

Oldham

Local

Development

Framework

Consultation Statement Update

Joint Core Strategy and Development Management Policies
Development Plan Document

February 2011



Oldham
Council

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1 Introduction

What is the joint Core Strategy and Development Management Policies Development Plan Document?

1.1 The purpose of the Core Strategy Development Plan Document (DPD) is to set out the long-term vision and objectives for the borough. It will also contain a planning and development strategy, policies and a monitoring and implementation framework. The Development Management Policies DPD will set out policies that will manage development in the borough. Here in Oldham, the Core Strategy DPD and the Development Management Policies DPD has been prepared as a single document called the 'Joint Core Strategy and Development Management Policies Development Plan Document'. From this point on, it will be referred to simply as the Joint DPD.

About the Consultation Statement Update

1.2 A Consultation Statement (September, 2010) was prepared setting out how the council has engaged people in preparing the LDF and in particular the Joint DPD. This was published alongside the 'Proposed Submission' documents during consultation in October - November 2010.

1.3 This 'Consultation Statement Update' report sets out how we engaged people at the publication stage of the Joint DPD and how we will engage with people at the submission stage. The 'Consultation Statement Update' should be read in conjunction with the 'Consultation Statement'. The statement has been prepared in line with the requirements of Regulation 30 (1) (d) of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

1.4 This update provides details on consultation at the Regulation 27 stage:

- Publication stage in autumn 2010

1.5 This report sets out details of:

- who we notified and invited to make representations
- how we notified and invited people to make representations
- a summary of what people said

1.6 The publication stage differed from the earlier consultation stages as views were sought on the 'soundness' of the Joint DPD rather than comments on the content. This is whether people considered the Joint DPD to be 'justified', 'effective' and 'consistent with national policy'. The comments received will be submitted to the Planning Inspectorate at the submission stage alongside the submission documents, including a list of minor changes the council wishes the Planning Inspectorate to consider including in the final plan. Some of these minor changes are as a result of the comments received.

1.7 We have used a range of methods to consult with people. Methods include letters, emails, the council's website, depositing documents at the council's principal offices, the borough's public libraries, at Saddleworth Parish Council and Shaw and Crompton Parish Council and at the council's three Member's rooms. The council also prepared a public notice (statement of representation procedure and statement of availability), a media release, display posters and a briefing note.

Summary of key issues raised during the Proposed Submission consultation

- 1.8** The Consultation Statement (September 2010) sets out a summary of the key issues raised during the LDF consultations and how these issues were addressed in the LDF. Table 5 sets out the main issues raised at the publication stage (please see the separate public schedule for full details of the feedback).
- 1.9** Fifty-one people and organisations submitted responses to the publication stage in line with Regulation 28 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (i.e. they were made within the specified consultation period, between 14 October and 26 November 2010). Responses were received from a number of statutory agencies including, Government Office for the North West (GONW), Northwest Regional Development Agency (NWDA), Environment Agency, Coal Authority, Natural England, Highways Agency, Greater Manchester Passenger Transport Executive (GMPTE), Oldham Town Centre Partnership, United Utilities and National Trust. Chorlton Planning submitted one set of general comments on behalf of 29 clients, as well as 22 site-specific comments on behalf of some of these clients. David Alan Bennett consultancy submitted one set of general comments on behalf of the two main landowners for Foxdenton.
- 1.10** In addition, general comments were received from United Utilities, Councillor Colin McLaren and Broadway Residents Association and an objection was received from Sport England outside of the consultation period.
- 1.11** Overall, **303** separate comments were made. Table 1 shows a summary of those comments based on the nature of the comments and whether they were submitted within the specified consultation period.

Table 1 Summary of comments received

Nature of comment	Comments received within the consultation period	Comments received after the consultation period	Total comments
Support (S)	125	0	125
Support with comments (recorded as a Qualified Support - QS)	5	0	5
General comments (GC)	17	25	42
No comments (NC)	8	0	8
Objections ⁽¹⁾	120	3	123
Total:	275	28	303

- 1.12** Table 2 shows the number of comments made based on legal compliance.

¹ Of these, 53 are about Foxdenton (including 48 multiples), 19 are about OPOL in Policy 22 and 22 are site-specific comments submitted by Chorlton Planning. This leaves only 29 objections against the rest of the Joint DPD.

Table 2 Number of representations based on legal compliance

	Number of representations that consider the plan legally compliant	Number of representations that consider the plan not legally compliant	Number of representations that made no comment on the plan's legal compliance
Total Representations received	60	2	241
Representations received within the consultation period	60	2	213
Representations received after the consultation period	0	0	28

1.13 Table 3 shows the number of comments based on soundness.

Table 3 Number of Representations relating to soundness

	Total Representations received	Representations received within the consultation period	Representations received after the consultation period
Number of representations that consider the plan sound	130	130	0
Number of representations that do not consider the plan sound because it is not - Justified	117	115	2
Number of representations that do not consider the plan sound because it is not - Effective	47	45	2
Number of representations that do not consider the plan sound because it is not - Consistent with National Policy	43	41	2
Number of representations that made no comment on the soundness of the plan	50	24	26

1.14 The number of representations that do not consider the plan sound because it is not justified, effective and consistent with national policy has been affected by general letters regarding Foxdenton and 22 site-specific comments submitted by Chorlton Planning. The method used to record comments regarding Foxdenton is set out below. This has had the affect of increasing the number of objections, particularly those that do not consider the plan to be sound because it is not justified, which would otherwise be much lower.

Foxdenton

1.15 A number of individuals submitted comments questioning the need for a business and employment area here. GMPTE stated it wanted to be listed as one of the agencies to be involved in bringing forward the delivery of Foxdenton.

1.16 Fourteen respondents submitted comments about Foxdenton. Of this seven respondents submitted general letters. Given the nature of these letters, for completeness we have taken the decision to record their comments against the 12 parts of the Joint DPD where Foxdenton is mentioned⁽²⁾. This has had the effect of increasing the number of comments recorded about Foxdenton. One of the fourteen respondents (Chorlton Planning) submitted two supporting comments (against the Vision and Policy 14) on behalf of 29 clients although this has been recorded under Chorlton Planning's name rather than the 29 individuals/organisations for completeness.

1.17 Table 4 shows the number of respondents, the number of comments and the nature of the comments received in relation to Foxdenton.

Table 4 Comments submitted regarding Foxdenton

Nature of comment	Number of respondents	Number of comments
Support	6	18
Objections	6	52
General comments	2	24
Total	14	94

Other Protected Open Land (OPOL)

1.18 A number of individuals submitted comments questioning the policy wording compared to that in the UDP. (Please note: in light of these comments a minor amendment has been proposed to improve the legibility of the policy).

2 General letters about Foxdenton have been recorded against the following sections of the Joint DPD: Introduction & Spatial Portrait; Vision; Objectives; Preferred Way Forward; Key Diagram; Policies 1, 4, 13, 14, 18, 21; and Appendix 4

2 Proposed Submission - Introduction

- 2.1 Between 14 October and 26 November 2010 the council consulted on the publication stage of the Joint DPD. This was Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2004 (as amended). The publication stage sets out the final plan that the council will submit to the Planning Inspectorate to be examined.
- 2.2 The 'Proposed Submission' DPD provided people an opportunity to state whether they considered the plan to be 'sound' or 'unsound' in terms of whether the plan is 'justified', 'effective' and 'consistent with national policy'.
- 2.3 This report sets out details of who we consulted and how, and what they said.

3 Proposed Submission - Who we notified

3.1 These are the people and organisations the council notified about the publication stage.

Specific consultees we notified about the publication stage

02 plc	
4NW	Samantha Turner/ Duncan McCorquodale
British Gas Manchester Area	
British Telecommunications plc	
Calderdale M.B.C.	Philip Ratcliffe
Coal Authority	Rachel Bust / Mr Mark Harrison
Derbyshire County Council	Mr Ian Stephenson/ Ian Goldstraw
East Midlands Development Agency	Julie Tanner
English Heritage	Judith Nelson
Environment Agency	Sylvia Whittingham
High Peak Borough Council	
Highways Agency	Victoria Ridehaugh
Holme Valley Parish Council	Clerk
Hutchinson 3G UK Ltd	
Kirklees MBC	Jonathan Barratt
Manchester City Council	Peter Babb
Mobile Operators Association (MOA)	Carolyn Wilson
Mossley Town Council	Keith Trelfa
National Grid Property	Peter Sheppard
Natural England	Janet Belfield
Network Rail	Jill Stephenson
Northwest Development Agency	
NTL	
Oldham Primary Care Trust	Mr Alan Higgins
Orange Personal Communications	

Peak District National Park Authority	Brian Taylor
Planning Inspectorate	
Powergen Limited	
Rochdale MBC	Peter Rowlinson
Saddleworth Parish Council	Mr Tony Marlor
Shaw and Crompton Parish Council	Dr R Hughes
Tameside MBC	Peter Mowbray
Tintwistle Parish Council	Mr E W Schofield
T-Mobile(UK)	
United Utilities	Sabaa Ajaz/ Andrew Leysens/ David Sherratt
Vodafone Corporate Communications	
Yorkshire Forward	John Pilgrim

General consultees we notified about the publication stage

Asian Business Association	Anwar Choudhry
Greater Manchester Chamber of Commerce	Angie Robinson
Greater Manchester Chamber Office	Patrick Prinsloo
Oldham Economic Partnership	June Smith
Oldham Partnership	John Eley
Oldham Town Centre Partnership	Andrew Fletcher
Voluntary Action Oldham	David Hillary
Oldham Race Equality Partnership	

Other consultees we notified about the publication stage

Age Concern Oldham

Age Concern England	
Arriva Trains Northern Limited	
Association of Greater Manchester Authorities	Anne Morgan
British Chemical Distributors and Traders Association	
British Geological Survey	
British Waterways	Andrew Pepper/ Samantha Turner
CABE	Charles Wilson
Campaign to Protect Rural England (Lancashire Branch)	Jean Johnson
Chadderton Fire Station	Oldham Borough Command
Church Commissioners	
Confederation Of British Industry	Damian Waters
Crown Estate Office	
Defence Estates	Ursula Boyle
Direct Communication Unit (Ministry of Justice)	
Equality and Human Rights Commission	
Fields in Trust	Don Earley
First Manchester	
Forestry Commission	Paul Vickers
Freight Transport Association	
Friends of the Earth	Andrew Shaw
Friends, Families and Travellers	Mr Steve Staines
G M P T E	Mr Richard Clowes
Greater Manchester Archaeological Unit	Norman Redhead
Greater Manchester Ecology Unit	Derek Richardson
Greater Manchester Learning and Skills Council	
Greater Manchester Geology Unit (Urban Vision Partnership Ltd)	Alethea Faulkner/Chris Buckley/John Martin/Carolyn Williams/ Malcolm Phillips

Greater Manchester Passenger Transport Executive	Rose Olle/ Mr Richard Clowes
Greater Manchester Police	Mr Steve Elsdon
Greater Manchester Transport Resource Unit	
Greater Manchester Transportation Unit	Mr Jeremy Randle
Greater Manchester Urban Traffic Control Unit	Roger Hough
Greater Manchester Waste Disposal Authority	Jane Hawkes
Health and Safety Executive	
Help the aged - England	
Home Builders Federation	
Homes and Communities Agency	Diane Goodwin
Inclusive Environment Group (formerly DPTAC)	c/o CABE
Institute of Directors - North West	
Lancashire Wildlife Trust	Martyn Walker
Manchester Airport plc (Planning and Infrastructure)	
Manchester Diocesan Board of Finance	
Manchester Friends of the Earth	
Manchester Ring & Ride	
Manchester Ship Canal Company	
Mr Chris Davies MEP	
Mr David Heyes MP	
Mr Phil Woolas MP	
Rt. Hon. Michael Meacher MP	
National Farmers Union	Helen Little
National Grid	Les Morris
National Offender Management Service	
National Trust	Mr Alan Hubbard

North West Ambulance Service NHS Trust	John Burnside
Oldham Area Civic Society	Frances Hirst
Oldham College	Kath Thomas/ Anne Falloon/ Jim Winstanley/ Alun Francis
Oldham PCT	Gail Richards/ Steven Palmer / Lyn Brankin
Oldham Sixth Form College	Nick Brown
Pennine Acute Hospitals NHS Trust	Mr J D Wilkes
Pennine Partnership	Ann Atkins
Road Haulage Association	
Royal Mail (Property Law Division)	David Poole
Royal Mail	Gary Potts
RSPB	Anna Sugrue/ Tim Youngs
Saddleworth Civic Trust	Lorna Gart
Sport England	Stephen Hughes
The Gypsy Council	Mr H Smith
The Lancashire Wildlife Trust	David Finch
The Wildlife Trusts	
Traveller Law Reform Coalition	
University Campus Oldham	Debbie Bridge
Women's National Commission	

Government Departments we notified about the publication stage

Government Office North West (GONW)

Department for Communities and Local
Government (DCLG)

Department for Culture, Media and Sport
(DCMS)

Department for Education

Department for Environment, Food and Rural Affairs (Defra)

Department for Business Innovation and Skills

Department for Transport (DfT)

Home Office

Department of Health (through Regional Public Health Group)

Department of Work and Pensions

Ministry of Justice

Office of Government Commerce (Property Advisers to the Civil Estate)

Safeguarding Team Defence Estates

3.2 Other non-adjointing Local Authorities we notified about the publication stage

Bolton MBC

Tim Hill

Bury MBC

Paul Allen

Salford City Council

Chris Findley

Stockport MBC

Trafford MBC

Dennis Smith

Wigan MBC

3.3 Other organisations we notified about the publication stage

A & S (GB) Ltd. T/a A&S Manufacturers	Amjud Siddique
A K S A Housing Association Ltd	Moira Blood
Addleshaw Goddard	Norma Clayton
AKSA Housing Association	Mr Ian Munro
Alan Kirkham	Alan Kirkham
Alyn Nicholls	Mr Hinchliffe
Andrew Mercer Developments LLP	Mr Ajay Kapadia
Armacell Uk Ltd	Tom McCreight
Arup	Alex Bullock
Aspire Group Developments	Mr Jamie Carter
Assistant Frank R Marshall & Co	Mr Ben Furnival
Associate Director Turley Associates	Mr David Diggle
Atis Real	Alex Willis/Ben Pycroft/John Dunshea/Paul Forshaw
Bardsley Community and Playing Fields Association	Garth Sharpe
Bardsley Community Association	Mrs D L Moreton
Barratt Homes	Chris Roberts/Gary Deane
Barton Willmore	Dan Mitchell
Barton Willmore Partnership - Northern	Mrs Janette Findley
Batdale Developments Ltd	S.J. Barcroft
Bellway Homes Ltd	Simon Artiss
Beverley Clifton Morris Ltd	Brian Morris
BNP Paribas Real Estate	Justin Cove
Bridgewater Meeting Room Trust	Hugh Wison
British Wind Energy Association	Gemma Grimes/Katie Adderley
Business Eco Group	Susannah Anastasi
CA Planning	Guy Evans

Caldecotte Consultants	Aaron Smith
Campaign for Real Ale - Rochdale, Oldham, Bury Branch	Bernard Jackson
CAMRA	Mike Benner/Peter Alexandra
Carter Jonas LLP	John Goodwin
Cass Associates	D Hamen/Peter Hamilton
Chadderton Congregational Church	
Chadderton Historical Society	Michael Lawson
Chorlton Planning Ltd	Caroline Chorlton/ Alan Chorlton
Christ Church Vicarage	
City Residential	Daniel Owen
Cliff Walsingham Company	Mike Hughes
Colin Buchanan	Roland Brass
Collier Hill Tenants and Residents Association	Doris Whitehead
Colliers CRE	Mr Adam Pyrke
Commercial Development Projects Ltd	S Swift
Commission for New Economy	Cecil Edey
Confederation of UK Coal Producers	Mrs A Fellows (MBE)
Contour Housing	Vicky Carroll
Cordingleys	Andrew Newsam
Cornell Group	Kelly Dewhurst
Corpus Christi Presbytery	
Countryside Landowners Association	Douglas Chalmers
Countryside Properties	Ms Jane Aspinall
Cowlishaw Action Group	Mr A Faulkner & Mrs B Faulkner
Cranford Developments Limited	Matt Parry
Crompton and Royton Golf Club Ltd	
Crompton Historical Society	

Cunnane Town Planning	Vincent Ryan
Cyclist Touring Club	Rod Whitworth
D and B Arthurs c/o Whitehead and Co.	D and B Arthurs
De Pol Associates	Katie Delanie
Decathlon UK Limited	Mr Babar Ahmad
Delph Community Association	Phillida Shipp
Denshaw Community Association	Barry Ulyatt
Derek Latham & Co Ltd	Mr Chris Twomey
Design Studio	Mr S Ingram
Dialogue	Sebastian Hanley
DPDS Consulting	Dianne Bowyer
DPP	Sebastian Tibenham/ Jen Popplewell
Durden Mews Tenants and Residents' Association	Mary Smith
Ebenezer Congregational Church	c/o Mrs Audlee
Emanuel Whittaker Ltd	Emanuel Whittaker Ltd
Emery Planning Partnership	Mr John Coxon
Entec UK	David Kenyon
Enville Estates	P.B. Williams
Envirolink Northwest	Miss Denise Oliver
Environmental Information Services	Mr Geoffrey Sinclair
Erinaceous	Mr A McAteer
Failsworth & District Owner Occ Assoc	Mrs Walsh
Failsworth Historical Society	John Crompton
Fields Fold Residents Association	Mrs Cheetham
Fir Lane Methodist Church	
Frank R Marshall & Co	James Ruggeri/Peter Ashburner
Fusion	Liz Turner

Fusion Online Ltd	Mr S Wildman/Beverly Butler
George Wimpey Manchester Ltd	Mark Calvert
Gerald Eve LLP	Stuart Vendy/ Andy McMullan
Gibson Architects	Dan Gibson
GL Hearn	Mr Nik Wheeler/Mr Graham Lamb
Gough Planning Services	Judy Gough
Goyt Properties Ltd	Gordon Haynes
Graham Bolton Planning Partnership Ltd	Barbara Brownridge
Graham Hitchen Associates	Graham Hitchen
Grains Bar Residents Group	Mr & Mrs Brown
Great Places Housing Group	Stephen Porter
Greenfield & Grasscroft Residents Association	Mr Mike Rooke
Grotton Action Group	Dr R E Ardrey & Mr Owen
Groundwork Oldham & Rochdale	Cliff Ellison/Emily Thompson
GVA Grimley	Catherine Stephens/Robyn Wilder/Chris Argent
Hall Needham Associates	Hall Needham Associates
Harry Dobbs Design Ltd	Mr Harry Dobbs
Heyside United Reform Church	
Higham & Co	Angela Mealing/Miss E J Worsey
Higher Arthurs Residents Association	Mr M Rooke
Holroy Developments Ltd	Paul Whitehead
Holts EMB	Chris Wright
Holy Trinity Vicarage	
Hourigan Connolly	Marc Hourigan
Housing 21 Oldham	Kath Miller

How Planning	Amy James/Lauren Ashworth/Jon Suckley/R Barton
Huddersfield Canal Society	
Indigo Planning Ltd	Nick Fillingham/Daniel Jackson/Andrew Laing/Richard Frudd
Inland Waterways Association - Manchester Branch	Mr Steve Connolly
J Barrett (Haulage) Ltd	
J W Lees & Skipworth Ltd	
J10 Planning	Mr Justin Paul
Japanese Knotweed Solutions Ltd	Suzanne Hardy
JDP Ltd	John Dodd
Jones Day	A G Turner
Jones Lang LaSalle	Suzanne Asher/Andy Frost
JRA Moorhouse Planning	Andrew Moorhouse
Jupiter Investment Ltd	Julian Fuchs/J Wilkinson
JWPC Ltd	Matthew Wyatt
King Sturge LLP	Frazer Sandwith
Knight Frank	Wendy Hyde/Ross Tolmie-Thomson
Lathams	Mr Gary Thorogood-Page
Lambert Smith Hampton	Claire Norris/Richard Moffat/Mrs Jennie Hann
Lancs No 1 Circuit of Jehovah's Witnesses	Steve Connell
Leeds Metropolitan University School of the Built Environment	Karen Horwood
Longden and Cook	Peter Townley
Manchester Failsworth Congregation of Jehovah's Witnesses	Mr Stephen Connell
Medlock & Tame Valley Conservation Association	Susan Stewart
Melton Medes Ltd	John Taylor

Midas	Marilyn Steane
Miller Homes Limited	Tim Williams
Mirror Colour Print	Kieran Flemming
Mirwell Homes	Phillip Russell/Anthony Russell
MM2 Property Ltd	Mr Paul Martin
Mobilis Healthcare	
Moorside East Residents Association	Mr Trevor Cash/R Hardaker
Morris Homes (North) Limited	Andrew Thompson
Mosiac Town Planning	Paul Williams/Rebecca Ford
Mouchel (North West Valuation Office)	Stephen Beckwith
Mr Paul Wilson & Co	Simon Mair
Nathaniel Lichfield and Partners	Thomas Duncan/Neil Goldsmith
Nichol Thomas	Louise Tonkin
NJL Consulting	Simon Williams/Pascal Vincent/Chris Saunders/ Katya Samokhvalova
Northern Counties Housing Association	Clare King
Northern Trust Group	John Winstanley/Neil McManus
Npower Renewables Ltd	Andrew Bower
Nuaire	Stephen Neild
O.T.O. Association	Abdul Rehman Khayal
Oldham Athletic Football Club	Mr Alan Hardy
Oldham Garden Suburb Association	Mr G Mellor
Oldham Historical Society	Duncan Gurr
Oldham Property Partnerships	Andrew Brown
Oldham Ring and Ride	Graham McKenzie
Oldham Taxi Operators Association	

Outdoor Advertising Association and British Sign and Graphics Association	Chris Thomas
P H Architecture	
P Wilson & Company	Simon Mair
P&D Northern Steels Ltd	Peter Martin
P&S Commercials	Peter Platt
PA Dust Associates	Tony Dust
Partner Smiths Gore	Mr Andrew Hutton
Patrick Properties Ltd	Emerson Court
Paul Butler Associates	David Tye/Sarah Smith
Peacock & Smith	
Persimmon Homes Ltd	Mr Timothy Pegg/ Diane Aldcroft
Pilgrim Associates	
Planning Consultant Atkins Global	Ailie Savage
Platt and Hill Ltd	David Hill
Plot of Gold Ltd	Robert Taylor
Purico Ltd	Mr John Taylor
Quantum Management	Mr John Saxon
Quantum Services	
Rapleys	Heather Vickers
Redrow Homes (North West) Ltd	Robin Buckley
Richardson Commercials	Linda Richardson
Richardson Homes Ltd	Gareth Stansfield
Roger Hannah & Co	Mr R P Hannah
Rok Building Ltd	Andy Dyson
Roland Gaskell Ltd	
Rowland Homes Ltd	Stuart Binks
Royton Happy Circle	John Earnshaw
Royton Local History Society	Mrs J Wild

RSPB	Anna Sugrue
Sacred Heart & St William RC Church	Rev Paul Plumpton
Saddleworth Archaeological Trust	Mr David Chadderton/Ken Booth
Saddleworth Historical Society	Jim Carr
Saddleworth White Rose Society	Mr Roy Bardsley
Salisbury Hamer	Sandy Jones
Sanderson Weatherall LLP	Will Mulvany
Savills	John Connearn/Trevor Adey
Scouthead Filling Station	Mr Asim Ahmad
Shaw United Reform Church	
South Pennines Association	Mr D E Fletcher
Spawforth	Jennifer Peacock
St Annes Vicarage	Simon Brandes
St Barnabas C of E Church	Doug Oates
St Mark's Vicarage	Rev Alan Cooke
St Matthews Vicarage	David Penny
St Paul's C of E Church	
St Thomas C of E Church	
Stagecoach Manchester	John Young
Steer Ethelston Rural Ltd	Mrs S.J. Steer
Stephen Abbott Associates	Christie J McDonald/Harry Tongue
Stewart Ross Associates	Laura Ross/Stewart Ross
Stockfield Mount Tenants and Residents Association	Ken Hay
Sustrans	Peter Foster
Tanner Brothers Ltd	Mr F Tanner
Taylor & Wood Estate Agents	Mr M Wood

Taylor Wimpey UK Ltd	Paul Smith
Telford Planning Associates	Eric Telford
Terence O'Rourke plc	Sarah Beale
The Blue Coat School	M J Platt
The Casey Group	Mr C Casey
The Emerson Group Planning Department	Jonathon A Chapman
The Theatres Trust	Rose Freeman
Trinity Architecture	Paul Anderton
Trinity Methodist Church	
Turley Associates	Aneesha Jain/Sam Ryan/Lindsay Whitley
Tyler Parkes	Mr John Sammons
Uppermill Community Association	Christine Beaumont Rydings
Villages Housing Association	Tony Dooley
Vincent and Gorbing	Hannah Philp
Vincent Gorbing Ltd	Claire McIntosh
Viridor Waste Management	Peter Wishart
Wainhomes	Stephen Robinson
Walton & Co	vicki richardson
Weir Caravan Park	Mr D. Hind
Werneth Jamai Mosque	Mr Azam Kham
West Pennine Bridleways Association	Mrs J Tennant
West Pennine Housing Association	Julie Appleton
West Pennine Plant	Mr P Moore
Whitehead & Co.	
Wm. Shepherdson and Sons Ltd	Rex Shepherdson
WYG Planning and Design	Keith Nutter
Wynford Ellidge	
Yorkshire Mills Ltd	Yorkshire Mills Ltd
Zetex plc	Ken Clithero

3.4 Other people we notified about the publication stage

A & J Haigh	Andrew Whelan	C Curl
A and F Bennett	Andrzej Czakow	C E Walker
A Fletcher	Angela Hughes	C Hesworth
A Hilton	Angela Jones	C Hodges
A Howard	Angela Marland	C J Watson
A Miller	Ann Whelan	C Moorhouse
A S Bennett	Ann Wingate	C Sutcliffe
A Waterhouse	Anne Bulcock	Carol Cooper
A. D. Whittles	Anne Shepherd	Carol Moir
A. Whitehead	Anne Tunnicliffe	Carole Dunkerley
Adam Laws	Antony Shirtcliffe	Caroline Moore
Alan Bushell	Audrey Preece	Carolyn Abbott
Alan Chadwick	B & J Read	Carolyn Berry
Alan Jannidi	B Elson	Carolyne Wadsworth
Alan T. Marsden	B Gibson	Catherine Lumb
Alan Thorpe	B Hayden	Catherine Mallon
Alastair Wright	B Stringer	Charles Lees
Alun Morgan	B Whitehead	Chris Gibson
Alun Francis	B. Szwandt	Chris Murray
Amanda Hill	Barrie Deaville	Christian Jones
Amin Laws	Ben Coltas	Claire Whelan
Amy Bridge	Bernard Keeley	Cllr John McCann
Andrea Bamford	Bill Dunkerley	Collette Bennett
Andrew J Moores	Billy Wiseman	
Andrew Marsh	Brian Hunt	

	Derek Laws	Emma Argyle
Craig Atkin	Derek Shard	Emre Cosar
D Dowd	Derek T. Oldham	Eric Banks
D Hazeltine	Diane Aldcroft	Eric Suddaby
D Howard	Diane Chester	F & W Hopkinson
D Lawton	Doreen Orchard	F Atkins
D Partington	Dorene Thompson	Fiona Jones
D Pemberta	Dorothy Hinchcliffe	F J Mallon
D Thornborough	Dorothy Kendrick	Frank Dowd
D Warren	Dr A Butterworth	G Burns
D. Bowers	Dr A T Peel	G Lindsay
D. Clegg	Dr A W Taylor	G R Bennett
Daniel Allen	Dr Judith Ann Hassan	G Winterbottom
Dan Murphy	Dr S Keba	G. K. Whittleworth
Daniel Faulkner	Dr Stephen Watkins	Gareth Bryer
David Alan Bennett	Dr W. K. Willian	Gary Jones
David Brotheridge	E Leeks	Gary Martin
David Gibbings	Edith Howarth	Gaynor Thorpe
David Hampson	Elaine McDonald	Ged Daly
David Longbottom	Elaine McMinn	George Bickerstaffe
David McNeeney	Elizabeth Crawford	Georgina Hopwood
Dawn Evans	Elizabeth Dargan	Gerard Carter
Deborah Fielding	Elizabeth Hicks	Gillian Hodkinson
Deborah Pilling	Elizabeth M Green	Graeme Harris
Dennis Hadfield	Elizabeth Sheldon	H. R. Whittles

Hannah Roberts	J Koulouri	Jenny Walker
Harry Hamer	J M Peel	Jill Beswick
Heather McBride	J Norbury	Jill Whybrow
Helen Molloy	J. E. Bennett	Jo Lomas
Helen Whelan	Jack Green	Joan Broadbent
Herbie Davies	Jack Jones	Joan Howard
Holly Bilton	Jack Slater	Joan Pedder
Hugh Broadbent	Jackie Ward	Joanne Blair
I & C Sutcliffe	James Allen	Joanne Boyce
I Martin	James Harris	Joanne Walker-Lloyd
Ian Ainsley	James McNeeney	Joe Jaskolka
Ian Gillies	James Roddy	John Barnes
Ian Hodgkinson	Janet Bottomley	John Holt
Ian Jackson	Janet Buckley	John Mastin
Ian Parkin	Janet Smith	John Mustoe
Ian Perry	Janet Watts	John R. Kellett
Imelda Harris	Janice Jackson	John R. Wild
Indo African Exports Ltd	Jason Walker-Lloyd	John Southern
Irene Walker	Jay Fisher	John Trickett
Irene Wharton	Jean Helliwell	John Williams
J & E Mooney	Jean Kellett	Jon Hunt
J & S Rushton	Jean Tennant	Joyce Shaw
J Burton	Jean Uttley	Judith Moores
J H Barnes	Jeffrey Harrison	Julie Ashworth
J Hughes	Jennifer Peacock	Julie Cheetham

Julie Cooper	L A Allsopp	M Hambley
Julie Gillett	L Battersby	M Hurley
Julie Patterson	L Garforth	M Lang
Julie Stewart	L Scales	M Long
Justin Brown	Laura Brotheridge	M Pritchard
K Chadwick	Laura Cooley	M T Dodd
K Coburn	Laura Kenway	M Whitehead
K H Boulter	Laura Roff	Malcolm Walker
K Jones	Laura Smeaton	Margaret Baker
K Woodhead	Lee Hodges	Margaret Clelland
K Wylie	Les Holdsworth	Margaret Miles
Karen Roberts	Lesley Leece	Margaret Scott
Karen Thompson	Linda Argyle	Marguerite Williamson
Kathleen Hilton	Lisa Greenwood	Marilyn Guest
Kathleen McNeeney	Lisa Murray	Mark Argyle
Kay Riley	Lisa Ward	Mark Shuttleworth
Kay Sinkinson	Lorraine Casey	Mark Tracey
Keith Jackson	Louise Farrimond	Martin Arthur
Ken Booth	Lynn Laws	Martin Davenport
Kenneth Wingate	Lynn Whiteley	Mathew Halliwell
Kevin Robert Coleridge	M & E Ogden	Matthew Clark
Kim Humphrys	M Buckley	Messrs Williamsons
Kirsty Finn	M Fletcher	Michael John Warburton
Kirsty Roberts	M G Hill	
Kishen Shanker	M Halliwell and M Douglas	

Michael Lemmings	Mr & Mrs Hindle	Mr A H Lees
Michael Patterson	Mr & Mrs J McAllister	Mr A Saddique
Mike Connor	Mr & Mrs J Simcock	Mr A Thewlis
Miss A Maguire	Mr & Mrs Kenny	Mr A. Bardsley
Miss C Margrove	Mr & Mrs M Bowker	Mr A. P. Power
Miss Deborah Benson	Mr & Mrs Mather	Mr Adam Parsey
Miss J Steventon	Mr & Mrs N Saxon	Mr Alan Bottomley
Miss Janet Gipson	Mr & Mrs Ogden	Mr Alan Broadbent
Miss Jenna Simpson	Mr & Mrs P Bailey	Mr Alan Chapman
Miss K. H. Faulkner	Mr & Mrs P Glynn	Mr Alastair Watts
Miss Nuran Yazici	Mr & Mrs P Lowe	Mr and Mrs David McNeeney
Miss P Hindle	Mr & Mrs P Wright	Mr Andrew Davis
Miss Rachael Hall	Mr & Mrs Parkin	Mr Andrew Fletcher
Miss Sean Bennett	Mr & Mrs Peers	Mr Andrew Ravenscroft
Moira Lochery	Mr & Mrs Poole	Mr Anthony P Bennett
Moorgarth Properties	Mr & Mrs S K Thornton	Mr Antony Cooke
Mr & Mrs A C Bradbury	Mr & Mrs Shore	Mr B Hodkin
Mr & Mrs D & V Wareing	Mr & Mrs Tyrrell	Mr B Macdonald
Mr & Mrs D Burke	Mr & Mrs Whybrow	Mr B Maguire
Mr & Mrs E Cork	Mr & Mrs Wigley	Mr B Mellor
Mr & Mrs E G Smith	Mr A Brierley	Mr B Warburton
Mr & Mrs F Whitehead	Mr A Carrighan	Mr Barlow
Mr & Mrs Firth	Mr A Cook	Mr Bill Turner
		Mr Brian Lee

Mr C.P. Dawson	Mr G Greenwood	Mr J Gregory
Mr Clive Narrainen	Mr G Swallow	Mr J Heather
Mr Colin Barnett	Mr G. F. Wood	Mr J L Hindle
Mr Colin Blythe	Mr G. Heathcote	Mr J Maguire
Mr Cunningham	Mr Geoffrey Holt	Mr JD Murray
Mr D Glenday	Mr Geoffrey Taylor	Mr J Stott
Mr D Goddard	Mr Gerard Carter	Mr J. Barrett
Mr D J W Harrison	Mr Glennie	Mr Jack Wood
Mr D Saville	Mr Graham Birch	Mr James Parsey
Mr D Winterbottom	Mr Graham Griffiths	Mr Jan Yazici
Mr D Wood	Mr Graham Horn	Mr Jeffrey Stokes
Mr D. C. Nield	Mr H Charles	Mr Jesse Ashworth
Mr D. Cox	Mr H Kenyon	Mr John Odgen
Mr David Beynon	Mr Hallett	Mr Jones
Mr David Fisher	Mr Hamer	Mr Jones
Mr David Hadfield	Mr Harvey Hinchliffe	Mr K C Shaw
Mr David Jones	Mr Horsfall	Mr K J Watson
Mr David Makin	Mr I Corbett	Mr K W Redfearn
Mr David Parsey	Mr I Hargreaves	Mr Kevin Leyden JP
Mr David Taylor	Mr I. B. Waterhouse	Mr Kevin O'Regan
Mr E Magee	Mr Ian Clarke	Mr Kevin Roylance
Mr Eric Trigg	Mr Ian Hollingworth	Mr L Fawns
Mr F Winterbottom	Mr Ian Letham	Mr L Tilley
Mr F Yazici	Mr Ian Thompson	Mr Lambert
Mr Frank Caron	Mr J Blakeman	Mr Leslie Roberts
Mr G Bennett	Mr J Cunliffe	
Mr G Daws	Mr J Fitton	

Mr Lomax	Mr Premji Naran	Mr Usman Ali
Mr M Burton	Mr R A Fleming	Mr Usman Azam
Mr M Farrand	Mr R Blackman	Mr W Jenkinson
Mr M Ratcliff	Mr R Cocking	Mr Walker
Mr M. C. Cassidy	Mr R Ford	Mr Walsh
Mr Mark Dronsfield	Mr R I Wright	Mr Warren Clarke
Mr Mark Lever	Mr R Whittles	Mrs A Butterworth
Mr Melvyn Lees	Mr Ramez Hassan	Mrs A Farrants
Mr Michael Donough	Mr Raymond Roberts	Mrs A Fisher
Mr Michael Hilton	Mr Richard Graham Wilcock	Mrs A Holdsworth
Mr Michael Mooney	Mr Richard Toms	Mrs A Lord
Mr Moiz Khanbhai	Mr Richard Wright	Mrs Amy Barrow
Mr N Crossley	Mr Robert Allsopp	Mrs Ann Yazici
Mr Nigel Newton	Mr Robert Ashworth	Mrs Anne J. Walker
Mr Noel Dean	Mr Robert Bardsley	Mrs Asha Gulati
Mr P Ackroyd	Mr Robin Hardman	Mrs B Brown
Mr P Buckley	Mr Rod Whitworth	Mrs B Gilmartin
Mr P Makin	Mr Roy Bardsley	Mrs B Greenwood
Mr P W Bagley	Mr S Sedgwick	Mrs B M Smith
Mr P Ward	Mr S. D. Shaw	Mrs B Paterson
Mr P Whitehead	Mr Sharp	Mrs B Robertson
Mr Patrick Harrison	Mr Simpson	Mrs Barbara Grady
Mr Paul McGrath	Mr T Bithell	Mrs Barbara Smith
Mr Peter Buckley	Mr T McCabe	Mrs Barnes
Mr Peter Grogan	Mr Terence J Talbot	Mrs Beryl Faulkner
Mr Phil Higgins	Mr Tim Lynch	Mrs Bickerton
Mr Phil Howarth	Mr Tony Tomlinson	Mrs Brenda Farrand

Mrs Carol Butterfield	Mrs J Hopkinson	Mrs Linda Lees
Mrs Caroline Lees	Mrs J Korny	Mrs Lynn Rhodes
Mrs Catherine Schofield	Mrs J Punchard	Mrs M Ford
Mrs Christine Knott	Mrs J Read	Mrs M Hebburn
Mrs D Agarwal	Mrs J Todd	Mrs M Simmill
Mrs Dixon	Mrs J Wright	Mrs M Sykes
Mrs Dorothy Lawson	Mrs Jacqueline Miles	Mrs M Wild
Mrs E Connally	Mrs Janet Valentine	Mrs Maddocks
Mrs E Farrar	Mrs Jennifer Daubney	Mrs Margaret Barnett
Mrs E Johnson	Mrs Joan Gibson	Mrs Margaret Williams
Mrs E Mullan	Mrs Joan Holt	Mrs N Abbott
Mrs F Gadsbey	Mrs Judith Lamb	Mrs Norma Whitehead
Mrs G Waterhouse	Mrs Julie Shaw	Mrs P Goodwin
Mrs Gail Martin	Mrs June Earnshaw	Mrs P O'Dwyer
Mrs H Gibbs	Mrs K Howard	Mrs P Richardson
Mrs H I Smith	Mrs K McMunn	Mrs P Saville
Mrs Heather Chapman	Mrs K Wales	Mrs Pauline Ramsden
Mrs Hema Chandra	Mrs Karen Parsey	Mrs S Jackson
Mrs I Dyson	Mrs L Fawns	Mrs S Kingham
Mrs I Ellis	Mrs L Gartside	Mrs S R Lomas & Mr I Holt
Mrs I Lawton	Mrs L Heather	Mrs S Sherriff
Mrs J Cassidy	Mrs L Whittles	Mrs S Walsh
Mrs J Clark	Mrs Liane Robinson	Mrs S. P. Medhurst
Mrs J Fallows	Mrs Linda Hardman	

Mrs Sandra Stead	Neil Hardiker	Peter Goulden
Mrs Sara Harrison	Nicholas Ward	Peter Lees
Mrs Sheila Stott	Nicola Hughes	Peter Rockwood
Mrs Tracy O'Regan	Nigel Cooper	Peter Sykes
Mrs V A Killion	Noel Wright	Peter Tattersall
Mrs V Buckley	Norman J Hibbert	Petere Moore
Mrs V Wright	Norman Jones	Philip Errington
Mrs W Dean	Norman Moores	Philip Sayle
Mrs Wendy Cash	Norman Preece	Philip Shaw
Mrs Cash	Norman Whitehead	Phillida Shipp
Mrs Whiteside	P & S Bolton	Phyllis Thomson
Mrs Yvette Schemet	P Fielding	R & M E Patriarca
Ms D Stott	P Jones	R & P Heywood
Ms Diana Terry	P Monaghan	R Brewster
Ms J M Knott	P Platt	R Dearden
Muriel Henry	P Wood	R Foster
Murray Foster	P. J. Whittles	R Jones
Myra Senchenko	Pamela Barlow	R Turner
N C Hopwood	Pat Reake	R. Taylor
N J Bunting	Pat Wild	R.J. Belfield
N R Evans	Patricia Lord	Raymond Cocker
N. L. Scott	Patricia Mills	Rev Paul Plumpton
Natalie Harvey	Patricia Sharp	Robert C Barnes
Nathan Pike	Paul Martin	Robert Haycock
Nazia Ahmed JP	Paul Monaghan	Robert Hilton
Neil Cooper	Peter Batty	

Roger Dunkerley	Scott Maxwell	T Barik
Ronald Graham	Shamim Miah	T Davies
Roy Johnson	Sharon Collins	T J O'Regan
Roy Tatterstall	Sheila Patterson	T Lenegan
S & F Eades	Shelly Clegg	Terence Farmer
S Conreen	Shirley Buckley	Tony Howard
S Fidler	Shirley Hamer	Tracey Gibson
S Lilley	Sonia Wharmby	Trevor Dunkerley
S Vasse	Stephen Leigh	Trevor Mizon
S Watts	Stephen Scoggins	Trevor Smith
S Wilson	Stephen T Hall	V. Bowden
S. Delph	Steve Buckley	Val Kenworthy
S. Haigh	Steve Wright	W A Tomlinson
S. Winstanley	Steven Grace	Wendy Burke
Sam Argyle	Steven Pilling	Wendy Murray
Sam Storer	Steven Potts	WH & JD Theakstone
Samantha Durr	Stuart Lord	Will Lindley
Sarah Harrison	Stuart Wharfe	Yvonne Fawley
Sarah Pearson	Susan Stahr	S Barrow

3.5 Community Centres we notified about the publication stage

Bank House Community Centre	Fitton Hill Community Centre	Oldham Youth and Community Education
Chadderton Community Centre	Greenacres Community Centre	Pakistani Community Centre
Coldhurst Community Centre	Greenhill Community Centre	The A.R.A. Community Association
Coppice Community Centre	Holts Centre	Werneth & Freehold Community Centre
Failsworth Community Centre	Indian Association	Werneth Womens Centre
Fatima Women's Association	Oldham Bangladeshi Association	

3.6 Medical Centres we notified about the publication stage

Alexandra Grp Medical Practice	Dr M Ali & Partner	Edward Street Surgery
Block Lane Surgery	Dr A A Mohanty	Hopwood House Surgery
Cannon Street Health Centre	Dr Orr & Partners	Leesbrook Surgery
Chadderton Town Health Centre	Dr B Perkins	Moorside Medical Practice
Crompton Health Centre	Dr R Rajan	Pennine Medical Practice
Donald Wilde Medical Centre	Dr Reid & Partner	Radcliffe Medical Centre
Dr Chowdhury & Partner	Dr MS Shah	Royton Medical Centre
Dr Danson	Dr Sharma	Saddleworth Medical Practice
Dr Duru Go & Partner	Dr SK Pal & Partner	Saint Chads Centre
Dr J Addy & Partner	Dr P Trewinnard	Springfield House Surgery
Dr J Gray	Village Medical Practice	Saint Marys Medical Centre
Dr Kapur And Partner	Dr Wright & Partner	Sun Valley Medical Practice
Dr Khurana & Partners	Drs Z Ahmad & Partner	Westwood Medical Centre

3.7 Post Offices we notified about the publication stage

Bardsley	Hardy Street	Lower Rushcroft
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Butler Green	Hathershaw	New Moston
Chadderton	Heyside	North Chadderton
Coldhurst	High Crompton	Oldham
Delph	Hollins Road	Oxford Street
Denshaw	Holts	Royton
Diggle	Lee Street	Shaw
Failsworth	Lees	Springhead
Fitton Hill	Lees Road	Uppermill
Grasscroft	Limeside	Watchcote
Greenfield	Lord Lane	Waterhead

3.8 The council also notified all Secondary and Primary Schools about the publication stage

4 How we notified people

4.1 The council publicised the publication stage using the following methods:-

- The documents were made available at the council's principal offices, the Civic Centre Access Oldham and the Planning Reception.
- The documents were made available on the council website.
- The documents were made available on the Limehouse consultation portal.
- The documents were made available at the libraries within the borough as listed on the public notice.
- The documents were made available in the three Members rooms and at Saddleworth Parish Council and Shaw and Crompton Parish Council.
- Notification letters and emails were sent to all specific, general and other consultees, Government departments, individuals and organisations on the LDF mailing list, and community centres, doctor's surgeries, schools and post offices.
- A public notice (statement of representation procedure and statement of availability) was published on the council's website and was made available at the council's principal offices, at public libraries and at the parish councils, and at the three Members rooms. It was also sent to individuals and organisations on the LDF mailing list.
- A local advertisement (public notice) was placed in the Oldham Evening Chronicle on the 14 October 2010 and the Oldham Advertiser on 14 October 2010 and the 21 October 2010.
- A press release was issued on 20 October 2010 and appeared in the Oldham Evening Chronicle on 25 October 2010.
- A briefing note providing a summary of the Joint DPD policies was made available on the council website, at the principal office, at public libraries, Members rooms and the parish councils.
- The documents were made available to all Oldham Council Councillors, employees and Oldham Partnership.

4.2 In addition the council contacted the regional planning body to request their opinion on whether they consider the Joint DPD to be in conformity with the Regional Spatial Strategy (RSS).

4.3 The next sections of this report show the public notice (statement of representation procedure and statement of availability), the notification letters, email to the regional planning body, and the media release at the publication stage.

5 Public Notice (Statement of Representation Procedure and Statement of Availability)

5.1 This is the public notice we used at the publication stage.

Oldham Council

Local Development Framework

Joint Core Strategy and Development Management Policies

Development Plan Document

‘Proposed Submission ‘

Planning and Compulsory Purchase Act 2004

Regulations 24 and 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

Statement of Representation Procedure

Document Title

Joint Core Strategy and Development Management Policies Development Plan Document (DPD).

Subject Matter

The DPD sets out the vision, objectives, a planning and development strategy, policies and a monitoring and implementation framework up to 2026. The DPD is the proposed submission document that the council intends to submit for independent examination to the Secretary of State.

Area covered by the document

Whole borough, except the part which falls within the Peak District National Park.

Period of Publication for Representations

Representations may be made between 14 October 2010 and up to 5.00pm on 26 November 2010.

The address to which representations should be sent

Representations may be made in writing or electronically through the following ways:

- Post: LDF and Urban Design, Level 3 Civic Centre, West Street, Oldham, OL1 1UH
- Online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi> and www.oldham.gov.uk
- Email: spi@oldham.gov.uk
- Fax: 0161 770 4410

Request to be notified

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that the DPD has been submitted for independent examination
- the publication of the recommendations of any person appointed to carry out an independent examination of the DPD; and
- the adoption of the DPD

Statement of the fact that the Joint Core Strategy and Development Management Policies Development Plan Document and other submission documents are available for inspection, and of the places and times at which they can be inspected:

The proposed submission documents are available to view at the following places and times. Representation forms are also available at the following locations.

Council website www.oldham.gov.uk and
<http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Civic Centre, Planning Reception, Level 12 (Monday - Friday, 8.40am - 5pm)

Civic Centre, One Stop Shop (Monday - Friday, 8.40am - 5pm)

Chadderton Library (Monday – Thursday 9am - 8pm, Friday 9am - 5pm, Saturday 9am - 4pm, Sunday 10am - 4pm)

Crompton Library, Failsworth Library, Lees Library and Royton Library (Monday 9.30am - 7pm, Tuesday 9.30am - 5pm, Wednesday – Thursday 9.30am - 7pm, Friday 9.30am - 5pm, Saturday 9.30am-1pm)

Fitton Hill Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 1pm - 6pm, Friday 12 noon - 5pm, Saturday 10am - 1pm)

Greenfield Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 1pm - 7pm, Friday 1pm - 5pm, Saturday 10am - 1pm)

Limehurst Library (Monday 10am - 6pm, Tuesday Closed, Wednesday 1pm - 7pm, Thursday 1pm - 6pm, Friday 10am - 5pm, Saturday 10am - 1pm)

Northmoor Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 12.30pm - 6pm, Friday 12.30pm - 5pm, Saturday 10am - 1pm)

Oldham Library (Monday – Thursday 9am - 9.30pm, Friday 9am - 5pm, Saturday 9am - 4pm, Sunday 10am - 4pm)

Uppermill Library (Monday 9.30am - 7pm, Tuesday 9.30am - 1pm, Wednesday – Thursday 9.30am - 7pm, Friday 9.30am - 5pm, Saturday 9.30am - 1pm)

Delph Library (Monday – Thursday 2pm - 4.30pm, Friday – Saturday 10am - 12.30pm)

If you require further information about this consultation please contact the LDF team on telephone numbers 0161 770 4151/1672/1670/4139 or email spi@oldham.gov.uk.

6 Letters

6.1 This is a copy of the letter sent to statutory consultees at the publication stage.

Economy, Place and Skills Directorate

LDF & Urban Design

Level 3 Civic Centre, West Street,

Oldham, OL1 1UH

Tel: 0161 770 4151

Dear sir / madam

Re: Local Development Framework `Proposed Submission`

I am writing to update you about an important stage in the preparation of Oldham's Local Development Framework (LDF).

As you know, here at Oldham we are preparing a joint development plan document that includes the Core Strategy and the Development Management Policies. Its official title is the `Joint Core Strategy and Development Management Policies Development Plan Document`. Although it is referred to simply as the `joint DPD` for shorthand.

Oldham Council has now published for comments its joint DPD. Please find enclosed the official notice which includes the public consultation dates.

Details of the joint DPD can be viewed on our Limehouse consultation portal at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>. Your comments and views about the joint DPD are welcomed. You can submit your comments online directly or on the official comments form. At this stage comments should relate to whether the joint DPD is legally compliant and justified, effective and consistent with national planning policy. Please note that any comments you make will not be treated as confidential and will be made publicly available.

We have published the following documents:

- Proposed Submission joint DPD
- Appendices
- Sustainability Appraisal report
- Habitats Regulations Assessment report
- Equalities Impact Assessment report
- Consultation Statement
- Infrastructure Study
- The following Background Papers:
 - 1 Address of Choice

- 2 Economy
- 3 Green Infrastructure and Historic Environment
- 4 Communities
- 5 Natural Resources
- 6 Movement and Accessibility
- LDF Policies summary note

In addition, we have also published a schedule of the comments we received at the last consultation stage (‘Refining Options’ in Spring this year) and the council's responses.

Details of all these documents can also be viewed on the council's website at www.oldham.gov.uk. Please follow the links to the LDF webpages.

As permitted by the planning regulations, I have enclosed a CD of the Proposed Submission joint DPD and associated documents with this letter. It also includes a short summary background note on the LDF policies.

After the consultation closes, we will aim to submit the joint DPD to the Planning Inspectorate for examination in early 2011. We are aiming for late February. After the examination, it is anticipated that the joint DPD will be adopted in late 2011.

Please do not hesitate to contact me if you have any questions about the Proposed Submission joint DPD.

Once again, thanks for your continuing help in preparing the joint DPD.

Yours faithfully

Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

6.2 This is a copy of the letter sent to GONW at the publication stage.

Mr Chris Bamber	Economy, Place and Skills Directorate
Government Office for the North West	LDF & Urban Design
CityTower	Level 3 Civic Centre, West Street, OldhamOL1 1UH
PiccadillyPlaza	
Manchester M1 4BE	Tel: 0161 770 4151

Dear Mr Bamber

Re: Local Development Framework `Proposed Submission`

I am writing to update you about progress of Oldham's Local Development Framework (LDF).

As you know, here at Oldham we are preparing a joint development plan document that includes the Core Strategy and the Development Management Policies. The official title of the document is the 'Joint Core Strategy and Development Management Policies Development Plan Document'. Although it is referred to simply as the 'joint DPD' for short.

We are at the regulation 27 stage in preparing the joint DPD. We have published for comments the Proposed Submission joint DPD. The consultation will run from **14 October 2010 to 26 November 2010**. In line with regulation 30 we will aim to formally submit any comments we receive to the Planning Inspectorate on 28 February 2011.

As part of the LDF processes we have previously consulted on the 'Issues and Options' stage (in autumn/winter 2007/08), the 'Preferred Options' stage (in spring 2009) and the 'Refining Options' stage (in Spring/Summer 2010). In preparing the Proposed Submission joint DPD we have considered comments received at all the previous consultation stages, the findings of our evidence base and national policy.

Please find enclosed a CD of the documents. One paper copy of the suite of documents has been delivered to your offices. In addition we have also sent them by email. The full suite of documents includes:

- Public notice
- Proposed Submission joint DPD
- Appendices
- Sustainability Appraisal report
- Habitats Regulations Assessment report
- Equalities Impact Assessment report

- Consultation Statement
- Infrastructure Study
- The following Background Papers:

1. Address of Choice
 2. Economy
 3. Green Infrastructure and Historic Environment
 4. Communities
 5. Natural Resources
 6. Movement and Accessibility
- Public Schedule of the comments we received at the last consultation stage ('Refining Options' in Spring this year) and the council's responses
 - LDF Policies summary note

We are undertaking consultation on the Proposed Submission joint DPD in line with the planning regulations and our adopted Statement of Community Involvement. Copies of the documents have been sent to Steve Carnaby at the Planning Inspectorate.

All of the documents are available to view on our Limehouse consultation website at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>, and the council's website at www.oldham.gov.uk (please follow the links to the LDF pages).

Your comments and views about the 'Proposed Submission' reports are welcomed, although please note that any comments you make will not be treated as confidential and will be made publicly available. At this stage comments should relate to whether the joint DPD is legally compliant and justified, effective and consistent with national planning policy.

Please do not hesitate to contact me if you have any questions about the Proposed Submission joint DPD.

Once again, thanks for your continuing help in preparing the joint DPD.

Yours Faithfully

Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

Cc: Dave Arstall (GONW)

6.3 This is a copy of the letter sent to the Planning Inspectorate at the publication stage.

Mr S. Carnaby	Economy, Place and Skills Directorate
LDF Team	LDF & Urban Design
Planning Inspectorate	Level 3 Civic Centre, West Street, OldhamOL1 1UH
Room 3 / 25	
HawkWingTemple Key House	Tel: 0161 770 4151
2 The Square TempleKey	
Bristol BS1 6PN	

Dear Mr Carnaby

Re: Oldham's Local Development Framework `Proposed Submission`

I am writing to update you about progress of Oldham's Local Development Framework (LDF).

As you know, here at Oldham we are preparing a joint development plan document that includes the Core Strategy and the Development Management Policies. The official title of the document is the 'Joint Core Strategy and Development Management Policies Development Plan Document'. Although it is referred to simply as the 'joint DPD' for short.

We are at the regulation 27 stage in preparing the joint DPD. We have published for comments the Proposed Submission joint DPD. The consultation will run from **14 October 2010 to 26 November 2010**. In line with regulation 30 we will aim to formally submit any comments we receive to the Planning Inspectorate on 28February 2011.

As part of the LDF processes we have previously consulted on the 'Issues and Options' stage (in autumn/winter 2007/08), the 'Preferred Options' stage (in spring 2009) and the 'Refining Options' stage (in Spring/Summer 2010). In preparing the Proposed Submission joint DPD we have considered comments received at all the previous consultation stages, the findings of our evidence base and national policy.

As set out in your 18 May 2010 letter please find enclosed one paper copy of the documents. Also enclosed is a CD of the documents. In addition we have also sent them by email. The full suite of documents includes:

- Public notice
- Proposed Submission joint DPD
- Appendices
- Sustainability Appraisal report
- Habitats Regulations Assessment report
- Equalities Impact Assessment report
- Consultation Statement

- Infrastructure Study
- The following Background Papers:
 1. Address of Choice
 2. Economy
 3. Green Infrastructure and Historic Environment
 4. Communities
 5. Natural Resources
 6. Movement and Accessibility
- Public Schedule of the comments we received at the last consultation stage ('Refining Options' in Spring this year) and the council's responses
- LDF Policies summary note

We are undertaking consultation on the Proposed Submission joint DPD in line with the planning regulations and our adopted Statement of Community Involvement. Copies of the documents have been sent to Chris Bamber and Dave Arstall at Government Office for the North West.

All of the documents are available to view on our Limehouse consultation website at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>, and the council's website at www.oldham.gov.uk (please follow the links to the LDF pages). They are also available to view in public libraries and the council's principal offices.

Your comments and views about the 'Proposed Submission' reports are welcomed, although please note that any comments you make will not be treated as confidential and will be made publicly available. At this stage comments should relate to whether the joint DPD is legally compliant and justified, effective and consistent with national planning policy.

Please do not hesitate to contact me if you have any questions about the Proposed Submission joint DPD.

Once again, thanks for your continuing help in preparing the joint DPD.

Yours Faithfully

Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

6.4 This is a copy of the letter sent to non-statutory consultees at the publication stage.

Economy, Place and Skills Directorate

LDF & Urban Design section

Level 3 Civic Centre, West Street,
OldhamOL1 1UH

Tel: 0161 770 4151

Dear sir / madam

Re: Planning consultation - Local Development Framework

I am writing to you because you have previously commented on the borough's Local Development Framework (LDF) or because you have asked to be kept informed about the LDF. (If you would prefer to be contacted via your email address rather than by post or you no longer want to be kept informed, please contact my colleague Joanne Blair on telephone 0161 770 4061 or by email at spi@oldham.gov.uk)

We are now at an important stage in the preparation of the LDF.

As you know we are preparing a planning document that includes the Core Strategy and the Development Management Policies.

Oldham Council has now published for comments the planning document that we will be submitting to the Planning Inspectorate (along with any comments we receive) for examination early next year. Please find enclosed the official notice which includes the public consultation dates.

Details of the LDF can be viewed on our consultation portal at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>. Your comments and views about the LDF are welcomed. You can submit your comments online directly. Alternatively comments forms can be found on the council's website and at the Civic Centre and public libraries. If you would like us to send you a copy of the comments form please contact us on the telephone number at the top of this letter. At this stage comments should relate to whether the LDF is legally compliant and justified, effective and consistent with national planning policy. Please note that any comments you make will not be treated as confidential and will be made publicly available.

Details of all the documents can also be viewed on the council's website at www.oldham.gov.uk. Please follow the links to the LDF webpages. They can also be viewed at the Civic Centre and public libraries.

We have published a number of documents. These include the LDF itself and its appendices, a number of supporting assessments, a consultation statement, an infrastructure study and a series of background topic papers. In addition, we have also published a list of the comments we received at the last consultation stage (‘Refining Options’ in Spring this year) and the council's responses.

After the consultation closes, we will aim to submit the LDF to the Planning Inspectorate for examination in early 2011. We are aiming to submit in late February. After the examination, it is anticipated that the LDF will be adopted in late 2011.

Please do not hesitate to contact me if you have any questions about the LDF.

Once again, thanks for your continuing help in preparing the LDF.

Yours faithfully
Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

6.5 This is a copy of the letter sent to post offices, community centres and doctors at the publication stage.

Economy, Place and Skills Directorate

LDF & Urban Design section

Level 3 Civic Centre, West Street,

Oldham, OL1 1UH

Tel: 0161 770 4151

Dear sir / madam

Re: Planning consultation - Local Development Framework

I am writing to ask for your help in getting people's comments on a planning consultation.

We are now consulting on the next stage of preparing the borough's Local Development Framework (LDF). The LDF will be our new plan that will eventually replace the current Unitary Development Plan (UDP). The stage we are at is called 'Proposed Submission'. It would be greatly appreciated if you could display the poster enclosed in a prominent position during the consultation period.

The documents can be viewed on the council's consultation portal at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>. Details of all the documents can also be viewed on the council's website at www.oldham.gov.uk (please follow the links to the LDF webpages). They can also be viewed at the Civic Centre and public libraries.

At this stage comments should relate to whether the documents are legally compliant and justified, effective and consistent with national planning policy. Please note that any comments you make will not be treated as confidential and will be made publicly available.

If you have any queries about this letter, please do not hesitate to contact me. Once again, thanks for your continuing interest in helping us prepare our LDF.

Yours faithfully

Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

6.6 This is a copy of the letter sent to schools at the publication stage.

All Schools

Economy, Place and Skills Directorate

LDF & Urban Design section

Level 3 Civic Centre, West Street,

Oldham, OL1 1UH

Tel: 0161 770 4151

Dear sir / madam

Re: Planning consultation - Local Development Framework

I am writing to ask for your help in getting people's comments on a planning consultation.

We are now consulting on the next stage of preparing the borough's Local Development Framework (LDF). The LDF will be our new plan that will eventually replace the current Unitary Development Plan (UDP). The stage we are at is called 'Proposed Submission'.

The documents can be viewed on the council's consultation portal at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>. Details of all the documents can also be viewed on the council's website at www.oldham.gov.uk (please follow the links to the LDF webpages). They can also be viewed at the Civic Centre and public libraries.

At this stage comments should relate to whether the documents are legally compliant and justified, effective and consistent with national planning policy. Please note that any comments you make will not be treated as confidential and will be made publicly available. The dates for comments are set out on the official notice and the website.

If you have any queries about this letter, please do not hesitate to contact me. Once again, thanks for your continuing interest in helping us prepare our LDF.

Yours faithfully

Paul McGrath

Paul McGrath

Principal Planning Officer

Direct line: 0161 770 4151

Email: Paul.McGrath@oldham.gov.uk

6.7 This is a copy of the email sent to the regional planning body at the publication stage.

From: Paul McGrath

Sent: 12 November 2010 12:10

To:

Cc: Elizabeth Dryden-Stuart; Clare Moran; Alan Evans; Michele Carr; John Studholme; ARSTALL DAVE;

Subject: Oldham Local Development Framework

Michael

I am writing to you about Oldham's Local Development Framework (LDF).

We are currently out to public consultation (which runs to 26 November 2010) on our Joint Core Strategy and Development Management Policies Development Plan Document `Proposed Submission` documents.

In line with the advice of GONW on 7 July 2010 that it was no longer necessary to request a statement of conformity with the Regional Spatial Strategy (RSS) after the Secretary of State's decision to revoke RSS with immediate effect on 6 July 2010 (which was further confirmed by correspondence from 4NW that there was no longer a need for local authorities to consult 4NW about LDFs), I did not request such a statement when our LDF documents were published on 14 October 2010.

However, given the news on Wednesday about the successful legal challenge to the Secretary of State's decision to revoke regional strategies (which now means that RSS is part of the borough's development plan), I consider that it would be prudent to formally request, under the relevant sections of the Planning Acts, your opinion (as the North West Regional Leaders Board and in the absence of another more appropriate body) as to the general conformity of the Oldham Joint Core Strategy and Development Management Policies DPD with the RSS.

I appreciate that your organisation has been downsized, restructured and refocused, but would very much welcome your view as to whether or not you consider you would be in a position to respond to this request.

For information, we are intending to submit our DPD in February next year.

Further details about our LDF documents can be viewed via the council's website at http://www.oldham.gov.uk/planning_and_building/planning/planning-lds.htm/core_strategy/proposed-submission.htm

(I know that you have received a similar request from Trafford Council about their LDF.)

Kind regards

Paul

Paul McGrath

Principal Planning Officer

Oldham Council

Room 310, Level 3, Civic Centre

West Street

Oldham

7 Press Release

7.1 This is a copy of the press release giving details of the publication stage.

Have your say on new development plan

Citizens are being invited to comment on Oldham Council's plans of how the Borough will develop in the future.

Staff are working on a Local Development Framework (LDF) to serve as a guide for future land use in the Borough.

As part of the process people are being asked to comment on part of the plan called the joint Development Management Policies - (joint DPD) for short. This sets out the long-term vision of how development will be managed and how planning applications will be dealt with.

Councillor John McCann, Cabinet Member for Regeneration and Environment said: "This policy is key to how the Council operates and it is important that people have the opportunity to make their views known and comment on whether they believe that it is effective and consistent with national planning policy."

"All comments received will be sent when it is submitted to the Planning Inspectorate early next year."

"This process can seem complex however it is vital that people have the opportunity to comment on what is an important and far reaching document for future development."

"The aim of this process is to ensure that future planning and development is managed in such a way that it improves quality of life, meets housing needs and demands, improves the choice, quality and affordability of new homes, recycles brownfield land and maintains Green Belt boundaries."

Comments can be posted to LDF and Urban Design, Level 3, Civic Centre, West Street, Oldham, OL1 1UH or sent by email to spi@oldham.gov.uk. All comments must be received no later than 5pm on Friday, November 26.

The proposed joint DPD submission is available on the council's website at www.oldham.gov.uk.

It can also be viewed at the Civic Centre Planning Reception on Level 12 of the Civic Centre, Access Oldham, at all public libraries or via <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Date: 20 October 2010

Reference: MS/PR/EPS/198/10

Issued by Marketing and Communications Unit who can be contacted on 0161 770 4707/8/9 or email pressoffice@oldham.gov.uk

7.2 The press release appeared in the Oldham Evening Chronicle on 25 October 2010. A copy is shown below.

Chance to shape blueprint for the future

OLDHAMERS are being urged to have their say on plans for the borough's future.

Oldham Council is working on a blueprint for the borough to serve as a guide for future land use.

The Local Development Framework (LDF) will create a long-term vision on development and how planning applications will be dealt with.

Admitting the process can seem complex, Councillor John McCann, cabinet member for regeneration and Environment said, however, that it was vital people put forward their views to help shape the future of Oldham.

He said: "This policy is key to how the council operates and it is important that people have the opportunity to make their views known and comment on whether they believe that it is effective and consistent with national planning policy."

All comments received will be included when the plan is submitted to the Planning Inspectorate early next year.

The plan aims to improve quality of life and to meet local housing needs and demands, taking into account affordability by recycling brownfield land and maintaining Green Belt boundaries.

The proposed joint DPD submission is available on the council's website at www.oldham.gov.uk or can be seen at the Civic Centre's planning reception on level 12, at all public libraries, or by logging on to <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Comments should be sent by 5pm on November 26 to spi@oldham.gov.uk

Date article online: 25/10/2010

8 Other engagement tools

8.1 Please see the following Appendices for a copy of the comments form, briefing note and poster used at the publication stage.

- Appendix 5 - Comments Form
- Appendix 6 - Briefing Note
- Appendix 7 - Poster

9 What they said

Table 5 Summary of the comments received during the Publication stage

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS16; PS45; PS105; PS63; PS84; PS259; PS287;	Introduction and Spatial Portrait	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area.
PS17; PS46; PS108; PS65; PS86; PS136; PS260; PS288; PS273; PS277; PS279	Vision	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area. • Objection to Green Belt being maintained. • Objection regarding the protection of Cowlishaw as Other Protected Open Land (OPOL). • Objection requesting the plan to allow for the significant expansion of Denshaw.
PS169; PS274; PS276; PS241	Vision	<ul style="list-style-type: none"> • Objection to the use of the word 'respecting' with regard to environmental assessments in the Vision and it being out of step with National Policy. • Objection relating to housing requirement and the split of housing across the borough. • Comment that the Vision needs to be 'development led'.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS30;PS18; PS47; PS109; PS66; PS87;PS261; PS289;	Objectives	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area.
PS243; PS280; PS197; PS245	Objectives	<ul style="list-style-type: none"> • Query the precise percentages of homes to be built in the districts of the borough in SO2f. More flexibility should be built into this and recommends that live/work units should be referred to in this section. • Objection to SO4 regarding Green Belt boundaries. • General comment on SO5i that promoting the borough's image should be given a higher profile.
PS19; PS48; PS110; PS67; PS88; PS262; PS290	The Preferred Way Forward for the LDF	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area.
PS20; PS49; PS111; PS68; PS89; PS263; PS291;	Key Diagram	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS21; PS50; PS112; PS69; PS79; PS91; PS264; PS292; PS104; PS198.	Policy 1 Climate Change and Sustainable Development	<ul style="list-style-type: none"> • Objections, support and general comments regarding Foxdenton business and employment area. • Disappointed that adaptation and mitigation against climate change has not followed through into the proposals attached to this policy. • Request for text to be added to Paragraph 5.28 on health and well being benefits of green infrastructure. • Objection relating to the maintenance of Green Belt and OPOL.
PS257; PS251	Policy 2 Communities	<ul style="list-style-type: none"> • Sport England make comments regarding the protection and enhancement of indoor sports facilities and general community facilities. • Natural England highlights the links between health and the environment and suggests that these links should be emphasised through Policy 2.
PS221; PS234	Policy 3 An Address of Choice	<ul style="list-style-type: none"> • Would like more flexibility in promoting sites for residential development that may not be identified within the first 5 years of the plan. • Objection to Policy 3 regarding the distribution of housing.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS11; PS23; PS51; PS114; PS70; PS92; PS265; PS293	Policy 4 Promoting Sustainable Regeneration and Prosperity	<ul style="list-style-type: none"> Objections, support and general comments regarding Foxdenton business and employment area.
PS149	Policy 5 Promoting Accessibility and Sustainable Transport Choices	<ul style="list-style-type: none"> Suggestion that a statement on park and ride could be included.
PS58; PS102; PS80	Policy 6 Green Infrastructure	<ul style="list-style-type: none"> Comments on clarifying how developers are expected to comply with the policy and suggest the policy is amended by deleting 'Development proposals, where appropriate, must:' and inserting 'Oldham's green infrastructure network will be enhanced through measures which:'. Request reference in paragraph 5.73 to wider ecosystem services benefits of green infrastructure. Disappointed not referred to Natural England Accessible Natural Greenspace Standard.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS126; PS156	Policy 9 Local Environment	<ul style="list-style-type: none"> Reference to Low Emissions Strategy has not been included but is not considered critical. Comment that the overall policy wording is rather negative. Suggests some revisions to the text.
PS77; PS225	Policy 10 Affordable Housing	<ul style="list-style-type: none"> Objection to Foxdenton business and employment area. Objection to the affordable housing requirement.
PS281; PS282; PS283	Policy 11 Housing	<ul style="list-style-type: none"> Would like text re-worded in paragraph (b) to include reference to the Saddleworth villages as it does in the Vision. Objection to the classification of gardens as 'greenfield' General comment on Policy 11 regarding the inclusion of live/work units.
PS228; PS223	Policy 12 Gypsies, Travellers and Travelling Showpeople	<ul style="list-style-type: none"> Suggest amendment to paragraph 6.37 to read: "Regard must be had to other policies in the Joint DPD, for instance Policies 1, 6, 21, 22, 23 and 24." Objection to Policy 12 not identifying pitch numbers.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS13; PS24; PS32; PS52; PS115; PS71; PS93; PS266; PS294; PS12; PS25;	Policy 13 Employment Areas	<ul style="list-style-type: none"> Objection, support and general comments regarding Foxdenton business and employment area.
PS33; PS53; PS116; PS94; PS267; PS295	Policy 14 Supporting Oldham's Economy	<ul style="list-style-type: none"> Request for 40% of the area to come forward for residential development rather than the 25% proposed. Objection, support and general comments regarding Foxdenton business and employment area.
PS141; PS302	Policy 14 Supporting Oldham's Economy	<ul style="list-style-type: none"> Would like a further exception adding to the list of exceptions. A paragraph (d) is suggested which should say:- "The site is no longer suitable or appropriate for employment generating uses due to its adverse effect on surrounding land and property due to the noise, pollution or traffic generated." Request for reference to GMPTE be added to the policy.
PS142	Policy 15 Centres	<ul style="list-style-type: none"> Difficult to accept the reference to prove need for a proposal in section (a) Food, Drink and Nighttime economy. Suggests a masterplan maybe necessary to promote areas where the night time economy is already established and to encourage uses in some areas and not in others may be the way forward.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS143	Policy 16 Local Services and Facilities	<ul style="list-style-type: none"> Support for the intention behind Policy 16 but feels it is too prescriptive. Suggests a SPD be produced to refine it.
PS303	Policy 17 Gateways and Corridors	<ul style="list-style-type: none"> General comment suggesting further text that could be added to paragraph 6.88 regarding the Northern Hub.
PS26; PS54; PS117; PS74; PS81; PS268; PS296; PS161	Policy 18 Energy	<ul style="list-style-type: none"> Objections and general comment regarding Foxdenton business and employment area. Support for Policy 18 but points out that a sequential approach to conserving our most valued environmental assets may not have been applied in this policy. Qualified support for carbon reduction subject to the merits of each individual development proposal being considered.
PS82; PS301	Policy 19 Water and Flooding	<ul style="list-style-type: none"> Support for Policy 19 but consider the policy to be limited in the way it deals with water pollution and quality and could mention Rochdale Canal SAC/SSSI. General comment regarding the sewer network and drainage.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS246; PS212	Policy 20 Design	<ul style="list-style-type: none"> • Qualified support for Policy 20 - feels there could be an over emphasis on design. • Request text added regarding 'unstable land'.
PS27; PS55; PS118; PS75; PS106; PS83; PS203; PS269; PS297	Policy 21 Protecting Natural Environmental Assets	<ul style="list-style-type: none"> • Objection and general comments regarding Foxdenton business and employment area. • Request replacing the word "balancing" with suggested text, so it reads: "New development and growth pressures must be accompanied by the protection, conservation and enhancement of our..." • Comments made about the need to avoid loss before mitigation, making reference to the operations which may damage the special conservation interest of the canal and moving reference to canal and river side regeneration to an employment policy. • Comment made about landscape character and meeting developer needs.
PS10; PS44; PS61; PS62; PS41; PS57; PS37; PS59; PS60; PS40; PS120; PS99; PS90; PS64; PS72; PS78; PS85; PS98; PS157; PS158; PS163; PS204	Policy 22 Protecting Open Land	<ul style="list-style-type: none"> • Objection to the release of OPOL and LRFD at Foxdenton. • Object to wording of Policy 22 on OPOL. • Consider minor changes to Green Belt are needed and do not consider all OPOL should be carried forward.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS258; PS253	Policy 23 Open Spaces and Sports	<ul style="list-style-type: none"> • Sport England suggest it should include a commitment to update the council's Playing Pitch Strategy. • Points are highlighted regarding: how the council will update open space figures in the Joint DPD in the future; the protection of playing fields; and whether point 'g' of the policy complies with PPG17. • Natural England ask that the council take into account geodiversity.
PS248	Policy 24 Historic Environment	<ul style="list-style-type: none"> • Qualified support for Policy 24 - requests additional text.
PS160	Policy 25 Developer Contributions	<ul style="list-style-type: none"> • Greater clarity requested on policy wording.
PS134	Appendix 1 Monitoring Framework	<ul style="list-style-type: none"> • General comment about the monitoring indicators. Though they have noted that Oldham are committed to working with the Agency in the future so this is not seen as critical.
PS28; PS56; PS119; PS76; PS97; PS270; PS298	Appendix 4 Proposals Map changes	<ul style="list-style-type: none"> • Objection, support and general comments regarding Foxdenton business and employment area.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS219; PS240; PS208; PS226; PS206; PS216; PS217; PS231; PS232	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comments. Request for land at Spinners Way and Alderney Farm; Former Woodbrook Farm, Woodbrook, Springhead; land at Denshaw Vale, Denshaw; land off Waterworks Road/Holgate Street, Waterhead; land off Redwood Road/Higher Shaws, Uppermill; land at Paulden Farm, Waterhead; land at Alderney Farm, Ripponden Road; Hodge Clough Farm, Wilkes Street; land around Wilkes House and Hodge Clough Farm, Wilkes Street; to be released from the Green Belt and reallocated for residential development.
PS227	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request land at Stoneswood Farm, Huddersfield Road, Delph be released from OPOL or Green Belt designation and reallocated either wholly or in part for residential development.
PS224; PS209; PS207; PS229; PS222; PS230	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request land at Cowlshaw, Royton/Shaw; land off Denbigh Drive, Shaw; land at Rumbles Lane, Delph; land at Radcliffe Street, Springhead; Springhead Quarry, Cooper Street, Springhead; land off Ryefields Drive, Uppermill; be released from OPOL designation and reallocated either wholly or in part for residential development.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS250	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request land off Ashes Lane, Springhead be allocated for residential development.
PS214; PS233	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request land at Poplar Avenue, Lydgate be limited infill of Green Belt; and land at Temple Bar Farm, Wall Hill Road, Dobcross be released from the Green Belt or treated as a settlement within the Green Belt identified for limited infill.
PS244	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Objection regarding the omission of tourism from the document.
PS205	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request land off Huddersfield Road, Oldham be released from PEZ.
PS299	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request the Star Inn, Failsworth be considered for development.

Comment ID	Part of Proposed Submission document the comment relates to	Summary of comments received
PS300	Oldham LDF: Joint DPD - Proposed Submission	<ul style="list-style-type: none"> Site specific comment. Request site at Horseshoe Lane, Chadderton be developed for residential development as part of the development of Foxdenton.
PSHRA1	Habitats Regulations Assessment	<ul style="list-style-type: none"> Comments made regarding stressing the need to avoid impacts on the SAC in the first place. Minor changes requested regarding making it clear which plan and site is being referred to in Appendix 3 and amending the Regulations.

10 Submission - Who we will notify and how

- 10.1** The council intends to submit the Joint DPD to the Planning Inspectorate on 28 February 2011. This is Regulation 30 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended). The submission DPD is the final plan and is sent to the Planning Inspectorate to be examined.
- 10.2** This stage follows on from the publication stage where the council asked people whether they considered the plan to be 'sound'. The council has prepared a Public Schedule of Comments setting out the responses received. Unlike previous consultations the council has made no alterations to the DPD. Therefore the 'submission' DPD remains the same as the 'Proposed submission' DPD. The council has however prepared a list of 'minor changes' that it wishes to make to the DPD for the Planning Inspectorate to consider. The minor changes includes fact updates, typographical changes and minor changes to improve the legibility of the document in response to comments received.
- 10.3** The council will notify everyone on the LDF mailing list, as set out in section five, plus any additional people and organisations who have been added to the LDF mailing list since the publication consultation, that the DPD has been submitted for independent examination. Additional people added to the LDF mailing list are listed below:

Ruth Critchley (Natural England) (additional contact)	Mike Dodd
National Grid c/o Entec UK Ltd (Mr Damien Holdstock) (additional contact)	Mr and Mrs Senchenko
Shaun Reynolds (Highways Agency) (additional contact)	Mr and Mrs Mastin
Mrs Philippa Lane (GMGU) (additional contact)	Mrs Carole Tasker
Andrew Fletcher (Oldham Town Centre Partnership)	Elizabeth Johnson
Paul Simpson (Rochdale MBC) (additional contact)	Mr B Howarth
Toni Baxter (Broadway Tenants and Residents Association)	Mr Green
Manchester Diocese c/o Longden and Cook (Peter Townley)	Stephen Bithell and Kathryn Myers
Heyford Developments Ltd	Graham and Beryl Lees
Mrs Jean Lord	R.Taylor
Mr and Mrs Whelan	Mr and Mrs P Dobson
Mrs Julie Ashworth	Robert Hilton
Alex Roberts	Mr Paul Davison
Mr J Ogden	Mr and Mrs Wright

Mr and Mrs Richard and Sharon
Wilson

10.4 The council will publicise the 'Submission' stage using the following methods:

- The documents will be made available at the council's principal offices, the Civic Centre Access Oldham and the Planning Reception.
- The documents will be made available on the council website.
- The documents will be made available on the Objective consultation portal.
- The documents will be made available at the libraries within the borough.
- The documents will be made available to all Councillors.
- Notification letters and emails will be sent to all specific, general and other consultees, Government departments, individuals and organisations on the LDF mailing list.
- A public notice (statement of availability) will be published on the council's website and will be made available at the council's principal offices, at public libraries and will be made available to Councillors. It will be sent to individuals and organisations.
- A local advertisement (public notice) will be placed.
- A press release will be issued.
- The documents will be made available to all Oldham Council Councillors, employees and the Oldham Partnership.

11 Appendix 1 - Key Meetings

11.1 In addition to the key meetings set out in the Consultation Statement (September, 2010) the following meetings to discuss the LDF were held. Officers have also engaged with agencies via the Greater Manchester planners network, such as Planning Officers Group (chief planners) and Spatial Planning and Infrastructure Group (LDF leads) during the preparation of the Joint DPD.

- Environment Agency
 - 27 October 2010
- United Utilities
 - 9 November 2010
- LDF Members Panel
 - 1 September 2010
 - 9 February 2011

12 Appendix 2 - Evidence Base

12.1 In addition to the documents listed in the Consultation Statement (September 2010) the following publications have been made available and form part of the LDF Evidence Base. The council considers the evidence used to inform the Joint DPD to be up to date and the conclusions and recommendations to be still valid as part of the credible and robust evidence base.

Strategic Housing Market Assessment

12.2 The council published the Strategic Housing Market Assessment (SHMA) in October 2010 alongside the 'Proposed Submission' documents. The SHMA is an update of the 2008 Housing Needs and Demand Study (HNDS) and is intended to complement the Greater Manchester Strategic Housing Market Assessment (GM SHMA). The SHMA has been prepared to conform to Communities and Local Government (CLG) Guidance published August 2007 and provides a robust and defensible evidence base for future policy development. The SHMA can be accessed via http://www.oldham.gov.uk/final_oldham_shma_2010.pdf

Infrastructure Study

12.3 The council published its Infrastructure study in October 2010 as part of the 'Proposed Submission' documents. The Infrastructure Study supports the Joint DPD and forms part of the LDF Evidence Base. The Study identifies the future infrastructure and service needs for the borough for the plan period. The Infrastructure Study can be accessed via http://www.oldham.gov.uk/final_infrastructure_study.pdf.

Greater Manchester Waste DPD (JWDPD)

12.4 Since the Consultation Statement was published the following consultation has been undertaken in the preparation of the JWDPD:

- The JWDPD Publication Report was issued for public consultation from 1 November 2010 to 13 December 2010.

12.5 The Publication JWDPD and supporting documents can be accessed by the following link: <http://www.gmwastedpd.co.uk/coredocs.html>

Greater Manchester Minerals DPD (JMDDP)

12.6 Since the Consultation Statement was published the following consultations have been undertaken in the preparation of the JMDDP:

- Defining Mineral Safeguarding Areas in Greater Manchester Consultation took place during August 2010.
- The JMDDP 'Preferred Approach' was issued for public consultation between 15 October 2010 and 26 November 2010.

12.7 The above documents can be accessed via <http://www.gmineralsplan.co.uk/docs.html>.

13 Appendix 3 - Correspondence from the Government Office for the North West

13.1 Government Office North West provided the following response to the 'Proposed Submission' consultation.

Paul

Thank you for advising us of the publication of the Core Strategy. We have now completed our consideration of this matter and I can confirm that GONW will not be making any representations.

Regards

Dave

Dave Arstall
Spatial Development Manager
Government Office for the North West
Piccadilly Gate
Store Street
Manchester
M1 2WD

14 Appendix 4 - Correspondence from the former Regional Planning Body

14.1 The Regional Planning body provided the following response to the 'Proposed Submission' consultation.

Paul

Thank you for your email.

In light of the High Court decision earlier this week I have reviewed the situation along with my Chief Executive and we have come to the conclusion that our original stance should be maintained.

Therefore I would like to reiterate that as the North West Regional Leaders Board (formerly 4NW) has been significantly downsized, restructured and refocused, we do not currently have the capacity to comment on individual planning applications or Local Development Frameworks.

Michael Gallagher
Director of Planning, Transport & Housing

North West Regional Leaders Board
c/o St Helens Council
Town Hall
Victoria Square
St Helens
Merseyside
WA10 1HP

15 Appendix 5 - Proposed Submission - Comments Form

15.1 Please see overleaf for the 'Proposed Submission' Comments Form.

Representation Form for Local Development Framework

Joint Core Strategy and Development Management Policies Development Plan Document (DPD) Proposed Submission Stage Representation Form

Ref:

(For official
use only)

Please return to LDF and Urban Design, Oldham Council, Civic Centre, Level 3 - Room 310, West Street, Oldham, OL1 1UH by 5pm on 26 November 2010

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Please note this representation form is based on the Planning Inspectorate's model form.

Part A

Personal Details*	Agent's Details (if applicable)
<i>*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent.</i>	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address Line 1	
Line 2	
Line 3	
Line 4	
Post Code	
Telephone Number	
E-mail Address (where relevant)	

Part B – Please use a separate sheet for each representation

Name or Organisation :

1. To which part of the DPD does this representation relate?

Paragraph

Policy

Proposals Map

2. Do you consider the DPD is :

2.(1) Legally compliant

Yes

No

2.(2) Sound*

Yes

No

**See accompanying notes.*

*If you have entered **No** to Question 2.(2), please continue to Question 3. In all other circumstances, please go to Question 4.*

3. Do you consider the DPD is **unsound** because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

4.(1) Please give details of why you consider the DPD is not legally compliant or is unsound. Please be as precise as possible.

4.(2) If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

5. Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at Question 3 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

6. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

7. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

8. If you wish to comment on the supporting documents (such as the Sustainability Appraisal, the Habitats Regulations Assessment, the Equalities Impact Assessment, the Background Papers or the Consultation Statement) please provide details below.

(Continue on a separate sheet if necessary)

9. How did you find out about the DPD consultation? (please tick)	
<input type="checkbox"/>	Letter from the council
<input type="checkbox"/>	Oldham Council website
<input type="checkbox"/>	Limehouse website
<input type="checkbox"/>	Library
<input type="checkbox"/>	Other (please specify)

10. Please indicate which stage(s) of the DPD that you would like to be informed of:	
<input type="checkbox"/>	that the DPD has been submitted for independent examination
<input type="checkbox"/>	the publication of the recommendations of any person appointed to carry out an independent examination of the DPD
<input type="checkbox"/>	the adoption of the DPD

Signature:

Date:

- Oldham Council is fully committed to compliance with the requirements of the Data Protection Act 1998.
- Please note that comments cannot be treated as confidential.
- Please note that personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make all representations available for public inspection. If you choose to make a representation you will be regarded by the Council as having consented to that representation being made available for public inspection. All comments received will also be made available via the internet, along with the name of the person who submitted them. Your address will not generally be available via the internet if you submit your comments electronically through our Limehouse consultation portal. In addition, you should note that any documents, plans etc, you submit to accompany your comments may also be made available via the internet. If you are using the Limehouse consultation portal to supply supporting documents, please make sure you do not include email addresses, telephone numbers or signatures on the supporting document. If we receive supporting documents containing email addresses, telephone numbers or signatures, we will endeavour to remove them. If your postal address is shown on any accompanying documents provided, though, then this will also be accessible via the internet.

For Official Use only. To be completed by LDF and Urban Design upon receipt of survey form.

- | | |
|--|--|
| <input type="checkbox"/> Statutory Consultee | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Interest Group | <input type="checkbox"/> Community Group |
| <input type="checkbox"/> Government Department | <input type="checkbox"/> Religious Group |
| <input type="checkbox"/> Councillor | <input type="checkbox"/> RSL |
| <input type="checkbox"/> Individual | <input type="checkbox"/> OMBC Internal |
| <input type="checkbox"/> LA - Non-adjointing local authority | |

For Official Use only. To be completed by LDF and Urban Design upon receipt of survey form.

Ward References

- | | | | | |
|----------------------------|-----------------------------|-----------------------------|-----------------------------|---|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 6 | <input type="checkbox"/> 11 | <input type="checkbox"/> 16 | <input type="checkbox"/> Boroughwide |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 7 | <input type="checkbox"/> 12 | <input type="checkbox"/> 17 | <input type="checkbox"/> Outside of the Borough |
| <input type="checkbox"/> 3 | <input type="checkbox"/> 8 | <input type="checkbox"/> 13 | <input type="checkbox"/> 18 | |
| <input type="checkbox"/> 4 | <input type="checkbox"/> 9 | <input type="checkbox"/> 14 | <input type="checkbox"/> 19 | |
| <input type="checkbox"/> 5 | <input type="checkbox"/> 10 | <input type="checkbox"/> 15 | <input type="checkbox"/> 20 | |

Notes to Accompany Representation Form Prepared by the Planning Inspectorate

1. Introduction

The development plan document (DPD) is published in order for representations to be made prior to submission. The representations will be considered alongside the published DPD when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004¹ (the 2004 Act) states that the purpose of the examination is to consider whether the DPD complies with the legal requirements and is 'sound'.

- If you are seeking to make representations on the **way** in which the Local Planning Authority (LPA) has prepared the published DPD it is likely that your comments or objections will relate to a matter of **legal compliance**.
- If it is the **actual content** on which you wish to comment or object it is likely it will relate to whether the DPD is **justified, effective or consistent with national policy**.

2. Legal Compliance

The Inspector will first check that the DPD meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness. You should consider the following before making a representation on legal compliance:

- The DPD in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents it proposes to produce over a 3 year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If the DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the DPD in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The DPD should comply with the Town and County Planning (Local Development) (England Regulations) 2004 as amended². On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify the DPD bodies (as set out in the regulations) and any persons who have requested to be notified.
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The DPD should have regard to national policy and conform generally to the Regional Spatial Strategy (RSS).³ The RSS sets out the region's policies in relation to the development and use of land and forms part of the development plan for LPAs. In London it is called the Spatial Development Strategy.

¹ View at <http://www.legislation.gov.uk/ukpga/2004/5/contents>

² View at <http://www.legislation.gov.uk/uksi/2004/2204/made> (2004 regulations), <http://www.legislation.gov.uk/uksi/2008/1371/made> (2008 amending regulations) and <http://www.legislation.gov.uk/uksi/2009/401/made> (2009 amending regulations).

³ The North West of England Plan Regional Spatial Strategy to 2021 was revoked in July 2010.

- The DPD must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination.

3. Soundness

To be sound a DPD should be:

- ***Justified***

This means that the DPD should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area
- Research/fact finding: the choices made in the plan are backed up by facts

The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

- ***Effective***

This means the DPD should be deliverable, embracing:

- Sound infrastructure delivery planning
- Having no regulatory or national planning barriers to delivery
- Delivery partners who are signed up to it
- Coherence with the strategies of neighbouring authorities

The DPD should also be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen.

The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the DPD needs amendment.

- ***Consistent with national policy***

The DPD should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of a DPD is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the Regional Spatial Strategy (or the Spatial Development Strategy in London)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the DPD on which you are seeking to make representations or in any other DPD in the LPA's Local Development Framework (LDF). There is no need for repetition between documents in the LDF.
- If the policy is not covered elsewhere, in what way is the DPD unsound without the policy?
- If the DPD is unsound without the policy, what should the policy say?

4. General advice

If you wish to make a representation seeking a change to a DPD or part of a DPD you should make clear in what way the DPD or part of the DPD is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the DPD should be changed. It will be helpful if you also say precisely how you think the DPD should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a DPD changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in *Planning Policy Statement 12: Local Spatial Planning*⁴ and in *The Plan Making Manual*⁵.

⁴ View at <http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>

⁵ View at <http://www.pas.gov.uk/pas/core/page.do?pagelId=51391>

Equal Opportunity monitoring

We want to ensure that what we do reflects the views of a broad range of people from all groups within our community. Please help us to do this by filling in the form below. This will be separated from the main form and used for monitoring purposes only.

Please tick here if you would prefer not to fill out the equalities form

Under the Disability Discrimination Act 1995, a disabled person is someone who has, or has had, a physical or mental impairment, which has a substantial or long term adverse effect to his/her ability to carry out normal day to day activities.

Do you consider yourself to have a disability? Yes No

Please Describe.....

My sex is Female Male

My age is

- | | |
|-----------------------------------|-----------------------------------|
| <input type="radio"/> 16-21 years | <input type="radio"/> 51-60 years |
| <input type="radio"/> 22-30 years | <input type="radio"/> 61-65 years |
| <input type="radio"/> 31-40 years | <input type="radio"/> 65+ years |
| <input type="radio"/> 41-50 years | |

My cultural ethnic origin is

Asian or British Asian

- Bangladeshi
 - Indian
 - Kashmiri
 - Pakistani
 - Other (Please describe)
-

Mixed Race or Dual Heritage

- White Asian
 - White/Black African
 - White/Black Caribbean
 - Other (Please describe)
-

Black or Black British

- African
 - Caribbean
 - Other (Please describe)
-

White

- White British
 - White Irish
 - Other (Please describe)
-

Chinese or Other Ethnic Group

- Chinese
- Other (Please describe)

My religion or belief is

- Buddhist
- Christian
- Hindu
- Muslim
- Sikh
- Other
- No religion
- Prefer not to say

16 Appendix 6 - Proposed Submission - Briefing Note

16.1 Please see overleaf for the 'Proposed Submission' Briefing Note.

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"> • This policy essentially outlines the key general and spatial principles which set the wider context for the DPD. • 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. • The policy criteria identify, where appropriate, different places within the borough. For example, `centres` and broad employment locations. • The spatial planning matters outlined in this policy are then further developed in detail in the other policies. • The policy also sets out details of monitoring and deliverability.
2 Communities (Core policy)	<ul style="list-style-type: none"> • This policy sets out our approach towards community facilities and community cohesion. • It also sets out how we will improve health and well-being by working with NHS, PCT etc. • 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. • The policy has a place-based dimension. • The policy also sets out details of monitoring and deliverability.
3 An address of choice (Core policy)	<ul style="list-style-type: none"> • This policy sets out our approach towards making Oldham `an address of choice`. • 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 & Lees; Chadderton; East & West Oldham; Failsworth & Hollinwood; Royton, Shaw and Crompton) and how we will manage the release of housing land. • The policy also sets out how we will ensure that new homes have access to a range of services. • The policy takes account of, amongst other things, our Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) reports. • The policy also sets out details of monitoring and deliverability.
4 Promoting sustainable regeneration and prosperity (Core policy)	<ul style="list-style-type: none"> • This policy sets out how we will promote economic regeneration, diversification, growth and prosperity. • 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. • It also sets out how we relate to Greater Manchester. • It also supports rural diversification. • It also sets out that we will look to work to tackle deprivation and

	<p>worklessness.</p> <ul style="list-style-type: none"> • The policy takes account of, amongst other things, our Employment Land Review. • The policy also sets out details of monitoring and deliverability.
5 Promoting accessibility and sustainable transport choices (Core policy)	<ul style="list-style-type: none"> • 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. • It sets out requirements for transport assessments and travel plans. • 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. • The policy also sets out details of monitoring and deliverability.
6 Green Infrastructure (Core policy)	<ul style="list-style-type: none"> • 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. • The policy has a place-based dimension. • It takes account of: <ul style="list-style-type: none"> ○ nature conservation areas ○ biodiversity action plans ○ landscape character assessment ○ heritage assessments ○ the Peak Park ○ a range of environmental improvement projects • The policy takes account of, amongst other things, the findings of the Habitats Regulations Assessment and the AGMA work on green infrastructure. • The policy also sets out details of monitoring and deliverability.
7 Waste (Core policy)	<ul style="list-style-type: none"> • This policy sets out the overall approach towards waste management, including the context for the AGMA joint waste plan. • It is common policy wording suggested by the Greater Manchester Geological Unit. • The policy also sets out details of monitoring and deliverability.
8 Minerals (Core policy)	<ul style="list-style-type: none"> • This policy sets out the overall approach towards minerals, including the context for the AGMA joint minerals plan. • The wording has previously been agreed with the Greater Manchester Geological Unit. • The policy also sets out details of monitoring and deliverability.
9 Local Environment (Development management policy)	<ul style="list-style-type: none"> • This policy sets out our approach towards local environmental quality and amenity, and community safety. • It covers a range of matters including: <ul style="list-style-type: none"> ○ Neighbouring land uses ○ 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. • The policy also sets out details relating to the Air Quality Action Plan. • The policy also sets out details of monitoring and deliverability.
10 Affordable Housing (Development management policy)	<ul style="list-style-type: none"> • The policy sets out the approach towards securing affordable housing across the borough. • 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. • The policy is supported by an `Affordable Housing Economic Viability Assessment`.

	<ul style="list-style-type: none"> • The policy also sets out details of monitoring and deliverability.
11 Housing (Development management policy)	<ul style="list-style-type: none"> • 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. • The policy also sets out details of monitoring and deliverability.
12 Gypsies, Travellers and Travelling Showpeople (Development management policy)	<ul style="list-style-type: none"> • The policy sets out how we will allocate sites in the Sites DPD and how we will determine planning applications. • The policy also sets out details of monitoring and deliverability.
13 Employment Areas (Development management policy)	<ul style="list-style-type: none"> • The policy sets out the broad locations that will form our employment land portfolio. • The policy has a place-based dimension. It identifies broad locations across the whole borough where employment uses will be. • The policy takes account of, amongst other things, our Employment Land Review. • The policy also sets out details of monitoring and deliverability.
14 Supporting Oldham's Economy (Development management policy)	<ul style="list-style-type: none"> • 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. • It also sets out the circumstances when current employment land can be released for other uses. • It also sets out how we will deal with the loss of employment sites through working with developers to support the local economy. • The policy takes account of, amongst other things, our Employment Land Review. • The policy also sets out details of monitoring and deliverability.
15 Centres (Development management policy)	<ul style="list-style-type: none"> • The policy has a place-based dimension. • 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. • 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. • It also sets out our approach to primary shopping frontages. • 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. • The policy takes account of, amongst other things, our Retail and Leisure Study. • The policy also sets out details of monitoring and deliverability.
16 Local Services and Facilities (Development management policy)	<ul style="list-style-type: none"> • The policy has a place-based dimension. • This policy sets out how we ensure that locally available services are provided which contribute towards vibrant local communities and neighbourhoods. • The policy also sets out details of monitoring and deliverability.
17 Gateways and	<ul style="list-style-type: none"> • The policy has a place-based dimension. • This policy sets out how we will improve existing transport routes and

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

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

17 Appendix 7 - Proposed Submission - Poster

17.1 Please see overleaf for the 'Proposed Submission' poster.

many views...

one vision

**What kind of place do
you want Oldham to be?**

We need your views

The council, with your help, has prepared a new plan for the borough. This is called the Local Development Framework Proposed Submission stage. This will guide future development across Oldham

To find out more you can visit our website at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/> or the council's website at www.oldham.gov.uk

Or visit local libraries, Civic Centre Planning Reception (Level 12) and Civic Centre Access Oldham.

You can comment from
14 October to 26 November 2010.

For more information contact the LDF and Urban Design Team on **0161 770 4151/1672/4139/1670** or email spi@oldham.gov.uk



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