allocations.</p>	<p>Refer to need to closely monitor & tie to the possible release of Phase 2 sites if supply shortfall is expected. To meet objections.</p>
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34	Paragraph 6.12	<p>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.</p>	To reflect changed approach to the clearance issue.
35	Paragraph 6.13	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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.</p>	To tie in with changes to the plan's approach to vacant dwellings.

37	Paragraph 6.18	<p>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</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.

Phase 1 Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density	To provide sufficient short and medium term supply to cover for a potential increase in clearance levels. 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.
H1.1.6	St. Mary's Way Oldham	PDL	2.56	102	40	To provide sufficient short and medium term supply to cover for a potential increase in clearance levels. 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.
H1.1.11	Acorn Mill, St. John Street, Lees	PDL	0.23	35		
H1.1.13	Covehill 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	1	
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		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 Road (see map).

Note:

- a. PDL = Previously Developed Land. GF = Greenfield land.
- b. Sites marked * are mixed use allocations which have a housing element
- c. Further details of the Council's requirements for each site can be found in Appendix 2 B.
- d. Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.

		<p>Continued – please see over</p>	<p>This is to create an opportunity for a more comprehensive redevelopment of the site and its surroundings.</p>
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41	H1.1, Paragraph 6.25, Table 3	Table 3 – Phase 1 Supply 1 st April 2004 2003 2004				Notes	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.
		Dwellings	% Dwellings PDL	% Dwellings GF	Dwellings		
	1. Large sites under construction 2003 2004	420 361	503 76.5	14.9 23.5	363 456 276 dwellings PDL, 57 47 85 GF.		
	2. Large sites with planning permission 2003 2004	330 361	195 81.7	22.3 18.3	256 135 295 dwellings PDL, 74 60 66 GF.		
	3. Sites awaiting signing of legal agreements 2003 2004	225 136	100 100	0 0	225 200 136 dwellings PDL, 81 0 GF.		
	4. Sub-total (1+2+3)	975 858	979 82.4	13.9 17.6	844 791 707 dwellings PDL, 131 188 151 dwellings GF.		
	5. Allocations	969 1,202	82 100	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% 93	16% 12% 7	1,639 1,476 1,909 dwellings PDL, 305 198 151 dwellings GF.		
<p>Notes:</p> <p>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.</p> <p>b. Appendix C includes a breakdown of the Phase 1 supply by sub-district.</p>							

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>	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%.
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 re-occupation. 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.</p> <p>Reducing vacancy levels can minimise the amount of land required for new dwellings. RPO13 makes it clear that the re-occupation 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%. RPO13 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>	To reflect the change in the plan's approach to vacancy rates and bringing 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 to 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.</p>	
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Continued – please see over

44	Policy H1.1, Table 4	<p>Table 4 – Allowances as of 1st April 2003 2004</p> <table border="1"> <tr> <td data-bbox="240 1093 518 1514">1. Allowance for completions on small sites/conversions</td> <td data-bbox="518 1093 758 1514">Dwellings p.a. 55</td> <td data-bbox="758 1093 1067 1514">Notes Based on average BF completions July 1997-March 2004 2003 and known current supply.</td> </tr> <tr> <td data-bbox="240 929 518 1093">2. Allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above</td> <td data-bbox="518 929 758 1093">75 100</td> <td data-bbox="758 929 1067 1093">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="240 766 518 929">3. Reduction in vacancy rate 3. Allowance for build-back on clearance sites</td> <td data-bbox="518 766 758 929">63 160</td> <td data-bbox="758 766 1067 929">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="240 557 518 766">TOTAL</td> <td data-bbox="518 557 758 766">193 130 315</td> <td data-bbox="758 557 1067 766"></td> </tr> </table>	1. Allowance for completions on small sites/conversions	Dwellings p.a. 55	Notes Based on average BF completions July 1997-March 2004 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			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.
1. Allowance for completions on small sites/conversions	Dwellings p.a. 55	Notes Based on average BF completions July 1997-March 2004 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. 2004-2002 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>																

45	H1.2	<table border="1"> <thead> <tr> <th>Phase 2 Ref</th> <th>Site</th> <th>Type</th> <th>Size (ha)</th> <th>Indicative Capacity</th> <th>Indicative Density</th> </tr> </thead> <tbody> <tr> <td>H1.2.8</td> <td>Pretoria Street Road, Oldham</td> <td>PDL</td> <td>0.46</td> <td>14</td> <td>30</td> </tr> <tr> <td><u>H1.2.13</u></td> <td><u>Holden Fold Lane, Royton</u></td> <td><u>PDL</u></td> <td><u>0.49</u> <u>0.40</u></td> <td><u>15</u> <u>12</u></td> <td><u>30</u></td> </tr> <tr> <td>H1.2.14</td> <td>Sandy Mill, Royton</td> <td>PDL</td> <td>1.59</td> <td>64</td> <td>40</td> </tr> <tr> <td>H1.2.15</td> <td>Jowett Street, Oldham</td> <td>PDL</td> <td>0.66</td> <td>26</td> <td>40</td> </tr> <tr> <td><u>M4</u></td> <td><u>Huddersfield Road/Dunkerley Street, Oldham*</u></td> <td><u>PDL</u></td> <td><u>2.61</u></td> <td><u>50</u></td> <td><u>=</u></td> </tr> <tr> <td></td> <td>TOTAL</td> <td></td> <td></td> <td>556 <u>408</u></td> <td></td> </tr> </tbody> </table> <p>To reflect changes to allocations outlined under H1.1 above. Pond excluded from site H1.2.13 Holden Fold Lane to meet objection.</p> <p>Notes:</p> <ul style="list-style-type: none"> 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. 	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>	<u>0.49</u> <u>0.40</u>	<u>15</u> <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>	<u>2.61</u>	<u>50</u>	<u>=</u>		TOTAL			556 <u>408</u>	
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<p>46</p>	<p>H1.3</p>	<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 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. the proposals are in conformity with other relevant 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>	<p>For clarification.</p>
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<p>47</p>	<p>H2.1</p>	<p><u>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. 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>
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		<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></p>						
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	402 112 180	40 44 72	
RETAIL AND LEISURE DEVELOPMENT								
49	S1, Paragraph 7.12	<p>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”. 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.</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	<p><u>Development At The Edge Of Beyond The Central Shopping Core</u></p>						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> <ol 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><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</u></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>
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51	S1.4, Paragraph 7.31	<p><u>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> <p>Within Town or District Centres, applications for food and drink developments will need to comply with the provisions set out in polices 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>	To refer to the planned publication of a supplementary planning document as part of Oldham's Local Development Framework.
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> <p>a. the impact of the proposal on the amenities of surrounding residential</p>	To avoid the proliferation of retail units and to ensure that proposals take

		<p>occupiers; and</p> <p>b. the effect of the proposal on the free flow of traffic and on highway and pedestrian safety, particularly on main roads;</p> <p>c. <u>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></p> <p>d. <u>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></p> <p>e. <u>proposals within a row of terrace residential properties will be restricted to the end property; and</u></p> <p>f. <u>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.</u></p> <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><u>For the avoidance of doubt, this policy applies to proposals whereby the gross floorspace does not exceed 300 square metres. Proposals involving multiple units, which individually have a gross floorspace less than 300 square metres but when taken together cumulatively exceed 300 square metres gross floorspace, will be assessed against Policy S1.7.</u></p>	<p>account of other retail permissions.</p> <p>To explain exactly how the policy is to be interpreted.</p>
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COMMUNITY AND EDUCATION FACILITIES

54	Paragraph 9.4	<p>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 <u>and those which are privately funded and developed; developed, owned and managed by the public, voluntary and private sectors.</u></p>	<p>To expand definition of “community facilities” to include reference to social clubs.</p>
55	CF1.5	<p>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.</p>	<p>To rectify inconsistencies between policy and reasoned justification, and meet objections.</p>
56	CF1.5	<p>This policy will not be applied to developments that are unlikely to generate additional current or future pupil numbers specialised schemes where the occupiers will not place current or future requirements on local educational facilities.</p>	<p>To clarify policy</p>

57	CF1.5	<p><u>In applying this policy, regard will be had to:</u></p> <p>a. The nature of the proposed development, in terms of size of dwellings as defined by the number of bedrooms;</p> <p>b. The capacity of schools local to the proposed development site; and</p> <p>c. The economics viability of the development.</p>	To clarify policy and to meet an objection.
58	CF1.5 Paragraph 9.18	<p>Large new Significant residential developments,</p>	To rectify inconsistencies between policy and reasoned justification and meet objections.
59	CF1.5, Paragraph 9.18	<p>defined for the purposes of this policy as 400 30 dwellings or 3 1 hectare (net) and above, consisting of family homes can place additional demands on existing education facilities, a particular problem where 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.</p>	To amend inconsistencies between policy and reasoned justification.
60	CF1.5	<p>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.</p>	To explain addition to policy.

OPEN SPACE, SPORT AND RECREATION FACILITIES			
61	R1	<p><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></p> <p><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></p>	To clarify policy.
62	R1	<p><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></p>	To meet objection and correspond with PPG17.
63	R1 Paragraph 10.15	<p>As part of the overall open space assessment, a comprehensive Playing Field Pitch Strategy (PPS) has been is already being prepared for the Council, which is will essentially determine 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</p>	To update Replacement UDP

64	R1, Paragraph 10.27	<p><u>and protection.</u> The Council's objectives for improving recreational routes across the Borough, including the rights of way network, will be set out in the Council's Rights of Way Improvements Plan, which covers the period 2002-2007.</p>	To update Replacement UDP
65	R1.1	<p><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></p>	To reflect additional category in R1.
66	R1.1, Paragraph 10.32	<p>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 'Gramscian' 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.</p> <p><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 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>	To meet objection from Sport England.
67	R1.1, Paragraph 10.33	<p><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 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>	To meet objection from Sport England.

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> e. the proposal accords with the Council's approved Playing Pitch Strategy. 	To remove objection from Sport England and make sure the Playing Pitch Strategy informs decision making.
69	R2, Paragraph 10.52	<p>PPG17 advises that provision should be made for local sports and recreation facilities where planning permission is granted for new developments. This policy aims to ensure that new residential developments that create a demand for open space, sport or recreation facilities contribute towards meeting that demand. As far as possible, all members of the community should have access to a wide range of open spaces, sport and recreation sites ranging from local, to strategic level facilities. This can be through both increased provision and through</p>	To meet objection

70	R2.1, Paragraph 10.56	<p><u>improvements to the quality of existing facilities.</u> <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.</u> <u>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></p>	To meet objection from Sport England.
71	R2.2	<p><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></p> <p><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></p> <p><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></p> <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</u></p>	To reflect title of policy.

		<p><u>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	These include #### woodland and urban forestry and scrub, downlands, commons and meadows, wetlands, open and running water ie canals, rivers, reservoirs, wastelands, and derelict open land and rock areas like cliffs, quarries, and pits, providing primarily for wildlife conservation, biodiversity, and environmental education and awareness.	In partial response to objection.
74	Appendix E, Additional		To meet objection

75	<p>Category K Appendix E, Additional Category K, Examples and Primary Purposes</p>	<p>These might include areas of managed countryside, such as country parks and community forests.</p>	<p>To provide explanation of new category.</p>
<p>OPEN ENVIRONMENT</p>			
76	<p>Introduction, Paragraph 11.9</p>	<p>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 PPS7*, 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 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</p>	<p>PPG7 has been replaced by PPS7 Sustainable Development in Rural Areas.</p>

		<p>quality of the environment, which should be given equal protection from development to best and most versatile agricultural land.</p>	
77	OE1.8, Paragraph 11.45	<p>The Council expects to see at the site a mix of uses that makes good use of its strategic 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.</p>	<p>In response to objection stating unique should be replaced by special site of sub regional importance.</p>
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>	<p>In response to objection relating to the responsibility of the authority towards the National Park</p>
79	OE2, Paragraph 11.70	<p>11.55 11.70 A pleasant and distinctive landscape is essential to quality of life and can help to attract economic investment. This review adopts a different approach to landscape from the 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</p>	<p>In response to objection relating to the responsibility of the authority</p>

		<p>Landscape Area and offers the following benefits:</p> <ol style="list-style-type: none"> it is more informative to developers, taking a more analytical approach to identifying components of the landscape that are special to that area; 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 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>	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 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 	In response to objection relating to the responsibility of the authority towards the National Park.

		<p>qualities of the Parks by the public.</p> <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>	
CONSERVATION OF THE HISTORIC ENVIRONMENT			
81	C1.1	<p>Permission will only be granted for developed proposals within, adjacent to, or affecting the setting of a designated 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 impact on health, lifestyle and on the environment and economy. A national target has been set that by 2010, 10% of the UK's electricity should be supplied from renewable sources, subject to the costs to consumers being acceptable. In 2000 this percentage figure stood at around 2.5%. The DTI Energy White Paper set, as one of its goals, a reduction in the UK's CO₂ emissions by some 60% by</p>	To reflect Planning Policy Statement 22.

84	Paragraph 13.66	<p>about 2050, with real progress by 2020 and to maintain reliable and competitive</p> <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.</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 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. At present there are two main sources of information on renewable energy resources in Oldham: the Lancashire and Yorkshire Renewable Energy Planning Study (LYREPS) carried out by Terence O'Rourke plc and the Energy Technology Support Unit and published in 1999; and the North West of England's regional renewable energy study from March 2001. The former attempts to quantify the resources available while the latter sets regional targets for renewable energy capacity to be achieved by 2010, based on an assessment of available resources and constraints.</p>	To reflect Planning Policy Statement 22, which in 2003 superseded Planning Policy Guidance Note 22.

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 targets for the region towards which Oldham could contribute 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 characteristics in relation to location, specific additional criteria for the development of wind turbines and, thirdly, a policy which requires major new developments to produce some of their energy requirements from renewable sources. Renewable energy developments can have an impact on a wide range of issues. The following policies therefore need to be read in conjunction with other</p>	To reflect Planning Policy Statement 22.

88	NR3.1	<p><u>policies in the Plan for example those relating to protection of species and habitats, protection of archaeological remains, etc.</u></p> <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, 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</u></p>	To meet objections and reflect Planning Policy Statement 22.
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		<p><u>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) In the course of developing a renewable energy strategy for Oldham, renewable resources within the Borough, which have the potential to contribute to energy production, have been identified. The most likely technologies to be feasible in Oldham, to which this policy would apply are:</p> <ul style="list-style-type: none"> · small scale hydro (energy obtained from water bodies and rivers); · solar power (energy obtained through passive solar design of buildings, solar water heating systems or photovoltaic cells); · onshore wind power; 	To clarify that policy NR3.1 also relates to wind power and ensure that it is consistent with PPS22.

		<ul style="list-style-type: none"> · <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 4-f 4-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 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,</u></p>	To clarify criterion d of policy NR3.1 and meet objections.

<p>92</p>	<p>NR3.1, Paragraph 13.77</p>	<p>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>	
		<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'. 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. 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, PPS22 states that the wider environmental and economic benefits of all proposals for renewable energy projects are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. Careful consideration will be given to the visual impact of wind energy developments, particularly in the Green Belt. The Council will expect every effort to be made to</u></p>	<p>To reflect Planning Policy Statement 22 and meet objections.</p>

93	NR3.1, Paragraph 13.79	<p><u>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*.</u></p> <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 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><u>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:</u></p> <p>a. the proposed development will not cause <u>have an unacceptable harm to impact on any of the following:</u></p> <p>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;</p>	To reflect Planning Policy Statement 22, meet objections and reflect change to policy NR3.1

		<p>ii) <u>highway or aviation safety</u>; or iii) existing transmitting or receiving systems;</p> <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 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</p>	
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		<p>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-e are met, and</p> <p>ii criteria a-f of policy NR3.1 are met.</p> <p>In all cases, the Council will expect 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>	
<p>95</p>	<p>NR3.2, Paragraph 13.82</p>	<p>13.82 Draft Regional Planning Guidance requires development plans to identify areas of search with 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 the most appropriate locations for such developments. Even within such areas, developments will still need to meet criteria a-e, 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-e, and the criteria in</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>	<p>To reflect changes to policy NR3.2.</p>

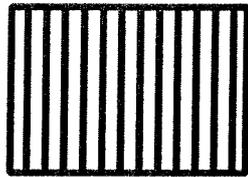
		<p>NR3.1. It is recognised that smaller developments serving local needs may not require a commercially viable wind resource, hence they will not be required to prove that sufficient wind resource exists. Nonetheless, they will be carefully assessed against the criteria to ensure that the benefits of 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>	
<p>96</p>	<p>NR3.2, Paragraph 13.87</p>	<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 such developments through their siting, design and choice of materials.</p>	<p>To reflect changes to NR3.1 and NR3.2 such that Green Belt is now addressed in policy NR3.1.</p>
<p>97</p>	<p>NR3.2, Paragraph 13.88</p>	<p>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</p>	<p>To clarify the paragraph and meet an</p>

98	NR3.2, Paragraph 13.91	<p>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.</p> <p><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></p>	objection.
99	NR3.3, Paragraph 13.92	<p><u>13.92 The Council is committed to encouraging a reduction in carbon dioxide as part of its draft Climate Change Strategy and Renewable Energy Strategy. The Council is therefore concerned to ensure that major new developments start to reduce their dependence on non-renewable energy sources by incorporating the means to produce some of their energy needs from renewable sources. The requirement for 10% of energy needs to be produced from renewable sources</u></p>	To reflect the changes to the policy and qualify the new “requirement” for a full statement of impacts.
			To refer to the planned publication of a supplementary planning document as part

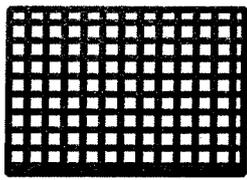
		reflects the Government target set out in its <u>Climate Change Programme (November 2000)</u> for 10% of the UK's electricity requirements to be met from renewables by 2010. In relation to housing developments, the Council will accept the 10% being provided as part of each unit, or for all the 10% being provided in one unit. A Supplementary Planning Document will be prepared to guide applicants in responding to this policy.	of Oldham's Local Development Framework.
100	NR3.3, Paragraph 13.94	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.	To clarify the approach to energy efficiency.
WASTE MANAGEMENT			
101	W1.3, Paragraph 14.19	The Council's Supplementary Planning Guidance Note 15 gives more information on the criteria that should be taken into account. The need for a supplementary planning document on the matter will be reviewed.	To enable the review of existing supplementary planning 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 I	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.

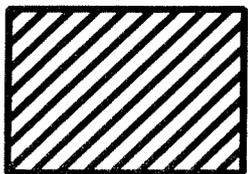
KEY TO MAPS



Area Added



Area Redesignated



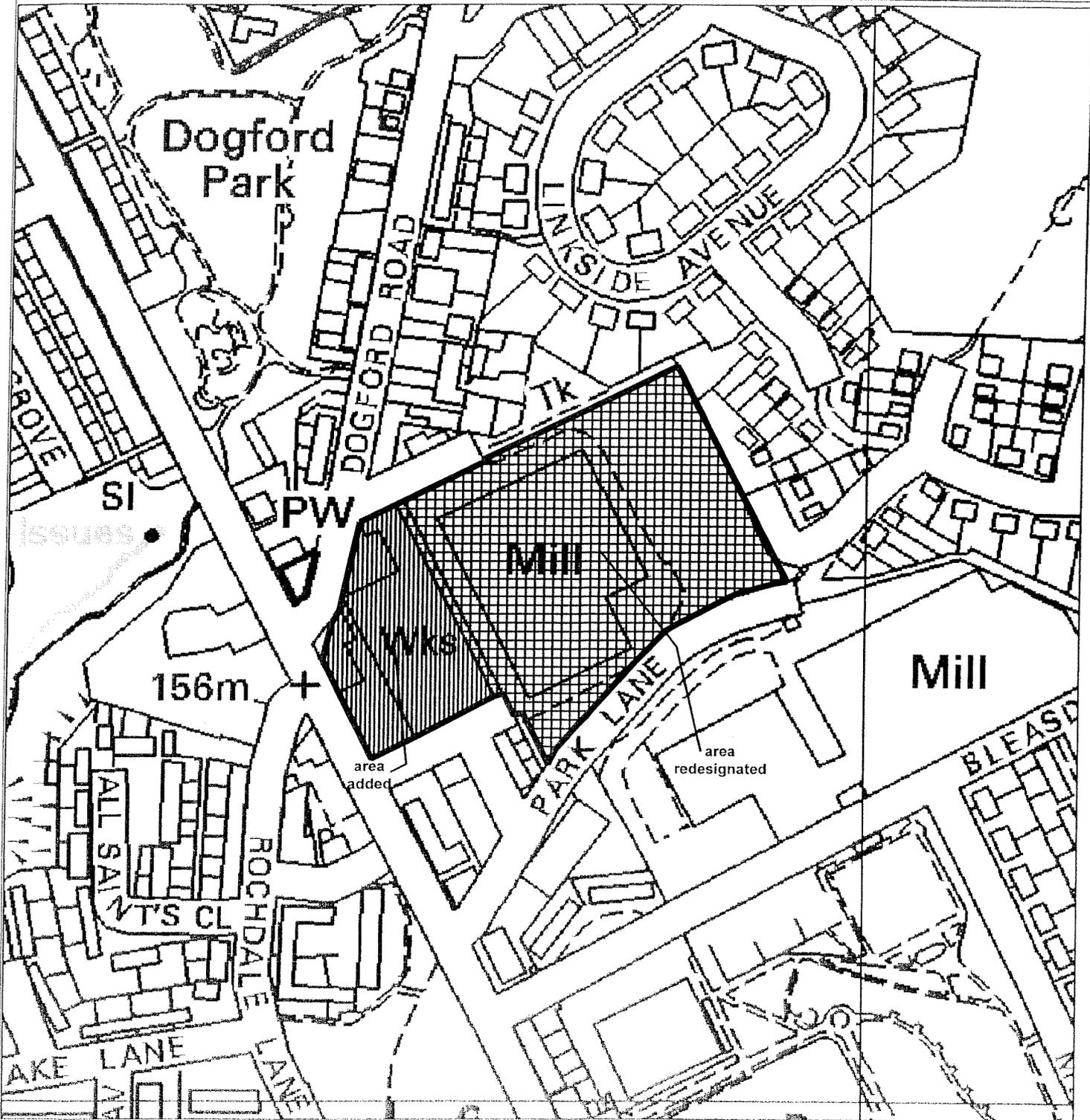
Area Removed or
De-allocated

Proposals Map Change No: PIC 102

Policy: H1.1

Site: H1.1.24 Sandy Mill, Royton

Change: Housing allocation moved from Phase 2 to Phase 1
and site extended



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

Scale: 1:2500
OS Ref: SD9108SE



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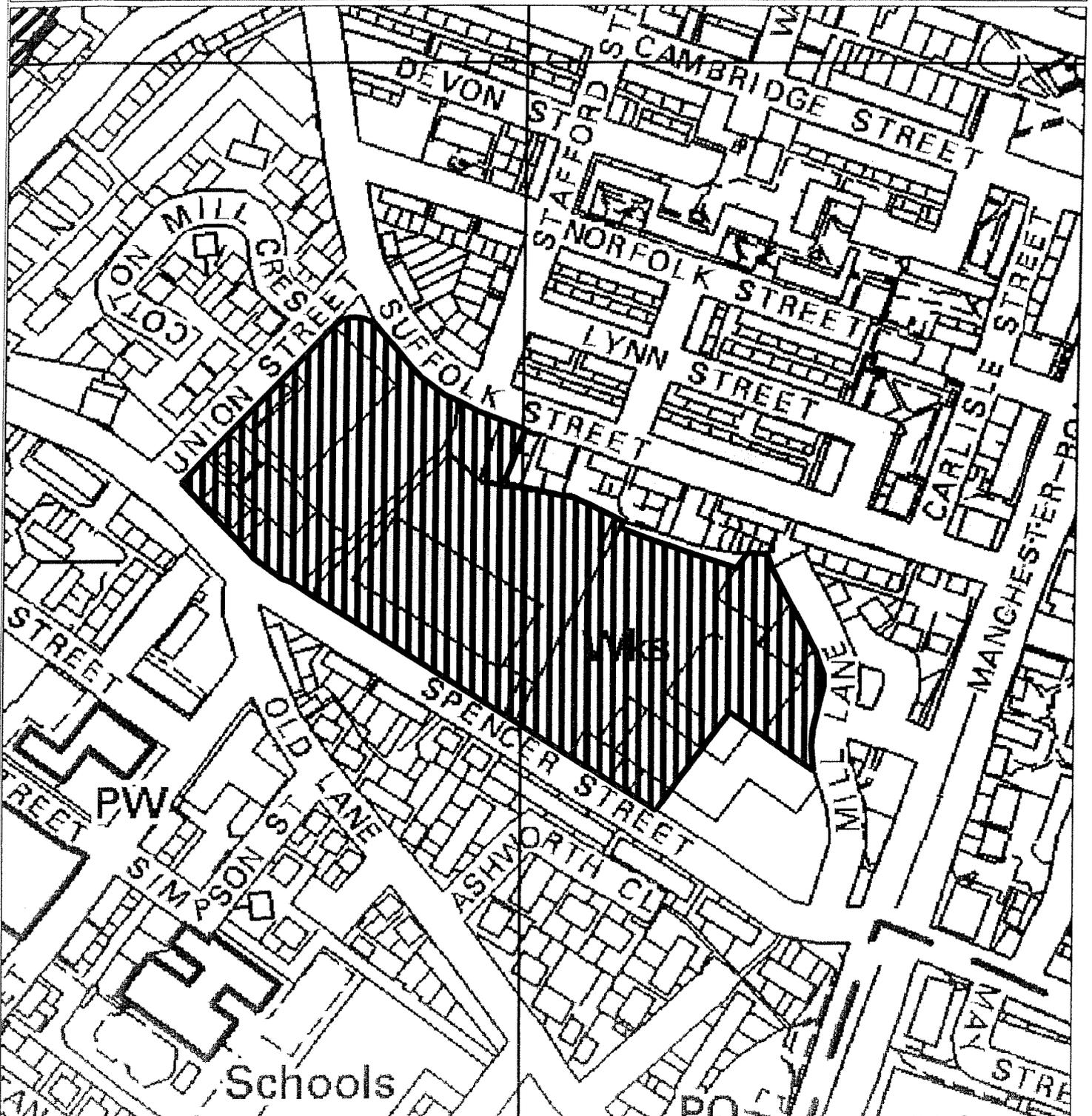
OLDHAM
Metropolitan Borough

Proposals Map Change No: PIC 103

Policy: H1.1

Site: H1.1.26 Land at Spencer Street

Change: New Phase 1 Housing Allocation



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

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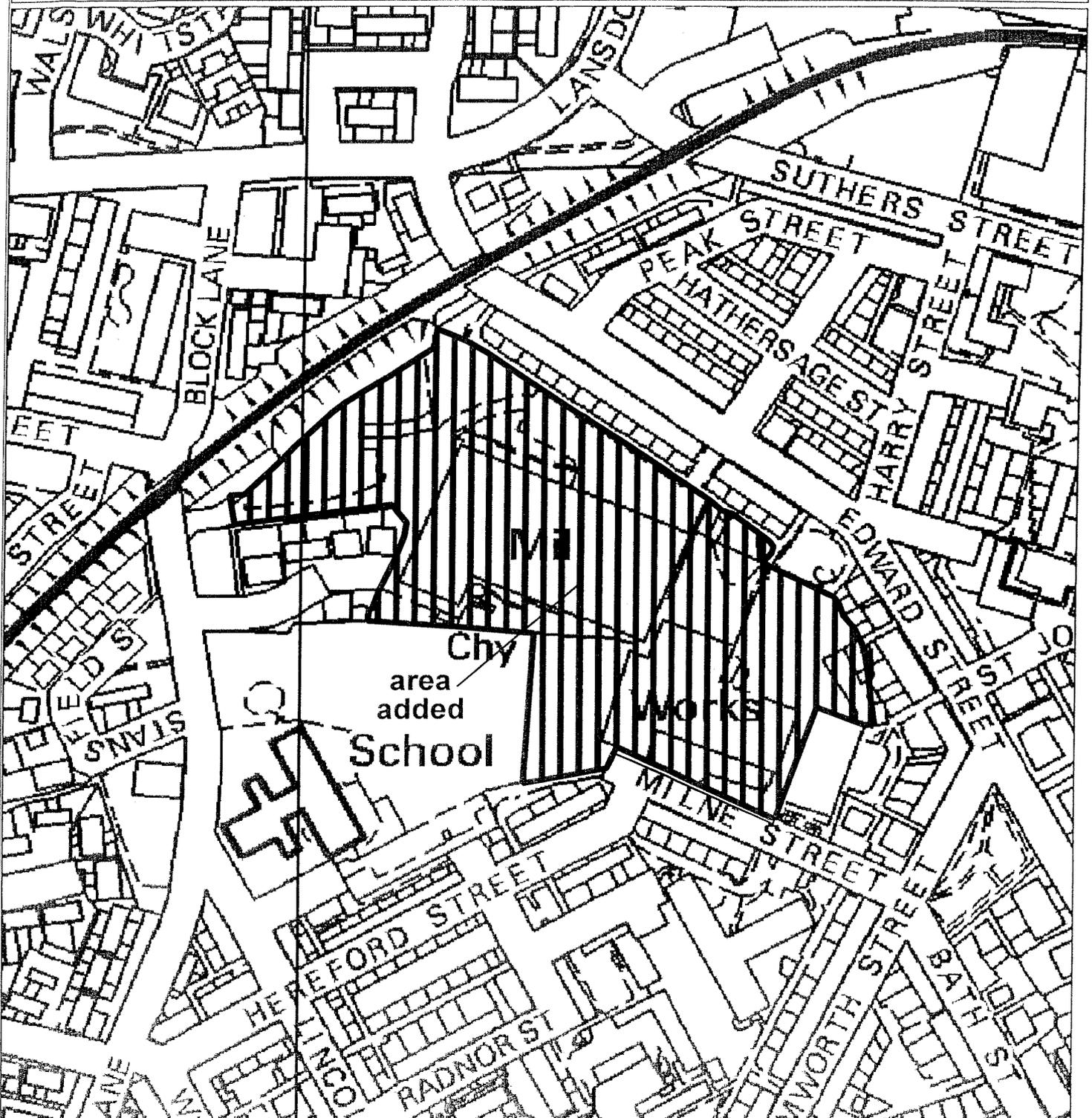
OLDHAM Metropolitan Borough

Proposals Map Change No: PIC 104

Policy: H1.1

Site: H1.1.27 Hartford Mill / Land off Milne Street, Oldham

Change: New Phase 1 Housing Allocation



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

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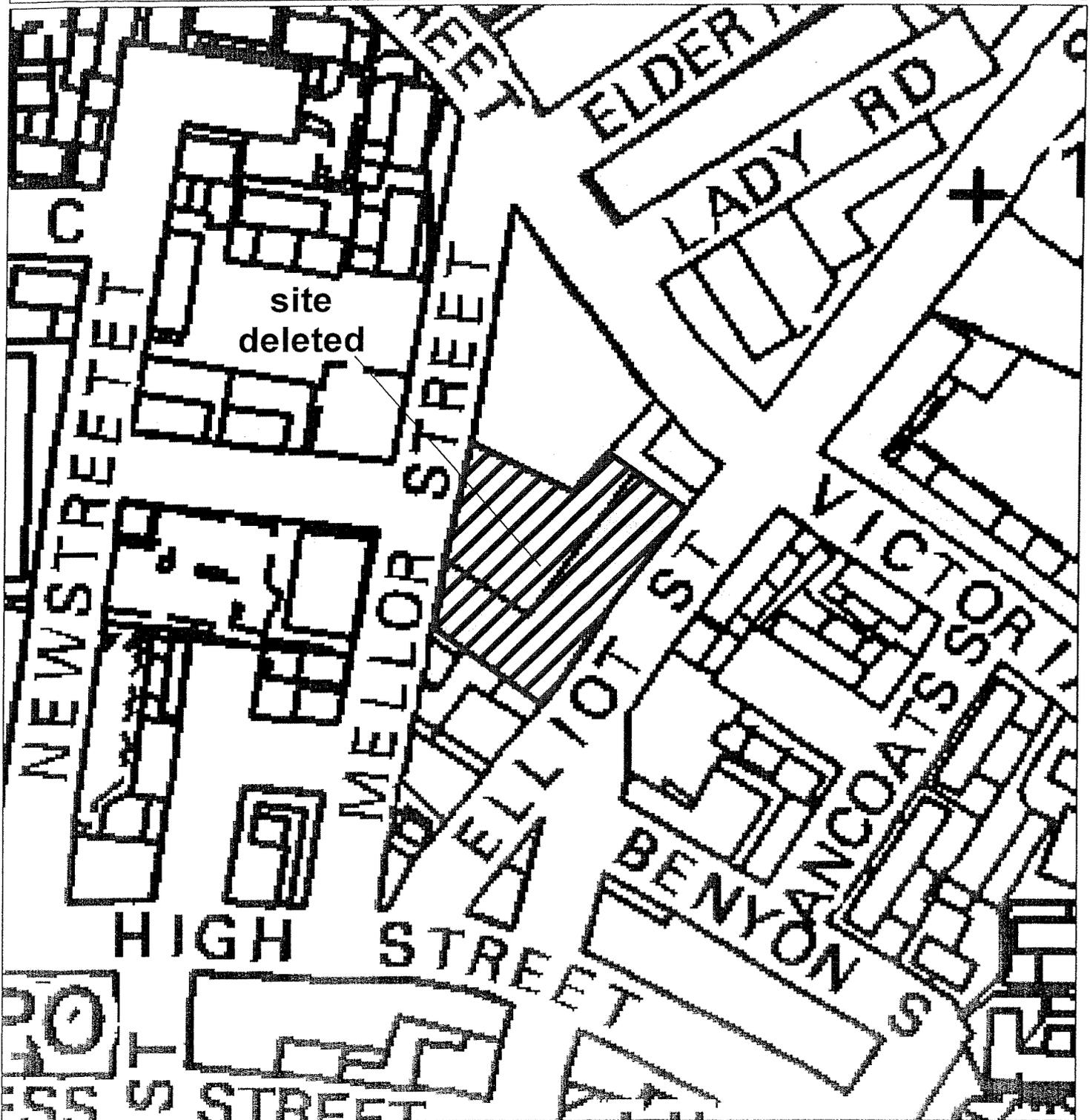
OLDHAM METROPOLITAN BOROUGH

Proposals Map Change No: PIC 105

Policy: H1.1

Site: H1.1.11 Acorn Mill, St John Street, Lees

Change: Phase I Housing allocation deleted



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

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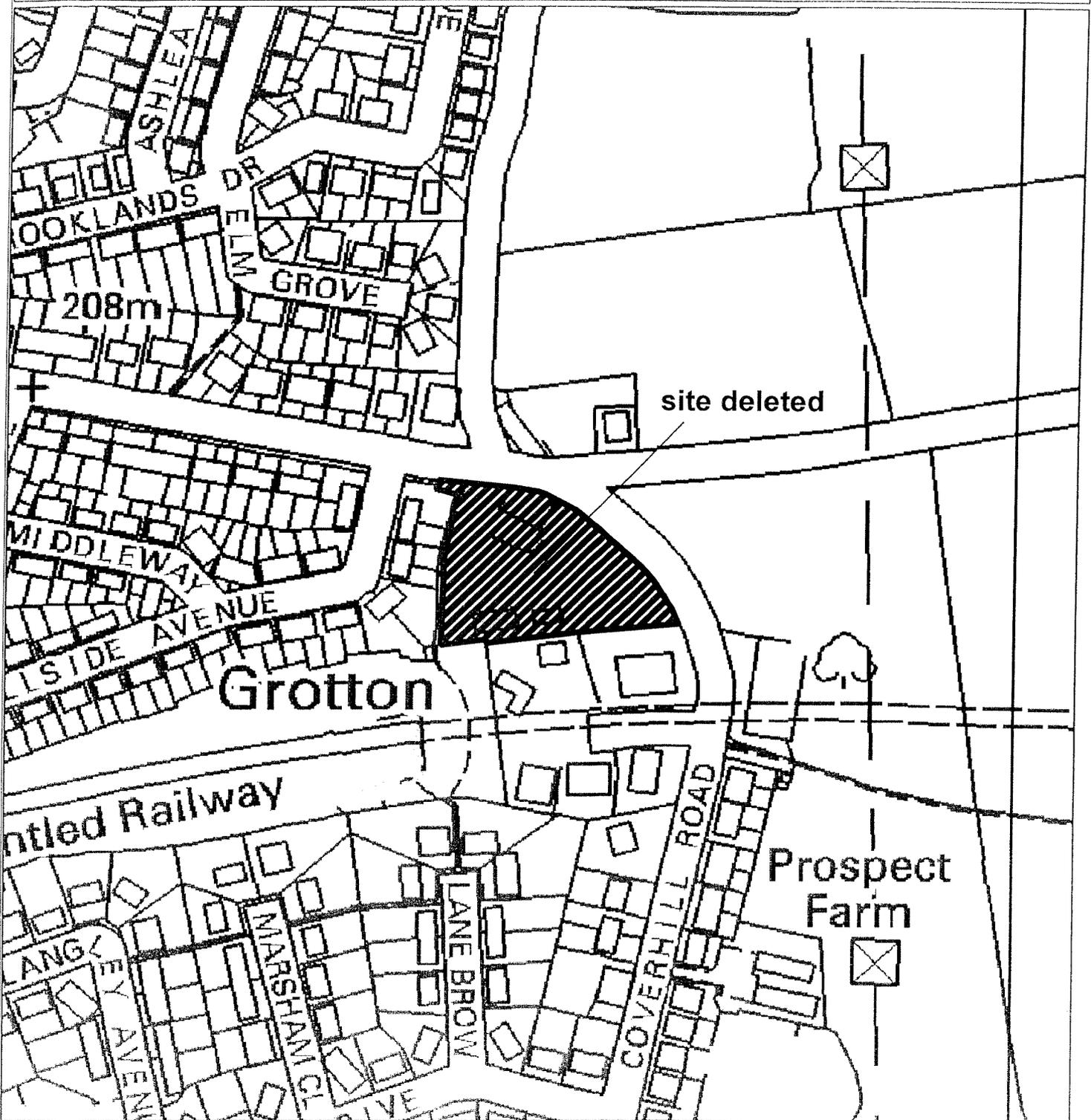
OLDHAM 
Metropolitan Borough

Proposals Map Change No: PIC 106

Policy: H1.1

Site: H1.1.13 Coverhill Road, Grotton, Saddleworth

Change: Phase 1 Housing allocation deleted



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

Scale: 1:2500

OS Ref:



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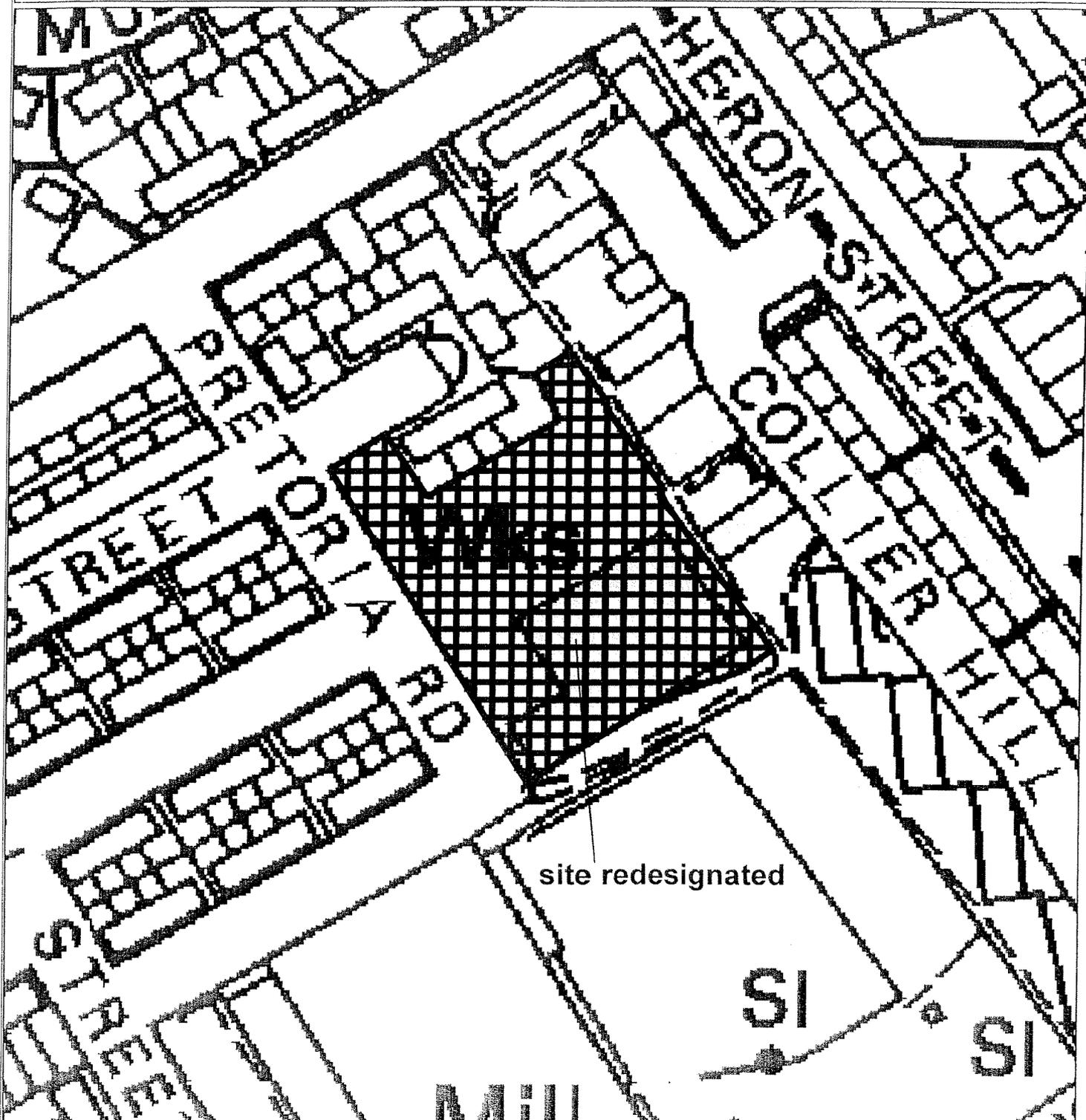
OLDHAM
Metropolitan Borough

Proposals Map Change No: PIC 107

Policy: H1.1

Site: H1.1.23 Pretoria Road, Oldham

Change: Housing allocation moved from Phase 2 to Phase 1



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

Scale: 1:1250
OS Ref



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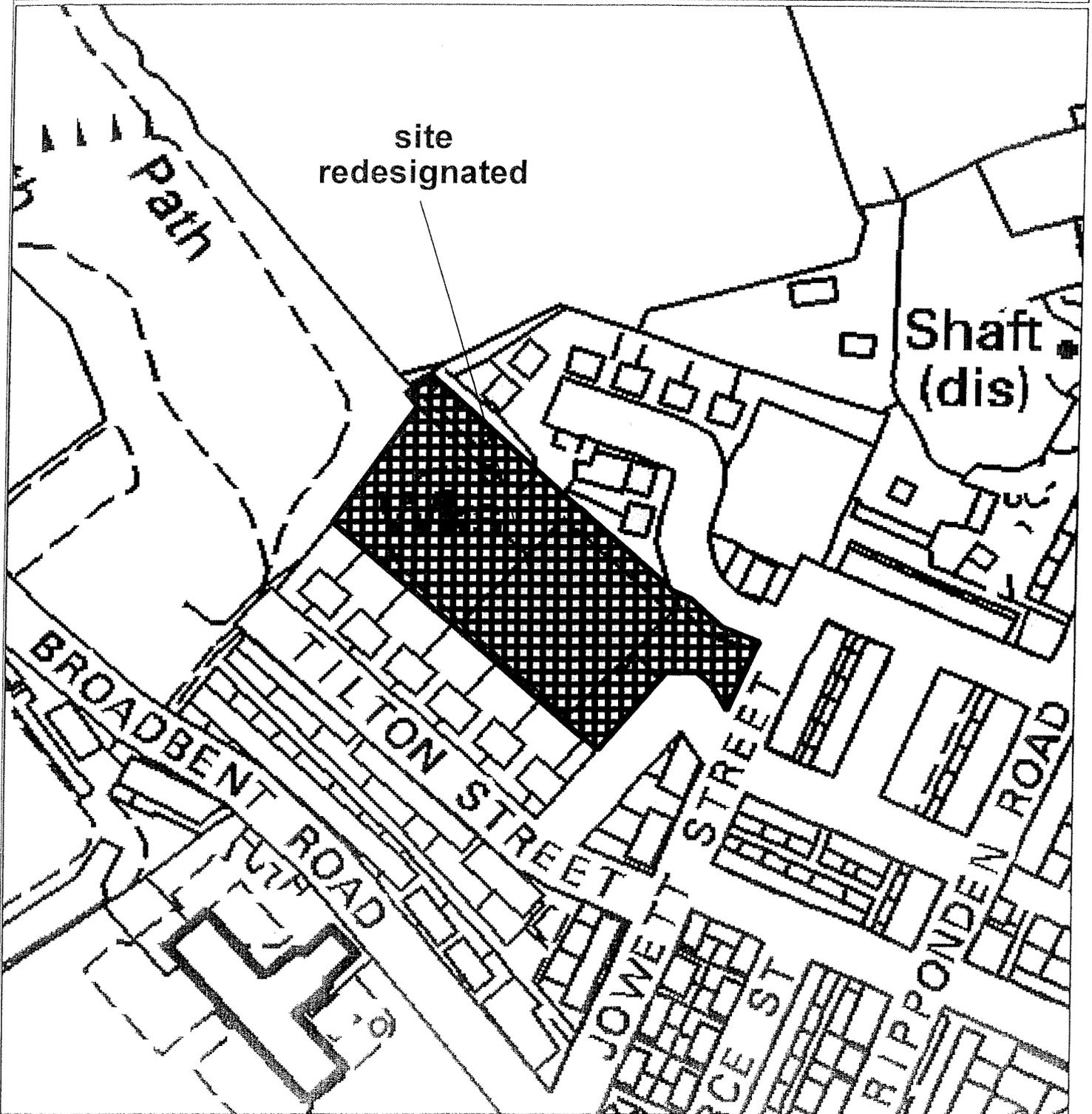
OLDHAM 
Metropolitan Borough 

Proposals Map Change No: PIC 108

Policy: H1.1

Site: H1.1.25 Jowett Street, Oldham

Change: Housing allocation moved from Phase II to Phase I



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

Scale: 1:1750

OS Ref: SD94065V



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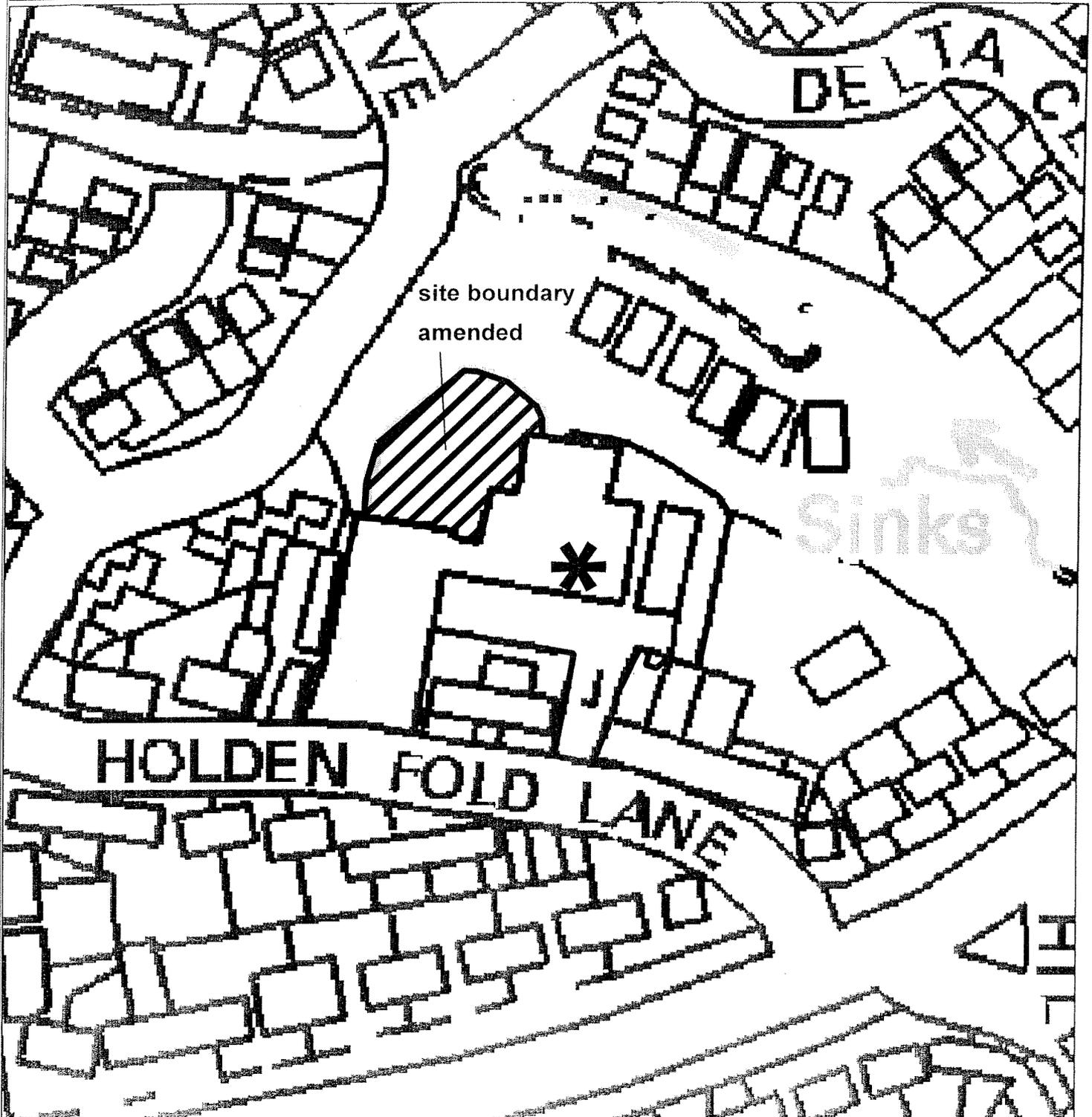
OLDHAM
Metropolitan Borough

Proposals Map Change No: PIC 109

Policy: H1.2

Site: H1.2.13 Holden Fold Lane, Royton

Change: Site boundary amended. Land removed from allocation



Oldham Unitary Development Plan
Pre-Inquiry Change - November 2004

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OS Ref:



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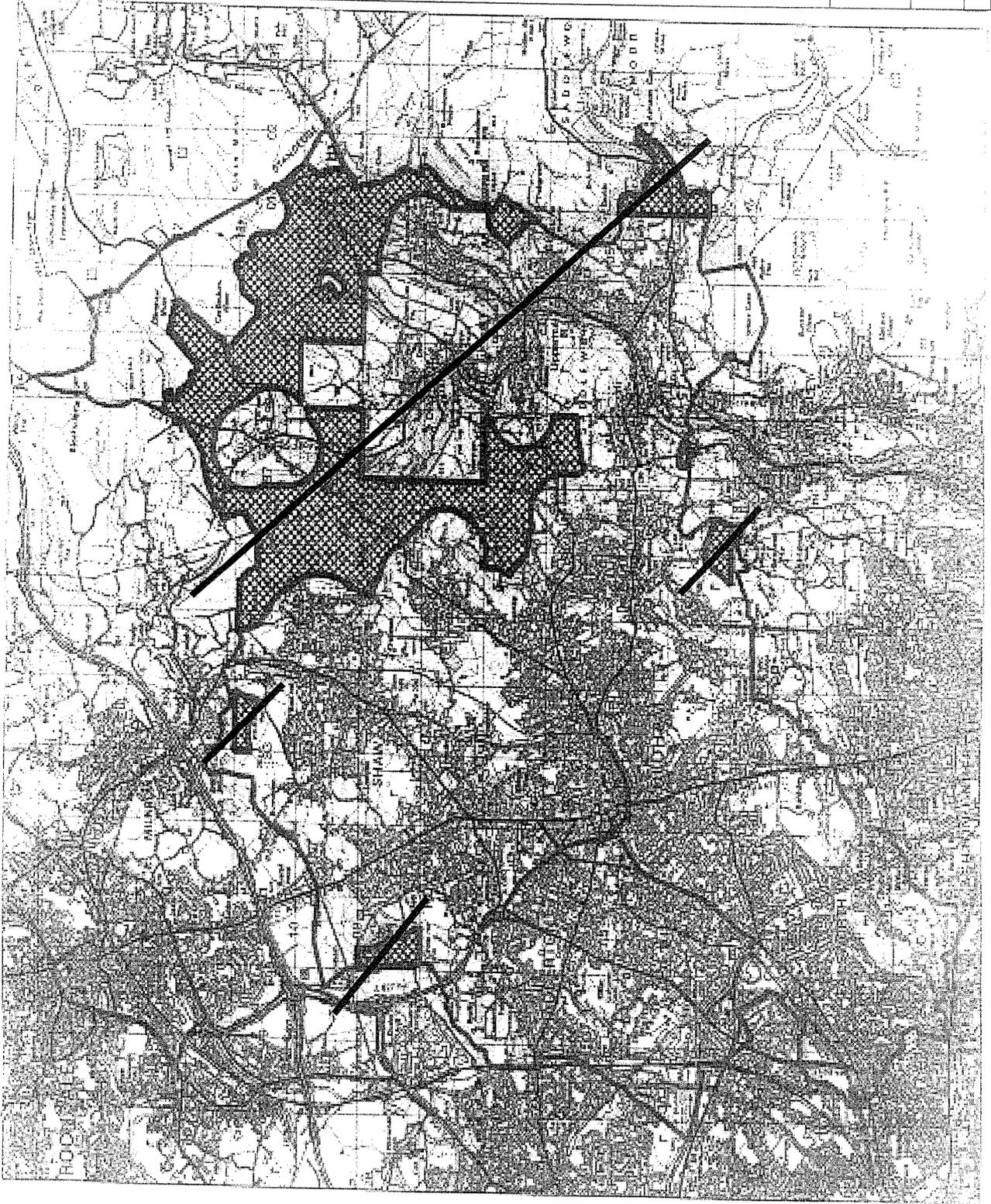
OLDHAM 
Metropolitan Borough

Proposals Map Change No:
PIC110

Revised Deposit Policy: NR3.2

Location: Borough Wide

Change: Delete Areas of Search
for Wind Development



Oldham Unitary Development Plan
Pre-Inquiry Changes – November 2004



Scale: 1:
55000

OLDHAM
COUNCIL
Oldham through

**APPENDIX 4 – THE COUNCIL’S FURTHER
PRE-INQUIRY CHANGES PUBLISHED 24TH
JANUARY 2005**

OLDHAM UDP REVIEW FURTHER PRE INQUIRY CHANGES

Further Pre-Inquiry Changes are shown as:

New Text is highlighted, i.e. **New Text**

Deleted Text is double struck through, i.e. ~~Deleted Text~~

Further PIC Number	Policy / Paragraph / Site / Appendix	Further Pre-Inquiry Change	Reason
HOUSING			
111	Paragraph 6.20 a. vi)	<ul style="list-style-type: none"> the “build-back” rate on residential clearance sites. 	To tie in with the Plan’s approach to housing.
112	Note to table 4	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 2004-2006).	Update.
113	Appendix B	<p style="text-align: center;">APPENDIX B</p> <p style="text-align: center;"><u>PHASE 1 ALLOCATED HOUSING SITES - ADDITIONAL INFORMATION</u></p> <p><u>These notes are provided for guidance only. It is intended to publish more detailed Supplementary Planning Guidance on key sites in the future. Potential developers should contact the Strategic Planning Team for further advice on policy requirements.</u></p> <p><u>H1.1.6, St. Mary’s, Oldham, 2.56 ha, 112 180 dwellings, PDL</u></p> <p><u>The site occupies a prominent location on rising ground at the northern edge of Oldham Town</u></p>	Update of position as at 31 March 2004.

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

~~**H1.1.11, Aeorn Mill, Lees, 0.23 ha, 35 dwellings, PDL**~~

~~Aeorn Mill is a Grade II Listed Building located within Lees District Centre and adjacent to a mix of new residential development and industrial and commercial users. The current occupier is seeking to relocate within Oldham. This will create the opportunity to develop a high quality conversion close to local services and a Quality Bus Corridor.~~

~~**H1.1.13, Coverhill Rd, Saddleworth, 0.58 ha, 11 dwellings, GF**~~

~~This site has good public transport links and is close to local shops. The site provides an opportunity to develop upper market houses. A committed sum for the enhancement of recreation facilities will be required.~~

H1.2.9, Springhey Mill, Oldham, 0.39 ha, 12 15 dwellings, PDL

This underused mill and car wash lies on an important through route connecting Oldham Town Centre and East Oldham. The site is also close to a range of local facilities. The site is within 250m of a former landfill site. It is particularly important to note that the site is located at the entrance to the Housing Market Renewal area on approaching from the east along Huddersfield Road. The redevelopment of this site therefore offers the potential for the creation of a high profile gateway. Consequently, the Council will wish to consider, with prospective developers, how the site can be developed in such a way that contributes to meeting HMRF aims and objectives.

~~**H1.2.8 H1.1.23, Pretoria Road, Oldham, 0.46 ha, 14 dwellings, PDL**~~

~~This site is close to a Quality Bus Corridor and local services. Currently in use as a scrap yard, this proposal offers the opportunity to improve the local environment. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary. Consequently, the~~

Council will wish to consider, with prospective developers, how this site can be developed on a way that contributes to meeting HMRF aims and objectives

~~H1.2.14~~ **H1.1.24 Sandy Mill, Royton, 1.59 ha, 64 85 dwellings, PDL**

This underused mill and adjacent commercial uses ~~is~~ lie close to good public transport links and basic services. ~~In redeveloping the site, developers should have regard to the proximity of adjacent industrial premises.~~

The site contains one former landfill site and is within 250m of three others.

~~H1.2.15~~ **H1.1.25 Jowett Street, Oldham, 0.66 ha, 26 dwellings, PDL**

This employment site lies within a residential area close to public transport and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives.

H1.1.26 Spencer Street, Oldham, 3.00 ha, 150 dwellings, PDL

This site is located within the Werneth/Freehold first wave intervention area of the Housing Market Renewal initiative. The UDP allocation, proposing residential development, reflects the identification of the site for this use in the HMR Werneth/Freehold Master Plan. This is an important site occupying a key location within the first wave area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMRF aims and objectives.

H1.1.27 Hartford Mill/Land off Milne Street, Oldham, 2.84 ha, 160 dwellings

This site is located within the Housing Market Renewal boundary and forms part of the

Werneth/Freefold first wave Intervention Area. The site comprises the listed Hartford Mill and adjacent commercial uses off Milne Street. The Werneth/Freehold Master Plan proposes the conversion of the listed mill to apartments, but recognises that a residential conversion scheme could also incorporate community and employment uses. As with the Spencer Street allocation, the site lies in a key location within the area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMR aims and objectives.

PHASE 2 ALLOCATED HOUSING SITES – ADDITIONAL INFORMATION

~~H1.2.8, Pretoria Road, Oldham, 0.46 ha, 14 dwellings, PDL~~

~~This site is close to a Quality Bus Corridor and local services. Currently in use as a setap yard, this proposal offers the opportunity to improve the local environment.~~

Note – site moved to phase 1.

H1.2.13 Holden Fold Lane, Royton, 0.51 0.40 ha, 15 12 dwellings, PDL

This site consists of a collection of buildings currently in employment use. However owing to the close proximity of existing and new housing and the restricted nature of the access, it is considered that this site could accommodate a small-scale residential development. The site contains one former landfill site and is within 250m of two others.

~~H1.2.14 Sandy Mill, Royton, 1.59 ha, 64 dwellings, PDL~~

~~This underused mill is close to good public transport links and basic services. In redeveloping the site, developers should have regard to the proximity of adjacent industrial premises. The site contains one former landfill site and is within 250m of three others.~~

Note - Site moved to phase 1

~~H1.2.15 Jowett Street, Oldham, 0.66 ha, 26 dwellings, PDL~~

~~This employment site lies within a residential area close to public transport and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund~~

~~boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives.~~

Note – site moved to phase 1.

M4 Huddersfield Road/Dunkerley Street, 2.61 ha, 50 dwellings, PDI

~~This large site lies within the Huddersfield Road District Centre and represents an important opportunity for a comprehensive redevelopment in a highly sustainable location. The site includes a mixture of employment uses including an abattoir. It contains one former landfill site and is within 250m of two others. The site also includes an important local landmark Grade II Listed Building known as “Hill Stores” and which the Council view as a potential “centre piece” development opportunity with the potential for a high quality conversion opportunity for a range of uses. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and close to the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives. The mix of uses permitted are office, retail, residential and other uses that accord with policy S1.6 in the Retail and Leisure Development section.~~

Note – site moved to phase 1.

APPENDIX C

Large Housing Sites with an outstanding planning permission as of 1st April 2004 ~~31st March 2003~~ **31st March 2004**

Location	Land Type	Area (Ha)	Cap	Density (d.p.b)	Perm. Type	Granted	Exp.	Owner
Land off Mabel Rd, Lees	BF	0.22	10	43.5	Full	29/01/03	29/01/08	LA
Former Manor House, Manor Road, Lees	BF	0.48	15	21	Out	14/11/00	14/11/02	PR
Clodwick Depot, Roundthorn Road, Oldham	BF	0.29	12	20	Outline	09/07/01	09/07/04	PR
Marlborough St, Oldham	BF	0.24	11	46	Full	13/03/02	13/03/08	LA/HA
Highbarn Road/Shaw Road, Royton	GT	2.10	60		R/A	25/01/02	-	PR
Railway Yard, Delph Station, Delph, New Rd, Saddleworth	BF	0.46	21	45.6	Full	23/05/02	23/05/07	PR
Royal George Mills, Friezland, Saddleworth	BF	1.05	66	62.9	Full	12/01/02	12/01/07	PR
Location	Land Type	Area (Ha)	Cap	Density (d.p.b)	Perm. Type	Granted	Exp.	Owner
Nordens Chadderton	Street/Moreton Street, PDL	0.53	21	40	Out	6/2/04	6/2/07	PR

Update of position as at 31 March 2004.

Large Housing Sites with Approval subject to signing of a legal agreement, as of 1st April 2001 ~~31st March 2003~~ **31st March 2004**

Location	Land Type	Area	Cap	Density (dwell)	Owner
Former Cape Mill, Refuge Street, Shaw	DF	1.49	72	48	PR
Land at Bleek Lane, Oldham	GT/DF	2.20	81	25	PR
Land at Wellyhole St, Oldham*	DF	0.97	22	22.7	PR
Frog, Rookdale Rd, Royton	DF	0.46	22	47.8	PR
Land at Hopkinson Close, Uppermill, Saddleworth	DF	0.24	20	58.8	EA
Land off Friesland Lane, Saddleworth	DF	0.40	14	25	PR
County End, Hartshead Street/High Street, Lees, Saddleworth	DF	0.10	15	70	PR
Buckley New Mill, Uppermill, Saddleworth	DF	0.24	14	=	PR
68-72 Chew Valley Rd, Greenfield, Saddleworth	DF	0.24	11	46	PR
Police Station, Buckley St, Uppermill, Saddleworth	C	0.12	10	=	PR

* Note - This site is also subject to a potential Call in by the Secretary of State

Location	Land Type	Area	Cap	Density (d.p.h)	Owner
Former Manor House, Manor Road, Lees	PDL	0.34	13	38	PR
St. John's Mill, St. John's Street, Lees	PDL	0.25	14	56	PR
Land at Birches, Lees	PDL	0.33	10	30	PR
Land off Booth Hill Lane, Oldham	PDL	0.45	23	31	PR
Roundthorn Road/Aspull Street, Oldham	PDL	0.4	10	25	PR
Blue Bell PH/Maple Squash Club, Broadway, Royton	PDL	0.67	27	40	PR
Land off Radcliffe Street, Royton	PDL	0.14	12	86	PR
Land off Friezland Lane, Saddleworth	PDL	0.40	17	42.5	PR
Police Station, Buckley St, Uppermill, Saddleworth	C	0.12	10	83	PR

Housing Policy H1 – Commitments and Phase 1 Allocations - by sub-district (dwelling supply)

Sub-District	Life	PP	S106	Total Commitments	Phase1	Overall Supply	% Overall Total
Chadderton	11	4	4	11	181	192	11.5

Crompton	4	0	72	0	76	=	76	4.5
Failssworth	62	10	0	73	83	=	83	5.0
Lees	8	15	0	23	57	=	57	5.4
Oldham	229	22	102	453	721	=	721	42.0
Royton	=	60	22	0	90	=	90	5.4
Saddleworth	70	87	84	241	422	=	422	25.2
TOTAL	503	195	281	979	1674		1674	

Note. Committed sites are made up of the following categories:

U/c – Estimated number of dwellings remaining on sites under construction

PP – Estimated dwelling capacity of sites with an outstanding planning permission

S106 – Estimated dwelling capacity of sites where final approval is dependent on the signing of a legal agreement

Phase 1 UDP allocations

Sub-District	U/c	PP	S106	Total Commitments	Phase 1	Overall Supply	% Overall Total
Chadderton	0	21	0	21	181	202	9.8
Crompton	3	80	0	83	0	83	4.0
Failssworth	10	0	0	10	10	20	1.0
Lees	44	0	37	81	22	103	5.0
Oldham	153	55	33	241	734	975	47.3
Royton	22	101	39	162	85	247	12.0
Saddleworth	129	104	27	260	170	430	20.9
TOTAL	361	361	136	858	1,202	2,060	100