

# Local Development Framework

**Briefing Note**

2010



**Oldham**  
Council

# 1 Introduction

1.1 This briefing note provides a brief overview of the proposed LDF policies. It is for information purposes only. It does not form part of the joint DPD itself. It includes details of the policy number, the policy title, and whether it is a core policy or a development management policy.

Policy Number / Title / Type (Core or Development management )	Brief overview of policy content
1 Climate change and sustainable development (Core policy)	<ul style="list-style-type: none"> <li>• This policy essentially outlines the key general and spatial principles which set the wider context for the DPD.</li> <li>• These include, amongst other things, how we will address climate change, promote sustainable development, improve our housing market, promote economic prosperity, improve skills, get better transport, and improving our natural, built, historic and local environments.</li> <li>• The policy criteria identify, where appropriate, different places within the borough. For example, `centres` and broad employment locations.</li> <li>• The spatial planning matters outlined in this policy are then further developed in detail in the other policies.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
2 Communities (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out our approach towards community facilities and community cohesion.</li> <li>• It also sets out how we will improve health and well-being by working with NHS, PCT etc.</li> <li>• It also sets out how we will help improve education and skills levels by working with Building Schools for the Future, the university and the colleges.</li> <li>• The policy has a place-based dimension.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
3 An address of choice (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out our approach towards making Oldham `an address of choice`.</li> <li>• The policy has a place-based dimension. It sets out details of our housing land across the borough including in its five sub areas (Saddleworth &amp; Lees; Chadderton; East &amp; West Oldham; Failsworth &amp; Hollinwood; Royton, Shaw and Crompton) and how we will manage the release of housing land.</li> <li>• The policy also sets out how we will ensure that new homes have access to a range of services.</li> <li>• The policy takes account of, amongst other things, our Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) reports.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
4 Promoting sustainable regeneration and prosperity (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out how we will promote economic regeneration, diversification, growth and prosperity.</li> <li>• The policy has a place-based dimension. It sets out how much employment land we will need and the broad areas where this can be located.</li> <li>• It also sets out how we relate to Greater Manchester.</li> <li>• It also supports rural diversification.</li> <li>• It also sets out that we will look to work to tackle deprivation and</li> </ul>

	<p>worklessness.</p> <ul style="list-style-type: none"> <li>• The policy takes account of, amongst other things, our Employment Land Review.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
5 Promoting accessibility and sustainable transport choices (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out how we will reduce the need to travel, promote development in accessible locations and encourage use of public transport including Metrolink, cycling and walking.</li> <li>• It sets out requirements for transport assessments and travel plans.</li> <li>• It sets out that we will apply the maximum car parking standards set out in Annex D of Planning Policy Guidance Note 13 `Transport` (PPG 13) until locally-specific standards can be prepared after the joint DPD has been adopted.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
6 Green Infrastructure (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out how we will value our local natural, built and historic environment, green infrastructure, biodiversity, geodiversity and landscapes and their wider settings.</li> <li>• The policy has a place-based dimension.</li> <li>• It takes account of: <ul style="list-style-type: none"> <li>○ nature conservation areas</li> <li>○ biodiversity action plans</li> <li>○ landscape character assessment</li> <li>○ heritage assessments</li> <li>○ the Peak Park</li> <li>○ a range of environmental improvement projects</li> </ul> </li> <li>• The policy takes account of, amongst other things, the findings of the Habitats Regulations Assessment and the AGMA work on green infrastructure.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
7 Waste (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out the overall approach towards waste management, including the context for the AGMA joint waste plan.</li> <li>• It is common policy wording suggested by the Greater Manchester Geological Unit.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
8 Minerals (Core policy)	<ul style="list-style-type: none"> <li>• This policy sets out the overall approach towards minerals, including the context for the AGMA joint minerals plan.</li> <li>• The wording has previously been agreed with the Greater Manchester Geological Unit.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
9 Local Environment (Development management policy)	<ul style="list-style-type: none"> <li>• This policy sets out our approach towards local environmental quality and amenity, and community safety.</li> <li>• It covers a range of matters including: <ul style="list-style-type: none"> <li>○ Neighbouring land uses</li> <li>○ Effects on the environment, on human health and on residential and workplace amenity of: air quality; odour; noise; vibration; light pollution; privacy; safety and security; visual appearance; daylight; and road safety.</li> </ul> </li> <li>• The policy also sets out details relating to the Air Quality Action Plan.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
10 Affordable Housing (Development management policy)	<ul style="list-style-type: none"> <li>• The policy sets out the approach towards securing affordable housing across the borough.</li> <li>• The policy has a place-based dimension. It is based on the total development sales value of a development site. This approach will reflect the different value of houses in our local housing markets.</li> <li>• The policy is supported by an `Affordable Housing Economic Viability Assessment`.</li> </ul>

	<ul style="list-style-type: none"> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
11 Housing (Development management policy)	<ul style="list-style-type: none"> <li>• The policy sets out our approach to deliver a mix of housing types, sizes and tenures that meets the needs and demands of the borough's urban and rural communities.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
12 Gypsies, Travellers and Travelling Showpeople (Development management policy)	<ul style="list-style-type: none"> <li>• The policy sets out how we will allocate sites in the Sites DPD and how we will determine planning applications.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
13 Employment Areas (Development management policy)	<ul style="list-style-type: none"> <li>• The policy sets out the broad locations that will form our employment land portfolio.</li> <li>• The policy has a place-based dimension. It identifies broad locations across the whole borough where employment uses will be.</li> <li>• The policy takes account of, amongst other things, our Employment Land Review.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
14 Supporting Oldham's Economy (Development management policy)	<ul style="list-style-type: none"> <li>• This policy supports policy 13 in that it sets out the different types of uses that will be permitted in the different locations to satisfy the borough's economic aspirations.</li> <li>• It also sets out the circumstances when current employment land can be released for other uses.</li> <li>• It also sets out how we will deal with the loss of employment sites through working with developers to support the local economy.</li> <li>• The policy takes account of, amongst other things, our Employment Land Review.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
15 Centres (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• It sets out our approach towards `town centres`. This includes Oldham Town Centre and the borough's other centres of Chadderton, Failsworth, `Hill Stores`, Lees, Royton, Shaw and Uppermill.</li> <li>• It sets out the uses which will be permitted. It is based on national guidance and was discussed with the Planning Inspectorate at our advisory meeting.</li> <li>• It also sets out our approach to primary shopping frontages.</li> <li>• It also sets out how we will manage the night-time economy which is a particularly important issue for the borough, particularly in the Oldham Town Centre.</li> <li>• The policy takes account of, amongst other things, our Retail and Leisure Study.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
16 Local Services and Facilities (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out how we ensure that locally available services are provided which contribute towards vibrant local communities and neighbourhoods.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
17 Gateways and	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out how we will improve existing transport routes and</li> </ul>

corridors (Development management policy)	<p>networks and safeguard land for future infrastructure improvements.</p> <ul style="list-style-type: none"> <li>• It deals with: <ul style="list-style-type: none"> <li>○ Metrolink</li> <li>○ Walking</li> <li>○ Cycle and bridleway networks</li> <li>○ Transport infrastructure</li> </ul> </li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
18 Energy (Development management policy)	<ul style="list-style-type: none"> <li>• This policy sets out how we will promote `green` energy by reducing energy consumption and increasing energy conservation through sustainable construction, renewable technologies and low carbon energy.</li> <li>• It also sets out how we will deal with green energy schemes.</li> <li>• The policy takes account of, amongst other things, the AGMA Energy Study.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
19 Water and Flooding (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out how we will manage floodrisk across the borough.</li> <li>• It builds upon the findings of our Strategic Flood Risk Assessment (SFRA), which we prepared by working closely with the Environment Agency.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
20 Design (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out our design principles which reflect the character of an area in which development is taking place, reinforcing local identity.</li> <li>• The principles apply both to urban and rural situations.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
21 Protecting Natural Environmental Assets (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy builds on policy 6. It sets out in more detail how we will value our local natural environments.</li> <li>• It sets out details of the different landscape character areas across the borough.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
22 Protecting Open Land (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out how we will deal with developments in the Green Belt (basically as per PPG2).</li> <li>• It also sets out how we deal with locally protected land (OPOL) and safeguarded land (LRFD).</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
23 Open Spaces and Sports (Development management policy)	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out our approach towards all types of open spaces and sports facilities.</li> <li>• It is based upon the findings of our local assessment and audit.</li> <li>• It covers: <ul style="list-style-type: none"> <li>○ Protection of open spaces</li> <li>○ Requirements for provision of new open spaces</li> <li>○ Current local standards</li> <li>○ How we will deal with the loss of open spaces</li> </ul> </li> <li>• The policy takes account of our PPG17 open spaces study.</li> <li>• The policy also sets out details of monitoring and deliverability.</li> </ul>
24 Historic Environment	<ul style="list-style-type: none"> <li>• The policy has a place-based dimension.</li> <li>• This policy sets out our approach to heritage assets.</li> <li>• It covers:</li> </ul>

(Development management policy)	<ul style="list-style-type: none"> <li>○ Listed buildings</li> <li>○ Conservation areas</li> <li>○ Registered parks and gardens</li> <li>○ Other designations including locally important assets</li> </ul> <ul style="list-style-type: none"> <li>● It also refers to the role of the HMR heritage assessments and the Greater Manchester historic landscape characterisation project.</li> <li>● The policy also sets out details of monitoring and deliverability.</li> </ul>
25 Developer Contributions (Development management policy)	<ul style="list-style-type: none"> <li>● This policy sets out our approach to securing developer contributions towards additional, extended or improved physical, social and green infrastructure across the borough.</li> <li>● The policy also sets out details of monitoring and deliverability.</li> </ul>