

OLDHAM MBC

DRAFT REPLACEMENT UNITARY DEVELOPMENT PLAN (RUDP) – PROPOSED MODIFICATIONS

The Council has published its proposed modifications to the draft Revised Deposit RUDP. These modifications have arisen for a variety of reasons including the need to respond to changing government policy and updated information, and the need to re-consider policy wording as a result of objections to the Revised Deposit UDP. Modifications are also proposed in response to recommendations arising from the Inspector's report following the RUDP Public Inquiry. Most modifications have been previously published as part of the Council's pre-Inquiry Changes, however modifications proposed as a consequence of the Public Inquiry are "new". The publication of the schedule of Proposed Modifications is the first time all of the proposed modifications have been brought together in one document for people to make representations upon – either to support the proposed changes or to object.

To fully understand the proposed modifications, it is necessary to refer to a number of different documents – the Revised Deposit RUDP, the Proposals Map, the Council's pre-Inquiry Changes and Further pre-Inquiry Changes, the Inspector's report, the Statement of Decisions, and the schedule of Proposed Modifications. The Council appreciates that this may seem complex. This leaflet is designed to aid understanding by highlighting what are considered to be some of the key modifications proposed by the Council.

PLEASE NOTE THAT THIS LEAFLET IS FOR INFORMATION ONLY AND IS NOT A SUBSTITUTE FOR THE SCHEDULE OF PROPOSED MODIFICATIONS ITSELF.

The leaflet follows the chapter structure of the RUDP. Some chapters have been omitted where there are no changes or the changes are limited. Each of the Proposed Modifications mentioned below has been cross referenced back to the schedule of Proposed Modifications using the individual modification reference number (for example Mod 10/13).

DESIGN

Policy D1.2 – Designing for Energy Efficiency has been extensively re-drafted to ensure that the policy can be applied to a significant number of new developments, with additional design requirements added to the policy and a clarified justification (Mod 3/4. See also Mod's 3/5 to 3/8 inclusive).

BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Revisions to site allocations in this section include Clarence Street, Royton (Mod 5/1) – employment allocation extended, whilst a NEW allocation for business and industrial use has been added at Foxdenton Lane, extending an existing allocation by taking in land identified as Land Reserved for Future Development (Mod 5/2). Further, the residential capacity of mixed use allocations at Frenches Wharf in Greenfield (Mod 5/5) and Lumb Mill in Delph (Mod 5/6) has been increased to 99 dwellings and 62 dwellings respectively.

Important policy changes are proposed to policies B2.1 – Primary Employment Zones and B2.2 – Protection of Employment Land Outside PEZ's. It is now proposed to allow residential development within Primary Employment Zones subject to market/viability tests and consideration of Housing Market Renewal Fund objectives (Mod 5/8). B2.2 has been similarly amended (Mod 5/11). A further change is that PEZ28 – Tamewater Mill, Delph as been deleted and allocated for Phase 1 housing development (Mod 5/10).

HOUSING

The justification to Policy H1 – Housing Land Requirement and Supply has been extensively rewritten with a particular emphasis on ensuring that the objectives and aspirations of the Housing Market Renewal Fund are taken into account in establishing future housing requirements and consequent supply (Mods 6/1 to 6/9 inclusive). The list of housing allocations under Policy H1.1 – Housing Land Release Phase 1 has been amended as follows: [H1.1.19](#) – Lower Lime Road has been moved to Phase 2 (Policy H1.2), whilst a number of Phase 2 allocations have been brought forward into Phase 1, including Parkside Farm, Chadderton and Blackshaw Lane, Royton. New Phase 1 allocations are proposed at Sandy Mill, Royton, Spencer Street and Hartford Mill, Oldham, Greenfield Bowling Club, Greenfield and Tamewater Mill, Delph (Mod 6/10). See also Mod 6/11 to Mod 6/14 for proposed modifications to the justification to this policy. One new Phase 2 allocation at Danisher Lane, Oldham is proposed (Mod 6/15).

COMMUNITY AND EDUCATION FACILITIES

It is proposed to amend Policy CF1.5 – Developer Contributions to Teaching Facilities by reducing the threshold at which developer contributions to new teaching facilities is required as consequence of new housing developments from 50 to 30 dwellings (Mod 9/8. See also Mod's 9/4 to 9/7 inclusive and Mod 9/9).

OPEN SPACE, SPORT AND RECREATION

It is proposed to allocate an additional area of land as Recreational Open Space land at Pickhill Reservoir, Uppermill (Mod 10/5). It is also proposed to amend Policy R2.1 – Requirements for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments, in order to ensure that on-site provision on sites of between 5 and 29 dwellings is only required where there is an existing or potential deficiency in open space, sport or recreation facilities (Mod 10/13).

OPEN ENVIRONMENT

It is proposed to make a number of amendments to the boundary of the Green Belt as follows:

Land adjacent 58A Manchester Road – small area proposed to be deleted (Mod 11/2).

Land at Rochdale Road, Summit – small area proposed to be deleted (Mod 11/3).

Land between 6 and 8 Barnfield Rise, Shaw – small area proposed to be deleted (Mod 11/4).

Land below Ladcastle Farm, Greenfield – larger area proposed to be added as a consequence of a recommendation made by the Inspector (Mod 11/5)

Land between Stoneswood and Bailey Mill, Delph – land proposed to be added (Mod 11/6).

It is proposed to refer to Local Green Gaps (Policy OE1.10) as “Other Protected Open Land” (Mod 11/8). It is also proposed to amend the policy wording of Policy OE1.10 to ensure that the consideration of a planning application within an area of Other Protected Open Land refers to the need to protect its local distinctiveness (Mod 11/8). It is further proposed to extend the OPOL (LGG as was) designation at Oaklands Road, Grasscroft (was LGG20) (Mod 11/9) and add three new areas of OPOL at:

John Street, Lees (Mod 11/10);

Radcliffe Street, Springhead (Mod 11/11); and

Land adjacent to Royton Waste Water Treatment Works (Mod 11/15).

NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

Policies relating to renewable energy are proposed to be updated to reflect the Government's revised Planning Policy Statement (PPS22) on Renewable Energy. It is also proposed to amend Policy NR3.1 – Renewable Energy Developments to allow the impact on the openness and visual amenity of the Green Belt to be taken into account in assessing proposals for the development of renewable energy sources (Mod 13/6 to Mod 13/13 inclusive). There have also been several amendments to Policy NR3.2 – Wind Developments to clarify and simplify the policy and its justification (Mod 13/14 to Mod 13/18 inclusive).

Any queries regarding the RUDP review and the proposed modifications stage should be addressed to Len Harris, Strategic Planning and Information, Level 14, Civic Centre, PO Box 335, West Street, Oldham OL1 1XL. You may also contact the Team by e-mail at spi@oldham.gov.uk, or telephone 0161 911 4163.