

Oldham

Local

Development

Framework

Local Development Scheme

Prepared under the Planning and Compulsory Purchase Act, 2004

Effective from 15/07/09



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1 Introduction

The Local Development Scheme

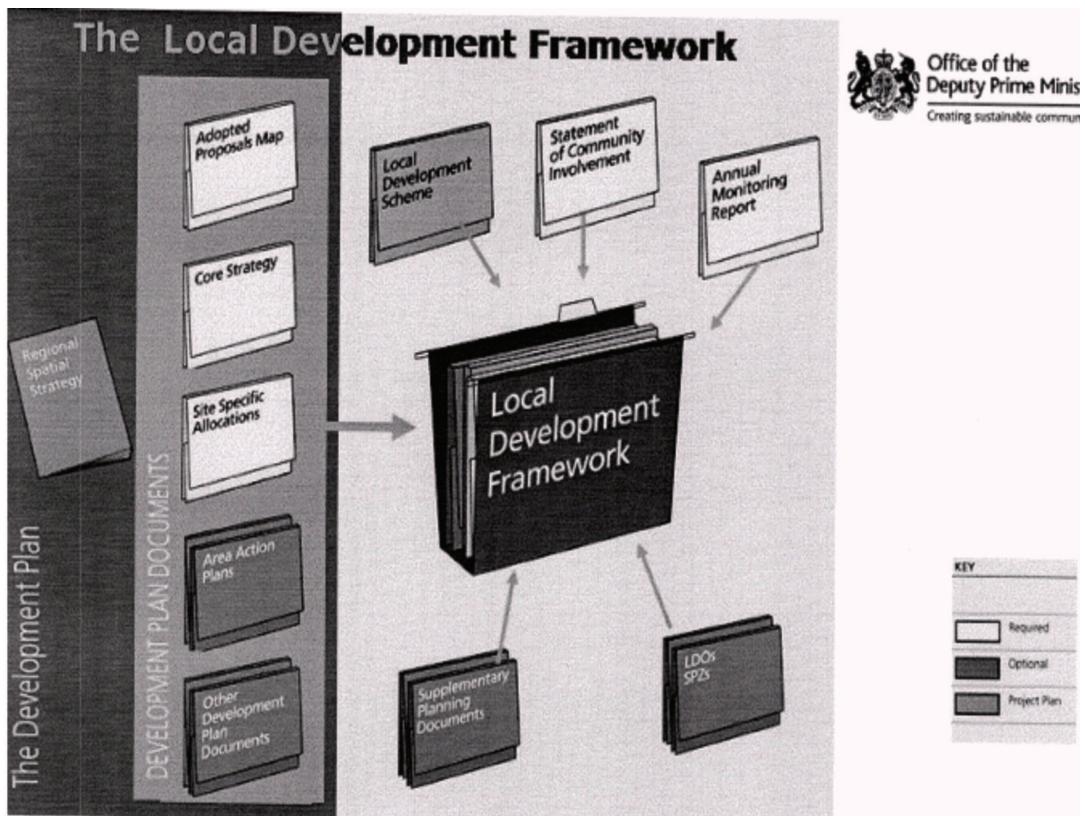
- 1.1** In September 2004 the Planning and Compulsory Purchase Act 2004 ("the Act") came into effect which reformed the system of development planning in England. Further reforms were introduced in June 2008. Development Plans are used to control and guide the development and use of land in the area they cover.
- 1.2** Oldham Council, in its role as a local planning authority, must prepare a project plan setting out how it will translate the Development Plan it has now – the "Unitary Development Plan" - into the new-style "Local Development Framework" (LDF). The project plan is called a "Local Development Scheme" (LDS) and it forms part of the LDF.
- 1.3** Oldham Council's first LDS was approved in March 2005. Updates took effect in March 2006 ("Issue 2"), September 2006 ("Issue 3") and March 2007 ("Issue 4"). This update, "Issue 5", has been produced following the introduction of the above-mentioned changes to the LDF system in summer 2008.

The Local Development Framework

- 1.4** The LDF is a folder of different documents that together form part of the Development Plan for Oldham (see Figure 1). The other part of the Development Plan is formed by a Regional Spatial Strategy (RSS). RSS is not covered by this LDS. For details of the RSS please refer to regional planning body's (4NW) website at www.4nw.org.uk

Local Development Documents

- 1.5** All the constituent documents of the LDF are called "local development documents". Although the local development documents share this generic name, they have differing legal status. Some are part of the statutory Development Plan and are, therefore, also called "Development Plan Documents" (DPD). They are subject to public examination as part of the preparation process.



1.6 The DPD's forming part of Oldham's LDF include the following.

- Core Strategy - sets out a spatial vision, strategic objectives, a spatial strategy, strategic sites, policies and a monitoring and implementation framework for achieving delivery. All other DPD's must conform to the Core Strategy.
- Development management policies – these are policies setting out criteria against which all applications for the development and use of land or buildings will be assessed. Here in Oldham, these policies will be prepared as part of the Core Strategy process as a joint document.
- Site allocations – where land is allocated for a specific use, such as residential or business. Here in Oldham, this DPD will be adopted after the Core Strategy.
- Joint Waste DPD - this document deals with waste matters across the sub-region and is being prepared by the Greater Manchester Geological Unit for the ten Greater Manchester local authorities.

1.7 In addition to the above, the Greater Manchester local authorities are also exploring options for the preparation of a joint minerals plan. At this point in time however no final decision has been taken on that matter and therefore no details are contained within this LDS.

1.8 The planning system places emphasis on community involvement in the preparation of the LDF. The "Statement of Community Involvement" (SCI) that sets out how Oldham will involve the community and stakeholders in the preparation of the LDF and also in the consideration of planning applications. The SCI was adopted as Council policy in April 2007.

- 1.9** "Supplementary Planning Documents" (SPD's) which expand on policy in a DPD or provide more detail to help in its implementation also form part of the LDF. SPD's do not have Development Plan status, and they are not subject to public examination. Oldham has six adopted SPD's on: air quality; contaminated land; employment sites; urban design; renewable energy; and open space, sport and recreation provision.
- 1.10** The "Annual Monitoring Report" (AMR) that local authorities are required to prepare every year (Oldham Council approved its fourth AMR in December 2008) also constitute part of the LDF.
- 1.11** This document is Oldham's fifth LDS. It has been prepared following the LDF reforms introduced in June 2008 and the final publication of the revised RSS in September 2008. It sets out a programme for preparation of the LDF for the whole of the borough, except that part that falls within the Peak District National Park. It will be reviewed on an annual basis and an AMR prepared to check progress on its implementation. The LDS has to be agreed with the Government Office for the North West and the Planning Inspectorate.
- 1.12** The main changes in "Issue 5" of the LDS are:
- Revised adoption date for the Core Strategy (and Proposals Map).
 - Revised adoption date for the Site Allocations DPD (and Proposals Map).
 - Revised adoption date for the Greater Manchester Joint Waste DPD.
 - Housing Land Release SPD has been rolled forward a year.

The Oldham Context

- 1.13** Oldham Council adopted the Unitary Development Plan (UDP) on 14 July 2006. UDP policies are automatically "saved" for a period of three years under the Act. The UDP should, therefore, have a life until mid-2009 or until replaced by the relevant part of the LDF.
- 1.14** The saved policies and any plans for their replacement will be a key component of this LDS. However, because the Core Strategy and Site Allocations DPD will now be adopted after July 2009, due to delays in publishing the final RSS and the introduction of the new changes to the LDF system itself, the Council applied, in January 2009, to the Secretary of State to extend the life of the saved UDP policies so as to avoid a local planning policy vacuum. This is permitted under the Act and Regulations. A decision on the application is anticipated before July 2009.
- 1.15** The new planning system places emphasis on the importance of a vision for the borough being a key element of the Core Strategy. The Oldham Partnership, together with the Northwest Regional Development Agency, commissioned Urbed to carry out a visioning exercise for the borough. This led to the publication of four reports in 2004 under the title of "Oldham Beyond":
- A vision for the Borough of Oldham
 - A masterplan for Oldham Town Centre
 - The Oldham Net – Ideas for Transformation
 - A masterplan for the Werneth/Freehold Housing Market Renewal area.
- 1.16** A series of local masterplans have also been prepared, including Hollinwood Business District, Chadderton Technology Park, New West End and Mumps.

1.17 Whilst these documents have no formal planning status, they contain ideas and suggestions that will be taken forward, where appropriate, through the LDF. The LDF is also the "spatial expression" of the Sustainable Community Strategy 2008-2020 and the Local Area Agreement 2008-2011 (which have been prepared as a joint document here in Oldham) that were revised in summer 2008. Any subsequent updates of these key documents will be picked up in the LDF.

2 Components of the Oldham Local Development Framework

Saved UDP policies

- 2.1** Following adoption of the UDP in July 2006 its policies are automatically "saved" for three years under the provisions of the Act and Regulations, i.e. to July 2009. As the Core Strategy will not be adopted until after July 2009, the Council has applied to the Secretary of State to "save" all UDP policies and the allocations and designations shown on the UDP Proposals Map in order to avoid a local planning policy vacuum after July 2009. The likely destination of policy topic areas in the UDP is outlined in Table 1 of Appendix 1. The application to the Secretary of State and her decision are included in Appendix 3.

Saved Supplementary Planning Guidance Notes

- 2.2** Linked to saving adopted UDP policies is the need to recognise existing Supplementary Planning Guidance Notes that were prepared under the 1996 UDP but where the policy has been carried forward to the newly adopted UDP unchanged and hence will further inform the saved policies. The Council proposes to continue to treat as material considerations adopted Supplementary Planning Guidance Notes (SPGs) on agricultural buildings and on business uses from home. Further details are shown in Table 2 in Appendix 1.

Core Strategy and Development Management Policies

- 2.3** Here in Oldham, the Core Strategy and the Development Management Policies DPD will be prepared as a joint document. The "Issues and Options" stage consultation was undertaken from November 2007. The "Preferred Options" stage consultation was undertaken during March/April 2009.
- 2.4** There is a need to fully reflect in Oldham's Development Plan the changes that the reforms have introduced to place more emphasis on the Core Strategy as a spatial strategy that may be implemented through wider means than simply the control of development. This represents a shift in role from the current UDP system. The LDF will be the "spatial expression" of the Sustainable Community Strategy.
- 2.5** A profile is included in Section 7 for the preparation of the Core Strategy. The schedule in Table 3 in Appendix 1 shows the inter-relationships between all the proposed local development documents, particularly in terms of their respective timing and conformity.
- 2.6** A number of policies in the UDP are general policies used for the control of development. A Development Management Policies DPD will, therefore, be needed to ensure that new development management policies are in place when the UDP "saved" policies reach the end of the saved period.
- 2.7** It was approved in "Issue 3" of the LDS that the Core Strategy and the Development Management Policies DPD would be prepared as a joint document. National guidance allows for the preparation of a single document covering both matters, which will ensure smooth links between the strategic approach to the future development of Oldham and its implementation mechanisms. Government Office agreed to this approach being adopted by the Council. This approach continues in this LDS.

Statement of Community Involvement

2.8 The SCI was adopted in April 2007. We will amend the SCI to reflect the fact that the Government's 2008 LDF changes have replaced the old regulation 25 (issues and options) and regulation 26 (preferred options) stages with a new regulation 25 "public participation in the preparation of a DPD" stage. This will only be a technical formality and will not result in significant changes to our consultation methods.

Area Action Plans

2.9 There are no proposals to prepare Area Action Plan DPD's in this LDS. This matter will however be kept under review through annual monitoring.

Supplementary Planning Documents

2.10 The Council's intention to save existing Supplementary Planning Guidance Notes has been described above. However, some new SPD's have also been prepared to dovetail as closely as possible with adoption of the UDP. The SPD's that have been adopted are:

- Renewable energy – this relates to UDP policies NR3.1, NR3.2 and NR3.3.
- Urban Design – this is an Oldham SPD that was also prepared using the joint resources of Oldham and Rochdale Councils and coordinated through Housing Market Renewal Pathfinder project. It supports the UDP Design of New Development policies.
- Air Quality and Development – this relates to UDP policy NR1.2 and provides more detail on the Air Quality Action Plan.
- Contaminated Land – this relates to UDP policy NR1.6.
- Assessment of Employment Sites – this relates to UDP policies B2.1 and B2.2.
- Open Space, Sport and Recreation Provision - this relates to UDP policies R1, R1.1 and R2.1.

2.11 In addition, this LDS includes provision for the preparation of a housing land release SPD which is linked to UDP Policy H1 to bring forward the release of UDP Phase 2 housing sites. It has been rolled forward for another year as it is not yet required. As of 1 April 2009 there is sufficient land within the five-year housing supply to meet the current requirements, with 97% being on previously developed land.

2.12 The 2007 LDS included a profile for the preparation of a Travel Plans and Transport Assessment SPD. However, publication of new national guidance on transport assessments in August 2007 meant that the SPD was no longer considered necessary. It was agreed with Government Office that it was not appropriate to proceed with the SPD.

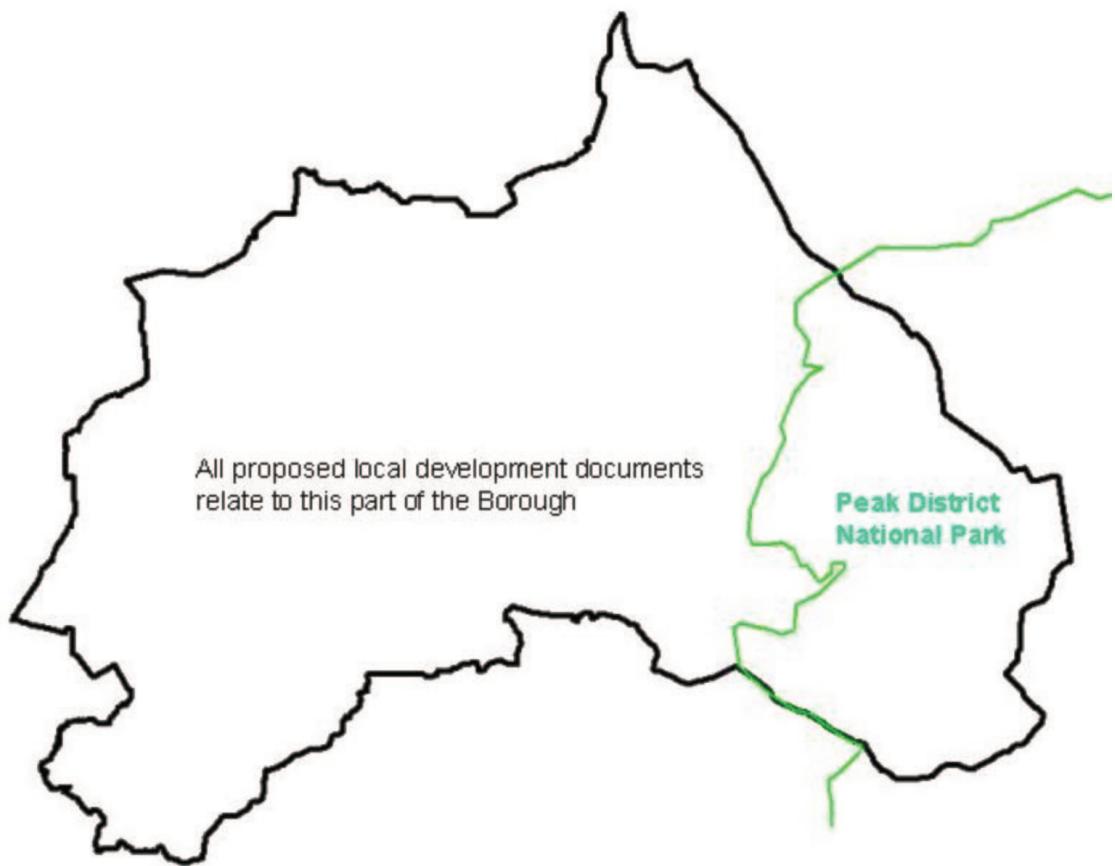
Proposals Map

2.13 It is the job of the proposals map to express geographically Oldham's adopted Development Plan policies, illustrating on a map any site specific policies or land allocations. The adopted UDP Proposals Maps is now also "saved" alongside the UDP policies. The proposals map has to be updated whenever a new DPD is adopted that has a site-specific element to it. A new proposals map will be prepared alongside the other DPD's and published after they have been adopted.

Site Allocations Development Plan Document

- 2.14** A Site Allocations DPD will be needed to supersede the "saved" UDP allocations. It was outlined in the previous LDS that there would be merit in awaiting the outcome of the public examination of the Core Strategy to enable the sites plan to reflect it. Government Office advised that this staggered approach is one supported by the Planning Inspectorate. This approach is continued in this LDS. A "call for sites" exercise was undertaken during spring 2008. The profile in Section 7 indicates a timetable for the adoption of the Site Allocations DPD in 2013.
- 2.15** Figure 1 shows the geographical coverage of the LDF. It covers the whole of the borough apart from the Peak District National Park area in the east, for which the Peak Park Authority is responsible.

Geographical Coverage of Local Development Documents



Annual Monitoring Report

- 2.16** In December 2008 the council's fourth AMR was published. The AMR, which also forms part of the LDF, focuses on two aspects of performance: monitoring progress on document preparation, and monitoring the effects of policy implementation. The AMR covers the period April 2007 to March 2008, and also provided an update as at December 2008.

Waste and Minerals

2.17 The Greater Manchester Geological Unit is preparing a joint waste DPD (the "JWDPD") on behalf of the ten local authorities, and therefore its delivery is not solely within the council's control. Further information is set out in section 7 along with the profile for the JWDPD. Further details can be accessed via the website: www.gmwastedpd.co.uk. The council is exploring the possible preparation of a joint minerals plan with the other Greater Manchester local authorities, along similar lines to the JWDPD. Further details will be published once a project plan has been confirmed.

3 Evidence Base and Monitoring

- 3.1** The Government places a strong emphasis on policy development being founded in a robust evidence base and in regular and rigorous monitoring. Therefore, in scheduling the preparation of Development Plan Documents, it is important to consider what evidence will become available when, and how the requirement for an Annual Monitoring Report will be met.
- 3.2** Table 1 below sets out the evidence base as at April 2009 and identifies key policy areas that would be the focus of policy monitoring, building on existing monitoring of the adopted UDP. The table does not cover all those other corporate, sub-regional or regional plans and strategies as detailed in the Sustainable Community Strategy, with which the Local Development Framework will need to make links.
- 3.3** The Annual Monitoring Report will need to review progress on Local Development Scheme implementation (i.e. progress in relation to targets and milestones) as well as policy implementation and effectiveness.

Table 1

EXISTING EVIDENCE BASE					
Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Housing Land Availability	Monitors the grant and implementation of residential planning permissions, and delivery of the council's housing targets.	Dec 2008	Quarterly, but report prepared annually.	Dec 2009	Reported in AMR.
Retail	Basic retail survey of Oldham Town Centre shopping core, and Chadderton, Royton and Shaw District Centres	2003	N / A	N / A	None.
Retail Capacity	Existing studies focus on Oldham Town Centre only.	1997 plus update 1999.	N / A	N / A	None.
District Centre Health Checks	Monitors indicators of the "health" of town and district centres (in	Oldham TC: 1997 and 2000. District Centres: 1999-2002.	N / A	N / A	None.

EXISTING EVIDENCE BASE

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
	accordance with PPS 6).				
Housing Needs	An analysis of housing needs throughout the Borough. Provides information on suitability of current housing, household income & affordability.	Full report 1999, update carried out 2004.	Approx 5 yearly	N / A	Work completed on housing needs throughout the borough to inform preparation of SHMA (see below).
Employment Land	Monitors the grant, take up and availability of industrial and business land.	2008 AMR	Annually	2009	Reported in AMR.
Public Transport Accessibility Survey	The mapping of public transport accessibility throughout the Borough.	September 2008	This will be updated every 6 months	March 2009	Forms part of the LDF Evidence Base..
Accessibility to Local Services	Monitoring accessibility to local services (% of the population within 400m of basic services)	March 2008	Annually	March 2009	Forms part of the LDF Evidence Base.
Green Belt Survey	Monitoring the number and type of developments permitted in the Green Belt.	2008 AMR	Annually	2009	Reported in AMR.
Update of Sites of Biological Importance (SBI)	Reports on any changes to SBI's through GMEU work.	July 2008	Monitored in line with AMR monitoring period	2009	Reported in AMR.

EXISTING EVIDENCE BASE					
Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Housing Market Renewal Research	Analysis of inform HMR 2nd wave bid.	2005	N / A	N / A	This is a one -off exercise. Monitoring of housing markets will be linked to HMR.
Landscape Character Assessment	Assessment of landscape character in the borough (rural areas).	Published for consultation late 2008 / early 2009.	N / A	N / A	Forms part of the LDF Evidence Base.
Economic Assessment	Analysis of Oldham economy to inform HMR work.	2005	N / A	N / A	This is a one off exercise.
Oldham Business Survey	Survey of local businesses undertaken by OMBC Regeneration Directorate	2008	Annually	2009	None.
Oldham Beyond and follow up masterplans	Visioning exercise for the Borough followed up with a series of masterplans.	2004 onwards	N/A	N / A	This is a one off exercise.
Census of Population 2001	Population and household data.	2001	Every 10 years	2011	None.
Sustainable Community Strategy 2008-2020	Sets out the Oldham Partnership's vision for the borough and themes and priorities for action.	2008	As required.	N /A	Prepared as a joint document with the Local Area Agreement. LDF will be "spatial expression" of the SCS.

EXISTING EVIDENCE BASE

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Annual Monitoring Reports - 2004/05, 2005/06, 2006/07, 2007/08.	LDS implementation and the effects of planning policies.	Dec 2008	Annually	Dec 2009	Forms part of the LDF Evidence Base.
Sustainability Appraisal (SA) reports	Assesses the environmental, economic and social effects of the LDF.	Prepared at all formal stages of LDF preparation.	As required.	As required.	Scoping Report and Updates and the SA reports for "issues and options" and "preferred options" stages form part of the LDF Evidence Base.
Habitats Regulations Assessment (HRA) reports	The purpose of HRA is to ensure that protection of the integrity of European nature conservation sites is part of the LDF.	Prepared at all formal stages of LDF preparation by the GMEU.	As required.	As required.	Forms part of the LDF Evidence Base.
Supplementary Planning Documents	Six SPD's have been adopted that provide advice on implementing UDP policies.	2006-2008	N / A	N / A	Forms part of the LDF Evidence Base.
The Municipal Waste Management Strategy for Greater Manchester (2006)	Sets out Greater Manchester Waste Disposal Authorities proposals for the management of the Municipal Solid Waste (MSW) arising in their area.	2006	N / A	N / A	Provides information on the specific management of MSW and the type of facilities required to deal with this waste.
Wigan's Municipile Solid	Sets out Greater Manchester	2006	N / A	N / A	Provides information on

EXISTING EVIDENCE BASE					
Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Waste Management Strategy (2006)	Waste Disposal Authorities proposals for the management of the Municipal Solid Waste (MSW) arising in their area.				the specific management of MSW and the type of facilities required to deal with this waste.
Reports and Statistics of the Environment Agency (annual)	Detailed information on waste arising in the NW for all waste streams excluding Construction and Demolition waste which is collected by DCLG.	For full year 2003	Annually	On-going	Provides detailed information for the development of the Joint Waste DPD, and the basis for the requirement of new facilities.
Reports and Statistics of the Regional Technical Advisory Body on Waste Matters, and the Regional Waste Strategy (September 2004)	Detailed information on waste arising in the NW for all waste streams and provision of regional waste targets.	2004	No set review for this information.	N / A	Provides information on the waste arising for the region, and number and type of facilities required to manage it.
Reports and Statistics of the Regional Aggregate Working Party (annual)	Detailed information on waste arising in the NW for secondary and recycled aggregate production and use.	2003	Annually	2004	Provides detailed information for the development of the Joint Waste DPD, and the basis for the requirement of new facilities.

EXISTING EVIDENCE BASE					
Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
ODPM Survey on Arising of Construction, Demolition and Excavation Waste (2003) (Symonds Report)	Detailed information on waste arising in the NW for Construction and Demolition waste which is collected by DCLG.	2003	No set review for this information.	2006	Provides detailed information for the development of the Joint Waste DPD, and the basis for the requirement of new facilities.
Joint Waste DPD for Greater Manchester - Needs Assessment Report	Prepared by GMGU for preparation of the JWDPD.	2007	As required	As required	Forms part of Evidence Base for JWDPD.

Table 2

PLANNED EVIDENCE BASE					
Document / policy area	Subject	Last Produced	Frequency of Review	Next Review	Comments
Oldham Retail and Leisure Study	Capacity for additional retail development in the Borough, including centre health checks	N / A	N / A	To be published Spring 2009	Forms part of the LDF Evidence Base.
Open Space Audit	A comprehensive study of local needs and audit of existing open space, sport and recreation facilities as required by PPG17.	2006	Ongoing	Ongoing	Forms part of the LDF Evidence Base.
Conservation Area / Listed Building Survey	Monitor loss of, or planning permissions affecting, listed buildings or	2008	Annually	2009	Reported in AMR.

PLANNED EVIDENCE BASE

Document / policy area	Subject	Last Produced	Frequency of Review	Next Review	Comments
	conservation areas.				
Flood Risk Survey	Monitor developments permitted in the Flood Risk areas.	2008	Annually	2009	Reported in AMR.
Renewable Energy	Monitoring percentage of large developments incorporating renewable energy generation.	2008	Annually	2009	Reported in AMR.
AGMA Energy Study	A study to provide an evidence based understanding of local feasibility and potential for renewable and low carbon energy technologies within the Manchester City Region.	To be completed Spring 2009	N / A	N / A	Forms part of the LDF Evidence Base.
Employment Land Review	Employment land review to assess demand for and supply of land for employment (following ODPM guidance 2004).	Consultation on draft undertaken late 2008 / early 2009.	As required	N / A	Forms part of the LDF Evidence Base.
Housing starts monitoring	Monitoring development timescales more closely on sites with planning permission.	Dec 2008	Annually	Dec 2009	Reported in AMR.
Parking	To monitor implementation of	December 2008	Annually	2009	Reported in AMR.

PLANNED EVIDENCE BASE

Document / policy area	Subject	Last Produced	Frequency of Review	Next Review	Comments
	car parking standards.				
Strategic Floodrisk Assessment	Assess areas at risk of flooding and identify possible mitigation measures/defences.	GM SFRA produced in August 2008. District level SFRA due to commence 2009.	Ongoing	Ongoing	Requirement of Government guidance. Work being undertaken jointly with other GM authorities and Environment Agency. Forms part of the LDF Evidence Base.
Strategic Housing Market Assessment (SHMA)	Requirement of PPS3. Work is led by AGMA on behalf of GM authorities and looks at housing need and demand within the housing market area.	Autumn 2008	N / A	N / A	Oldham is part of the North Eastern Housing Market Area with Tameside and Rochdale. Forms part of the LDF Evidence Base.
Strategic Housing Land Availability Assessment (SHLAA)	Requirement of PPS3. The SHLAA identifies land suitable for housing to inform establishment of a 15 year housing land supply and preparation of LDF.	Published for consultation March 2009	Annually as part of AMR.	2009	SHLAA to be reviewed to ensure five-year supply of deliverable housing land and reported in AMR. Forms part of the LDF

PLANNED EVIDENCE BASE

Document / policy area	Subject	Last Produced	Frequency of Review	Next Review	Comments
					Evidence Base.
Affordable housing economic viability assessment	The assessment will investigate the potential implications that new requirements for affordable housing would have on the viability of housing developments throughout the Borough.	N / A	As required	Spring 2009	Forms part of the LDF Evidence Base.
Gypsy and Traveller Accommodation on Assessment (GTAA).	Statutory Requirement of Housing Act 2004. Work undertaken across GM and assesses the accommodation requirements of gypsies and travellers across GM.	Autumn 2007	N / A	N / A	Forms part of the LDF Evidence Base.
GM Urban Historic Landscape Characterisation	AGMA project undertaken by GMAU	N / A	N / A	Oldham work due to be completed Summer 2009.	Forms part of LDF Evidence Base.

4 Sustainability Appraisal

- 4.1** A key part of the LDF system is the requirement for a sustainability appraisal of DPD's and SPD's. There is also the European Directive 2001/42/EC (incorporated into the Strategic Environmental Assessment Regulations 2004), which requires the formal strategic environmental assessment of plans and programmes that are likely to have significant effects on the environment. Sustainability appraisal incorporates the requirements of the Strategic Environmental Assessment Directive.
- 4.2** Oldham Council has a strong record in sustainability appraisal of the Development Plan. An appraisal of the adopted UDP was carried out starting at the earliest stage of policy preparation, and revisiting the policies and potential impacts at each stage of change. The approach, which used Action for Sustainability as a framework for considering impacts on key sustainability objectives, helped in the development of a North West toolkit for appraisal, and has been used as an example of good practice in the Region. The Government has issued guidelines on sustainability appraisal and the council will use experience gained to adjust its approach as necessary to meet the guidelines and ensure the legal requirements are satisfied. We have undertaken sustainability appraisals of all the adopted SPD's and also the "issues and options" and "preferred options" stages of the Core Strategy.

5 Resources

- 5.1** The council is aiming to take a corporate approach to preparing the LDF to ensure that there is maximum awareness of, and commitment to, the work. Links have been built to the Oldham Partnership (the LSP) to try to ensure the required synergy between the LDF and the Sustainable Community Strategy / Local Area Agreement. There will be a project team based approach to the work calling on expertise and staff resources from across the council and partner organisations.
- 5.2** In pursuance of this approach we are already preparing some parts of our LDF on a joint basis, for example the JWDPD. Such opportunities for external funding or help in kind, and efficiencies or adding value through joint work, will be pursued wherever practical and desirable.
- 5.3** Co-ordination and preparation of the LDF is led by the Strategic Planning and Information section which is also responsible for:
- input to regional and sub-regional work;
 - input to HMR;
 - supporting the development management processes;
 - input to SCS/LAA reviews;
 - evidence gathering to support policy formulation; and
 - monitoring and reviewing policies.
- 5.4** Since 2007 there has been a period of relative stability in the policy team following the loss of two-thirds of its members during 2006. The policy team currently consists of one principal planning officer (who leads the team and manages the LDF), two senior planning officers, four planning officers and a support officer. There is also a regional planner post and a support officer post that have been vacant since April 2007. Filling of the remaining vacant posts will however be subject to funding being available.
- 5.5** The shortage of staff has in part been offset by the fact that the Economy, Place and Skills Directorate has access to in-house technical, IT and financial support. Additionally, senior managers responsible for the team are planners.
- 5.6** The issues of staff turnover and recruitment may however be a factor during the period covered by this LDS due to the current uncertain financial budgetary position of the council. Indeed, one of the senior planning officers with responsibility for environmental matters, including the leading role on the sustainability appraisal and habitats regulations assessment, is due to leave in summer 2009 under the council's efficiency programme.
- 5.7** Subject to no loss of staff numbers/experience currently in post (other than those already mentioned), we believe that the profiles now set out in this LDS are realistic and achievable. However, efforts to fill the remaining vacant posts will continue so as to consolidate our ability to meet the revised deadlines.

6 Risk Assessment

6.1 One factor that stimulated this overhaul of the development plan system was the Government's desire to speed up plan preparation. The council is required in this LDS to set out firm timetables for the delivery of the LDF documents. It is important to identify the risks that could affect the work programme and consider how they may be minimised. Key risks associated with the preparation of the LDF and delivery of the LDS to timetable are identified below, together with an indication as to how they will be managed and minimised. The risk assessment for the JWDPD is set out separately in section 7 since the management arrangements differ from the rest of the LDF.

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
<p>Challenging timescales for preparing the documents identified in this LDS.</p> <p>Risk level – high</p>	<p>Timescales for preparation of LDS documents are challenging, but the risk will be managed in a number of ways i.e.</p> <ul style="list-style-type: none">• Keep LDS under constant review and amend as necessary.• Manage and prioritise non-LDF workload to enable LDF targets to be met.• As far as practical build contingency periods into the programme to respond to uncertainty factors which remain e.g. the level of representations submitted on documents, time taken in public examination and reporting time, new issues arising which require other documents to be prepared or the diversion of staff to other tasks.• Build in adequate timescales for political decision making.• Ensure that there are proper project management arrangements in place for joint preparatory work on LDF documents (e.g. the JWDPD).• Other factors identified in this assessment may also lead to delay to the timescales.
<p>Availability of staff resources</p> <p>Risk level – medium</p>	<p>1 The Team</p> <p>The establishment of the team was increased from six to ten in 2006. This increase was justified on the basis of the additional workload arising from transition to the new planning system and other work areas such as HMR. However, the council's budget situation means that finance for the additional staff is dependent on the Housing and Planning Delivery Grant, which is uncertain. We therefore need to maximise opportunities to earn H&PDG through meeting LDS timetables.</p>

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
	<p>2. Other Staff Resources</p> <p>The project based approach means delivery will also be dependent on staff from other Directorates. This can be addressed through the Council's service planning process. Also by engaging at all stages with Members, senior officers and partner organisations to ensure understanding of priorities.</p>
<p>Retention / recruitment of policy staff</p> <p>Risk level – high</p>	<p>Although there has been a period of relative stability within the team since 2007 (with eight of the ten posts being filled), there is the possibility that staff may move on as part of natural career progression and/or due to the council's current uncertain financial situation/restructuring. Plus as already mentioned one of the two senior planning officers will be leaving under the council's redundancy programme in summer 2009. Equally, the ability to recruit to the two vacant posts will be very limited.</p>
<p>Lack of financial resources</p> <p>Risk Level – medium</p>	<p>Budget provision exists to support the LDF process, but issues need to be addressed:</p> <ul style="list-style-type: none"> ● the level of funding is decreasing in real terms. ● there are uncertainties arising from dependence on funding input from external sources e.g. uncertain H&PDG funding for new posts. ● uncertainties remain regarding length and cost of public examinations. ● uncertainties remain over costs of consultancy work (e.g. floodrisk). <p>These risks will be managed by working closely with the Directorate's Finance Manager to ensure that we work within budgets and in the most cost effective way.</p>
<p>New Government policy guidance will continue to be issued during the preparation of documents</p> <p>Risk level – medium</p>	<p>Where new guidance is issued this will be taken into account at the next appropriate stage in local development document preparation.</p> <p>If guidance is issued late in the process, it will be addressed in subsequent reviews of documents.</p>

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
<p>Risk of conflict with other policy areas</p> <p>Risk level – medium</p>	<p>There may be risks around trying to match different policy agendas, for example ensuring LDF documents support HMR and pressure from economic objectives at a time of recession.</p>
<p>Partial review of Regional Spatial Strategy</p> <p>Risk level – low</p>	<p>Partial review of car parking standards and Gypsies and Travellers may impact on the LDF depending upon timing of consultations/examinations. If there were to be delays in this process it would have knock on effects for achieving LDS targets.</p> <p>We will manage this by liaising with those preparing the RSS and if necessary review the LDS timetable in respect of relevant DPDs so as to ensure conformity with the partial review of RSS.</p>
<p>Capacity of Planning Inspectorate (PINS) and other agencies to support the process</p> <p>Risk level – medium</p>	<p>Programming of the public examinations will be heavily influenced by the workload of PINs and other agencies which may be subject to severe work pressures from local authorities preparing DPD's to similar timescales as our own. Much of this is out of this council's hands but we will address the matter by ensuring that we provide early warning to PINs and other agencies of our timescales and requirements.</p>
<p>Consultation fatigue of public</p> <p>Risk level – medium</p>	<p>There is a risk that work on the LDF documents, when combined with other regeneration and HMR work, could overwhelm communities in terms of consultation demands. Since 2006 we have undertaken 16 LDF-related consultations on DPDs, SPDs, the SCI and the evidence base. This risk will be minimised by trying to align consultations, if and where practical. For example, by making use of existing Area Committees meetings to display consultation materials and using innovative vehicles for consultation.</p>
<p>Ensuring "soundness" of the documents</p> <p>Risk level – medium</p>	<p>Procedural failings can render documents produced unsound or inadequate. We will minimise this risk through preparing a good evidence base, engaging in a good dialogue with the community and stakeholders in line with SCI and regular liaison with GONW and PINS.</p>

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
<p>Legal challenge</p> <p>Risk level – low</p>	<p>Risk of legal challenge will be minimised through ensuring preparation of “sound” documents. The risk remains however that if the Inspector’s binding report on the examination is not sound there may be little the Council can do to avoid a challenge after adoption.</p>

7 Profiles

PROFILE FOR CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT

Document Details	
Title	Core Strategy and Development Management Policies Development Plan Document (known as the Core Strategy)
Role and Content	Its role is to set out a spatial vision, strategic objectives, contain a spatial strategy, identify strategic sites, include policies and a monitoring and implementation framework and delivery strategy.
Status	Development Plan Document
Chain of Conformity	<ul style="list-style-type: none">• Relevant national policy and guidance.• Regional Spatial Strategy.• Statement of Community Involvement.• Regard to the Sustainable Community Strategy/Local Area Agreement.• Other local strategies, plans, programmes, policies and initiatives such as HMR, LTP and so on.
Geographical Coverage	Boroughwide
Timetable and Milestones (in months)	
Pre-production and commencement	July - September 2006
LDF Sustainability Appraisal Scoping Report consultation	April - May 2007
Regulation 25 "Issues and Options" stage consultation	November - December 2007
Regulation 25 "Preferred Options" stage consultation	2 March to 17 April 2009
Approval of Submission Core Strategy by Full Council	June-July 2010 (Municipal calendar unavailable so not able to confirm date of meeting, but based on previous years a Full Council meeting is usually held before the summer recess.)
Publication of Submission Core Strategy for comments	September - October 2010 (for at least six weeks)
Submission of Core Strategy to Planning Inspectorate / Examination Start (week 1)	January 2011

Document Details	
Pre-Hearing Meeting (week 8)	March 2011
Hearing Sessions open (week 14)	April 2011
Inspector's Report (fact check – week 26)	July 2011
Inspector's Report (final – week 29)	August 2011
Adoption	October 2011 (Municipal calendar unavailable so not able to confirm date of meeting, but based on previous years a Full Council meeting is usually held early autumn.)
Arrangements for Production	
Organisational Lead	Executive Director, Economy, Place and Skills.
Political Management Arrangements	To be approved according to the council's Scheme of Delegation for the LDF.
Council Management Arrangements	Led by Strategic Planning & Information.
Internal Resources	<p>Lead role by Strategic Planning & Information with input from other council directorates and partner organisations as appropriate.</p> <p>Financial resources available as part of the council's budget for preparation of the LDF.</p>
External Resources	<p>It will be prepared 'in-house'.</p> <p>Oldham Partnership to provide key link to community and key stakeholders.</p>
External Community and Stakeholder Involvement	<p>The community and stakeholders will be involved in preparation of the Core Strategy in accordance with the SCI.</p> <p>As well as the statutory requirements, such as a local advertisement, public notice, notifying statutory consultees and displaying materials at public deposit points, the community and stakeholders may also be engaged via methods such as press releases, attendance at Area Committees, stakeholder meetings, public meetings, workshops, exhibitions, leaflets and telephone helpline. These are identified in the SCI.</p>

Document Details	
Proposals Map	A new proposals map will be produced after the Core Strategy has been adopted. This will reflect any changes to land designations from those shown on the current adopted UDP proposals map. Any proposed changes will be highlighted during the formal consultation stages for the Core Strategy, for example the proposed strategic sites or amendments to employment areas.
Post Production	
Monitoring and Review Mechanisms	Performance of the LDF will be assessed against the National Indicators (where appropriate) and the local monitoring indicators included within the Core Strategy. Progress will be reported against the LDS milestones. Performance updates will be reported in the AMR.

PROFILE FOR SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Document Details	
Title	Site Allocations Development Plan Document
Role and Content	<p>To set out designations and allocations for the use of land. This will include, amongst others, housing, business and industry, mixed uses, the boundaries and extent of Green Belt, any major developed sites in the Green Belt, protected open land, safeguarded land, green infrastructure, retail, leisure, open spaces, sports and recreational uses, community facilities, health, education, natural/built/historic environments, areas of nature conservation, floodrisk areas, transport routes (including Metrolink), and highway or other transport scheme(s). (Please note that this is not an exhaustive list.)</p> <p>The Site Allocations DPD will give detailed expression to the Core Strategy. Therefore, its preparation will follow after the LDF's way forward has been set by the adoption of the Core Strategy.</p>
Status	Development Plan Document
Chain of Conformity	<ul style="list-style-type: none"> • Relevant national policy and guidance. • Regional Spatial Strategy. • Statement of Community Involvement. • Regard to the Sustainable Community Strategy / Local Area Agreement. • Other local strategies, plans, programmes, policies and initiatives such as HMR, LTP and so on.
Geographical Coverage	Boroughwide, except for any areas covered by Area Action Plan DPDs (these would be set out in a future LDS).
Timetable and Milestones (in months)	
Pre-production and commencement	July - September 2006 (but now put on hold until after the Core Strategy has been adopted)
LDF Sustainability Appraisal Scoping Report consultation	April - May 2007
Regulation 25 stage consultations	September 2011 - May 2012 *
Approval of Submission DPD by Full Council	June/July 2012 (Municipal calendar unavailable so not able to confirm date of meeting, but based on previous years a Full Council meeting is usually held before the summer recess.)
Publication of Submission DPD for comments	September - October 2012 (for at least six weeks)

Document Details	
Submission of DPD to Planning Inspectorate / Examination Start (week 1)	January 2013
Pre-Hearing Meeting (week 8)	March 2013
Hearing Sessions open (week 14)	April 2013
Inspector's Report (fact check - week 26)	July 2013
Inspector's Report (final - week 29)	August 2013
Adoption	October 2013 (Municipal calendar not available yet so not able to confirm date of meeting, but based on previous years a Full Council meeting is usually held early autumn.)
Arrangements for Production	
Organisational Lead	Executive Director, Economy, Place and Skills
Political Management Arrangements	To be approved according to the council's Scheme of Delegation for the LDF.
Council Management Arrangements	Led by Strategic Planning and Information
Internal Resources	<p>Lead role by Strategic Planning & Information with input from other council directorates and partner organisations as appropriate.</p> <p>Financial resources available as part of the council's budget for preparation of the LDF</p>
External Resources	No external consultants, it will be prepared 'in-house'. Oldham Partnership to provide key link to community and key stakeholders.
External Community and Stakeholder Involvement	The community and stakeholders will be involved in preparation of the Core Strategy in accordance with the SCI. As well as the statutory requirements, such as a local advertisement, public notice, notifying statutory consultees and displaying materials at public deposit points, the community and stakeholders may also be engaged via methods such as press releases, attendance at Area Committees, stakeholder meetings, public meetings, workshops, exhibitions, leaflets and telephone helpline. These are identified in the SCI..

Document Details	
Proposals Map	A new proposals map will be produced after the Site Allocations DPD has been adopted. This will reflect any changes to land designations from those shown on the proposals map that would be published after the Core Strategy was adopted. Any proposed changes will be highlighted during the formal consultation stages for the Site Allocations DPD, for example the proposed strategic sites or amendments to employment areas.
Post Production	
Monitoring and Review Mechanisms	Performance of the LDF will be assessed against the National Indicators (where appropriate) and the local monitoring indicators included within the Core Strategy. Progress will be reported against the LDS milestones. Performance updates will be reported in the AMR.

* During this period the council will engage in an on-going consultation with the community and stakeholders on various options relating to sites before publishing the submission DPD. We will use the consultation methods and techniques set out in our SCI, including letters, email, press releases, public notices, leaflets, stakeholder meetings, workshops, public meetings such as area committees, exhibitions and public displays, as appropriate. During this stage we may undertake a call for sites consultation followed by consultations on alternative sites and preferred sites.

PROFILE FOR HOUSING LAND RELEASE SPD

This profile was added in on "Issue 2" of the LDS. It is included to flag up the *possible* need for an SPD in accordance with policy H1 of the UDP, to bring forward Phase 2 housing allocations. As of 1 April 2009 there is sufficient land within the five-year housing supply to meet the current requirements with 97% being on previously developed land. The 2007/08 AMR therefore recommended that the preparation of the SPD on the 'Release of UDP Phase 2 Housing Allocations' is rolled forward 12 months, with its preparation subject to the conclusions of the next AMR.

Document Details			
Title	Housing Land Release Supplementary Planning Document		
Role and Content	To identify Phase 2 allocations for release in accordance with Policy H1 of the UDP.		
Status	SPD - Local Development Document		
Chain of Conformity	To conform with the national policy, the Development Plan (RSS and all relevant DPDs), the Statement of Community Involvement and UDP policies.		
Geographical Coverage	Boroughwide		
UDP Plan Linkage	H1	LLD Linkage	Core Strategy and Development Management Policies.
Timetable and Milestones (in months)			
Preparation of draft SPD and Sustainability Appraisal Report.	January 2010 - May 2010		
Consultation and participation on draft SPD and Sustainability Appraisal Report	June - July 2010		
Consideration of representations on draft SPD	August - November 2010		
Adoption of SPD	December 2010		
Arrangements for Production			
Organisational Lead	Executive Director, Economy, Place and Skills.		
Political Management Arrangements	To be approved according to the council's Scheme of Delegation for the Local Development Framework.		
Council Management Arrangements	Steering Group led by Strategic Planning & Information.		
Internal Resources	Lead role by Strategic Planning & Information.		

Document Details	
	Financial resources available as part of the council's budget for preparation of the LDF.
External Resources	Unlikely to use consultants.
External Stakeholder Resources	Oldham Partnership.
External Community and Stakeholder Involvement	The community and stakeholders will be involved in preparation of the SPD through the pre-consultation scoping process and the formal participation procedures, in accordance with the SCI.
Post Production	
Monitoring and Review Mechanisms	Through annual housing land monitoring report in the LDF Annual Monitoring Report.

THE GREATER MANCHESTER JOINT WASTE DEVELOPMENT PLAN DOCUMENT ("THE JWDPD")

Introduction

- 7.1** Under the provisions of the Planning and Compulsory Purchase Act 2004 agreement has been reached across the Greater Manchester sub-region by Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council to produce a joint waste development plan document (JWDPD) for Greater Manchester. The Greater Manchester Authorities consider that this arrangement offers the most potential for effective joint working in the production of the Waste Development Plan Document and is the preferred approach to implementing the principles of sustainable waste management for all waste streams.

Background

- 7.2** The area of Greater Manchester has the largest population within the North West of England, and as a consequence is the Region's largest producer of waste for all waste streams, including Municipal Solid Waste (MSW), Commercial and Industrial (C&I), Construction and Demolition Waste (C&D) and Hazardous waste. In 2004/2005, total waste arisings for Greater Manchester were estimated to be over 8 million tonnes.
- 7.3** Greater Manchester has traditionally relied upon landfill as its main source of waste management. Nevertheless, as a result of European legislation, Government targets, increasing waste generation, the need for improved environmental protection and rising public expectations there is a need for rapid changes in the sub-region's approach to waste management.
- 7.4** Sufficient landfill capacity will still be required for final residues following treatment and recovery. However, there is a recognised need to reduce our reliance on this disposal option by providing alternative waste management facilities for recycling, composting, reprocessing, treatment and disposal of waste.

Current Waste Policies and Status

- 7.5** The waste policies which apply to Greater Manchester are contained within the Regional Spatial Strategy (RSS) for the North West and each of the ten Greater Manchester authority's Unitary Development Plans (UDPs).
- 7.6** In order to provide coverage during the plan preparation period, the provision of the Planning and Compulsory Purchase Act (2004) allows for policies in UDPs to be saved for at least 3 years from the commencement of the Act, or until such time as they are replaced by a DPD. Once the JWDPD has been adopted it will be integrated into the LDF of each of the ten local authorities and will replace the waste policies contained within the UDP. The document will then provide the basis for the provision of new waste management facilities across Greater Manchester.

PROFILE FOR THE JWDPD

Document Details	
Title	The Greater Manchester Joint Waste Development Plan Document
Role and Content	<p>The JWDPD will:</p> <ul style="list-style-type: none"> • Set out the vision and spatial objectives relating to waste for the Greater Manchester area; • Develop the main policies and broad framework for implementation and monitoring in the authorities Annual Monitoring Reports (AMRs); • Detail how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters; • Set out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; • Plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; and • Set out broad and detailed criteria based policies for the plan area. • Allocate sites/areas for waste management facilities.
Status	Joint Development Plan Document
Chain of Conformity	The JWDPD will be in conformity with European legislation, National Planning Guidance, the Regional Spatial Strategy for the North West and each of the planning authority's Core Strategy Development Plan Documents. The JWDPD will also have regard to the Sustainable Community Strategies of the ten Greater Manchester authorities.
Geographical Coverage	Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council.
Timetable and Milestones (in months)	
Consult Statutory Bodies on Scope of Sustainability Appraisal	September 2006
Regulation 25 Consultation	September 2006 – January 2010

Document Details	
Publication of the Proposed Submission JWDPD	November 2010
Submission of the JWDPD to Secretary of State	February 2011
Pre-Examination Meeting	April 2011
Commencement of the Hearings	June 2011
Receipt of Inspector's Report	October 2011
Estimated Date for Adoption	January 2012
Arrangements for Production	
Organisational Lead	Work on the JWDPD will be co-ordinated and managed by the Greater Manchester Geological Unit (GMGU) on behalf of each planning authority.
Political Management Arrangements	To be approved according to the council's Scheme of Delegation for the Local Development Framework.
Council Management Arrangements	DPD Project Team (lead officer from Strategic Planning & Information)
Internal Resources	Lead role by Strategic Planning & Information with input from DPD Project Team. Financial resources available as part of the council's budget for preparation of the LDF.
External Resources	No external consultants, it will be prepared 'in-house'.
External Stakeholder Resources	None
External Community and Stakeholder Involvement	Consultation on the JWDPD will be carried out in accordance with each of the Statement of Community Involvement (SCI). To ensure conformity with the SCIs, a Consultation Strategy has been prepared which sets out detailed methods for engaging with key stakeholders.
Post Production	
Monitoring and Review Mechanisms	Annual monitoring will be carried out by GMGU, as they are the most appropriate body to undertake this work. A report will be produced and this will be incorporated into Oldham's AMR. The report will contain details on the progress of the JWDPD, and make any necessary amendments to the LDS timetable. Monitoring of the JWDPD will be carried out in accordance with each of the 10 Greater Manchester Authorities and the Regulations.

Risk Assessment

7.7 Every effort will be made to ensure that the programme set out for the JWDPD will be fulfilled; nevertheless there are clearly various risks which could potentially impact upon the ability to adhere to this timetable. The following table identifies these possible risks, the problems that could ensue and the mitigation measures that might be taken to minimise their effect on the timetable.

Risk	Problem	Mitigation Measure
Programme slippage	Key milestones may not be met, delaying the delivery of the JWDPD	GMGU have identified the resource requirements of producing the plan and have recruited staff to assist with this. In addition, consultants have been contracted to ensure delivery of key documents required for the preparation of the JWDPD.
Staff absence / turnover	May leave the JWDPD under resourced and delay production	<p>It is difficult to account for this risk. Staff will be drawn from the planning team within GMGU. Allocation of responsibility across the planning team should ensure consistency in the absence/loss of a member of staff.</p> <p>The effect of vacancies in the project team will be minimised by striving to ensure a quick replacement. Furthermore, Urban Vision has a team of policy planners who could be drawn upon to fill any capacity gaps that arise. Nevertheless, there is a recognised difficulty in recruiting experienced waste planners; consequently emphasis may be placed on experience and knowledge of the development plan system.</p>
Political delay	Due to the unique nature of the production arrangement of this JWDPD, it is required to gain approval at key stages through the 10 authorities. Therefore there is the risk that key dates may not be met due to timings of Full Council meetings.	The Joint Committee and the JWDPD Steering Group have been established to ensure that political commitment from each authority is gained from the outset and to raise the importance of meeting key dates for council approval.
One or more authorities withdraws from the joint	An authority may choose to withdraw from the arrangements to produce the JWDPD due to a	Every effort will be made to maintain good working relations throughout plan production. However, where an authority chooses to withdraw from joint working arrangements,

Risk	Problem	Mitigation Measure
working arrangements	change of circumstances or as a consequence of disagreements occurring regarding plan production.	the established Local Agreement allows the remaining authorities to reserve the right to continue to work together to develop a JWDPD for the remaining sub-region area.
Capacity of the Planning Inspectorate	The resourcing of this body is outside of our control.	This timetable and correspondence and meetings with the Planning Inspectorate should ensure that they are fully aware of the programme for the JWDPD.
Further changes to the planning system	Delay due to changes in plan-making requirements / procedures.	It is not possible to plan for further changes to the planning system. However, GMGU will endeavour to deal with new requirements with minimum disruption to the timetable.
Length of the independent examination	Although PINs have issued suggested timings for the post-submission stage of DPD production it is recognised that it may be difficult to precisely quantify the length of the examination process.	GMGU will endeavour to minimise the volume of issues to be resolved at examination, through ensuring the JWDPD is founded upon wide pre-submission consultation and a robust and credible evidence base.
DPD found to be unsound / legal challenge	Significant amendments would need to be made to the timetable if the JWDPD was found to be unsound.	The risk of the JWDPD being found to be unsound or subject of a legal challenge will be minimised by working closely with the Government Office for the North West to ensure that the chain of conformity is achieved and correct procedures followed. Every effort will also be made to ensure that the JWDPD is realistic, able to be implemented, founded upon a robust and credible evidence base and takes appropriate account of the views of local communities and others with a stake in the area.

8 Glossary of Terms

Area Action Plans Development Plan Documents that may be prepared for parts of the Borough where significant change or conservation is needed.

Core Strategy A Development Plan Document that sets out a long term spatial vision and strategic objectives for the Borough. It also contains a spatial strategy, core policies and a monitoring and implementation framework.

Development Management Policies These are criteria based policies which are required to ensure that all development taking place within the area meets the spatial vision and objectives set out in the core strategy.

Development Plan The Development Plan for the Borough consists of Regional Spatial Strategy for the North West, saved policies in the adopted or replacement UDPs, and/or Development Plan Documents that replace the saved policies.

Development Plan Documents This is the generic term used to describe spatial planning documents that are subject to independent examination and that, together with Regional Spatial Strategy, will form the Development Plan for the Borough once the transition to the new system has been completed.

Local Development Document The generic name given to all constituent documents of the Local Development Framework.

Local Development Framework A folder of local development documents, some of which form part of the Development Plan for a local authority area.

Local Development Scheme A project plan for the preparation of a Local Development Framework. It is a rolling 3 year programme which the Council should review and update every year.

Proposals Map A map with an Ordnance Survey base that illustrates the policies and proposals of a Development Plan Document (or the “saved” UDP policies in Oldham at the moment).

Regional Spatial Strategy This sets out the region’s policies in relation to the development and use of land and forms part of the Development Plan for local planning authorities.

Statement of Community Involvement This sets out the standards which the Council will achieve in terms of involving local communities in the preparation of local development documents and development control decisions.

Supplementary Planning Document A Supplementary Planning Document provides supplementary information in respect of policies contained in the development plan documents. It is not subject to independent examination and does not form part of the Development Plan.

Saved policies or plans Existing adopted plans are saved for three years from commencement of the Act or until replaced by a more up to date replacement plan.

9 Appendix 1 Tracking Saved UDP Policies/SPGs & Schedule of Local Development Documents

Following adoption of the UDP in July 2006 its policies are automatically "saved" for three years under the provisions of the Act and Regulations, i.e. to July 2009. However, as the Core Strategy/Development Management Policies Development Plan Document will not be adopted until after July 2009, the Council has applied to the Secretary of State to "save" all UDP policies, allocations and designations shown on the UDP Proposals Map so as to avoid a local planning policy vacuum after July 2009.

Table 1 TRACKING SAVED ADOPTED UDP POLICIES

UDP Chapter	UDP Policies	Comments
Design of New Development	D1-D1.13	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review.
Transport	T1-T3.3	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD and Proposals Map DPD policy review (which will be informed, in part, by the Greater Manchester Local Transport Plan and the Metrolink proposals), and the Proposals Map.
Business, Industry and the Local Economy	B1-B2.2	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Housing	H1-H2.2	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Retail and Leisure Development	S1-S2.4	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Oldham Town Centre	TC1-TC1.7	Policies "saved" at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.

UDP Chapter	UDP Policies	Comments
Community and Education Facilities	CF1-CF1.5	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Open Space, Sport and Recreation Facilities	R1-R2.2	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Open Environment – Green Belt	OE1-OE1.8	Policies “saved” at least until July 2009. RSS indicates that no strategic review of Greater Manchester Green Belt is needed until at least 2011, therefore the Council would not expect the position to change unless the review of RSS necessitates it. Any changes would be incorporated into the Core Strategy and Development Management Policies DPD and the Proposals Map.
Open Environment – Land Reserved for Future Development	OE1.9	Policies “saved” at least until July 2009. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Open Environment – Other Protected Open Land	OE1.10	Policies “saved” at least until July 2009. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Open Environment – Farm Diversification	OE1.11	Policies “saved” at least until July 2009. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Open Environment – Nature and Landscape	OE2-OE2.4	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD and the Proposals Map.
Conservation of the Historic Environment	C1-C1.13	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.

UDP Chapter	UDP Policies	Comments
Natural Resources and Environmental Quality – Air, Water and Soil	NR1-NR1.7	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Natural Resources and Environmental Quality – Water Resources and Infrastructure	NR2-NR2.4	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Natural Resources and Environmental Quality – Energy	NR3-NR3.3	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Natural Resources and Environmental Quality – Minerals	NR4-NR4.4	Policies “saved” at least until July 2009. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review and the Proposals Map.
Waste Management	W1-W1.4	Policies “saved” at least until July 2009, but early review anticipated as part of the preparation for the Greater Manchester Joint Waste DPD.

Table 2 TRACKING EXISTING SUPPLEMENTARY PLANNING GUIDANCE

SPG Number & Title	1996 UDP policy	2006 UDP policy and comments	Use?
2 Agricultural Buildings	LR2.7 lists criteria a-e	Policy OE1.11 lists criteria a-g, splitting some 1996 UDP criteria and adding an entirely new one	Use in relation to Policy OE1.12 only
	LR2.8 lists criteria a-c	Substantively the same as Policy OE1.12	
7. Public Art	BE1.5	Not carried over	No
8. Designing out Crime	BE1.6	Policy D1.7 substantially different	No

SPG Number & Title	1996 UDP policy	2006 UDP policy and comments	Use?
11. Shop Front Design	BE1.1 & BE2.6	Policies D1.1 & C1.6 substantially different	No
13. Providing for Wildlife Habitats	BE1.1 & OE1.11	Policy D1.1 substantially different & Policy OE1.11 not carried over	No
14. Trees on Development Sites	OE1.15	Policy D1.5 substantially different	No
15. Waste Disposal	W1.3.	Waste policies substantially changed	No
18. Wind Power	W1.10	Renewable polices substantially changed	No
19. Business Uses From Home	B3.2	Policy B1.6 - Substantively the same. 1996 UDP policy criterion c. refers to parking policy; 2006 UDP Policy B1.6 refers to parking standards	Yes
21. Hot Food Takeaways	S1.6	Policy S1.4 adds new criterion c.	No
26. Residential Care Homes	H2.1	Not carried over	No
27. Public Open Space	R3.1	ROS policies substantially changed	No

Table 3 SCHEDULE OF PROPOSED LOCAL DEVELOPMENT DOCUMENTS

Document Title	Status	Role & content	Geog. Area	Chain of conformity	Date for Issues and Options consultation	Date for Preferred Options consultation	Date for submission to PINS	Date for adoption
Core Strategy and Development Management Policies	DPD	Sets out the Council's vision and spatial strategy for the borough, giving spatial expression to the Sustainable Community Strategy. Includes a delivery strategy and monitoring arrangements. Also contains generic policies to be applied to planning applications	Borough wide	National policy and RSS. Statement of Community Involvement	Nov-Dec 2007	March - Apr 2009	January 2011	October 2011
Site allocations	DPD	Allocations of land for development and protection.	Borough other than areas covered by Area Action Plan DPDs.	Core Strategy and Development Management Policies DPD. Statement of Community Involvement	January - June 2012 (format to be determined)	January - June 2012 (format to be determined)	Jan 2013	Oct 2013
Joint Waste DPD	DPD	Vision and spatial objectives relating to waste for the Greater Manchester area. Will include policies and allocation of sites.	Greater Manchester	National Planning Guidance, RSS and each District's Core Strategy and SCI.	Sept 2006 – Jan 2010	Sept 2006 – Jan 2010	Feb 2011	Jan 2012

Document Title	Status	Role & content	Geog. Area	Chain of conformity	Date for Issues and Options consultation	Date for Preferred Options consultation	Date for submission to PINS	Date for adoption
Housing Land Release	SPD	Adds detail to UDP policy H1 regarding the need to bring forward sites allocated for Phase 2 housing.	Broughtte	Saved UDP policies in first instance. Core Strategy and Development Control Policies DPD; Statement of Community Involvement.	Jan 2010 - May 2010	June 2010 - July 2010	N / A	December 2010

10 GANTT Chart

Document/Stage	2006												2007												2008												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Core Strategy																																					
Pre-production																																					
Regulation 25 (this included an Issues and Options Stage and a Preferred Options Stage).																																					
Consider reps.																																					
Prepare DPD																																					
Approval of Submission Core Strategy by Full Council																																					
Publication of Submission Core Strategy for comments																																					
Consider the reps. for sending to PINs																																					
Submission of Core Strategy to PINs /																																					
Examination Start (week 1)																																					
Pre-hearing meeting (week 8)																																					
Hearing Sessions open (week 14)																																					
Receive Inspector's Report (fact check – week 26)																																					
Receive Inspector's Report (final – week 29)																																					
Adopt DPD																																					

Document/Stage	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
	2009												2010												
Core Strategy DPD																									
Pre-production																									
Regulation 25 (this included an Issues and Options Stage and a Preferred Options Stage).																									
Consider reps.																									
Prepare DPD																									
Approval of Submission Core Strategy by Full Council																									
Publication of Submission Core Strategy for comments																									
Consider the reps. for sending to PINs																									
Submission of Core Strategy to PINs / Examination Start (week 1)																									
Pre-hearing meeting (week 8)																									
Hearing Sessions open (week 14)																									
Receive Inspector's Report (fact check - week 26)																									
Receive Inspector's Report (final - week 29)																									
Adopt DPD																									

A new proposals map will be produced after the Core Strategy has been adopted. This will reflect any changes to land designations from those shown on the adopted UDP proposals map. Any proposed changes will be highlighted during the formal consultation stages for the Core Strategy, for example the proposed strategic sites.

Document/Stage	2010												2011												2012											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O		
Site Allocations DPD																																				
Pre-production																																				
Regulation 25																																				
Consider reps.																																				
Prepare DPD																																				
Approval of Submission																																				
DPD by Full Council																																				
Publication of Submission																																				
DPD for comments																																				
Consider the reps. for sending to PINS																																				
Submission of DPD to PINS / Examination Start (week 1)																																				
Pre-hearing meeting (week 8)																																				
Hearing Sessions open (week 14)																																				
Receive Inspector's Report (fact check – week 26)																																				
Receive Inspector's Report (final – week 29)																																				
Adoption																																				

A new proposals map will be produced after the Site Allocations DPD has been adopted. This will reflect any changes to land designations from those shown on the proposals map that would be published after the Core Strategy was adopted. Any proposed changes will be highlighted during the formal consultation stages for the Site Allocations DPD, for example the proposed strategic sites or amendments to employment areas.

Document/Stage	2006												2007												2008														
	J	F	M	A	M	J	J	A	S	O	N	D	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D									
Joint Waste DPD																																							
Commencement of Production																																							
Participation on Regulation 25																																							
Publication of the proposed Submission JWDPD																																							
Submission to SoS																																							
Pre-exam Meeting																																							
Examination																																							
Receive Inspector's Report																																							
Adoption																																							
Document/Stage	2010												2011												2012														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Joint Waste DPD																																							
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Document\Stage	2006												2007												2008																				
	J	F	M	A	M	J	J	A	S	C	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D									
UDP																																													
Adoption																																													
Saved until the Core Strategy is adopted (subject to Secretary of State decision).																																													
Document\Stage	2009												2010												2011																				
	J	F	M	A	M	J	J	A	S	C	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D									
UDP																																													
Adoption																																													
Saved until the Core Strategy is adopted (subject to Secretary of State decision).																																													

Document Stage	2009						2010						2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Housing Land Release SPD																								
Preparation																								
Consultation																								
Consider reps.																								
Adopt SPD																								

11 Oldham Council's application to 'save' the UDP

Following adoption of the UDP in July 2006 its policies are automatically "saved" for three years under the provisions of the Planning Act and Regulations, i.e. to July 2009. As the Core Strategy will not be adopted until after July 2009, the Council has applied to the Secretary of State to "save" all UDP policies and the allocations and designations shown on the UDP Proposals Map in order to avoid a local planning policy vacuum after July 2009. The application is shown below. This is followed by a copy of the Secretary of State's decision letter.

PPS12 "Local Spatial Planning" (published June 2008) sets out the criteria against which the Secretary of State will determine the application to "save" the UDP. The criteria are as follows:

"Policies to be extended should comply with the following criteria:

- where appropriate, there is a clear central strategy;
- policies have regard to any sustainable community strategy for the area;
- policies are in general conformity with the regional spatial strategy or spatial development strategy;
- policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- there are effective policies for any parts of the authority's area where significant change in the use of development of land or conservation of the area is envisaged; and
- policies are necessary and do not repeat national or regional policy."

Following discussions with Government Office for the North West, Table 1 sets out the Council's reasons and justifications for "saving" the UDP policies against criteria C and F. As the Council's reasons and justifications in relation to criteria A, B, D and E are the same for each UDP policy then these have been recorded separately in the four paragraphs below for simplicity and clarity.

This application seeks to "save" all UDP policies, and allocations and designations shown on the UDP Proposals Map.

Criteria A – "where appropriate, there is a clear central strategy"

- The UDP Introduction chapter (particularly paragraphs 1.9-1.24) outlines the objectives of the UDP and its strategy. The Council has adopted the following objectives for the UDP:
 - *"supporting communities and social inclusion, for example by promoting mixed and balanced communities;*
 - *promoting economic well being in which we all can share;*

- conserving and making efficient use of natural resources such as fossil/fuels and minerals, and improving the quality of natural resources including air, water and soil;
- improving accessibility and reducing the need to travel;
- protecting and conserving the Borough's natural, historical and cultural assets, including landscapes, parks and gardens, trees and woodlands; designated wildlife habitats and biodiversity; listed buildings, Conservation Areas, archaeological sites, ancient monuments and other elements of the historic fabric of the Borough (including non-designated elements); and
- regenerating the older urban areas of the Borough and supporting wider urban renaissance.”

The UDP strategy is clear. The 2004 'Oldham Beyond' visioning exercise underpins the UDP strategy. The UDP strategy is compatible with national and regional planning policy, as well as with local aspirations and objectives as set out in various Oldham strategies, plans, policies and programmes. The UDP policies support the strategy. This criterion therefore is considered to be relevant to this application to "save" the UDP.

Criteria B – “policies have regard to any sustainable community strategy for the area”

- The UDP Introduction chapter outlines the objectives of the UDP and its strategy. Paragraphs 1.9-1.11 outline the relationship between the Community Strategy and the UDP, and how the latter underpins the former. The chapter outlines the links, in particular:
 - “develop high quality living environments;
 - maintain and improve transport infrastructure and services to meet our economic and social needs;
 - conserve natural resources;
 - raise awareness and empower communities.”

The Sustainable Community Strategy was refreshed in 2008 and covers the period up to 2020. It covers the themes of: economic prosperity; safe and strong communities; health and well being; a cohesive society; community engagement; culture; and sustainable use of resources. The 2004 'Oldham Beyond' visioning exercise underpins the Sustainable Community Strategy. The UDP policies are compatible with the Community Strategy. This criterion therefore is considered to be relevant to this application to "save" the UDP.

Criteria D – “policies are in conformity with the core strategy development plan document (where the core strategy has been adopted)”

- The Oldham Local Development Framework Core Strategy Development Plan Document is currently being prepared. It is anticipated that the Core Strategy will be adopted during 2010/2011. This criterion therefore is not considered to be relevant to this application to "save" the UDP.

Criteria E – “there are effective policies for any parts of the authority’s area where significant change in the use of development of land or conservation of the area is envisaged”

- The application to “save” the UDP policies will ensure that the clear strategy and robust local planning policy framework remains in place to deal effectively with proposals for significant change or conservation. The UDP policies will ensure that this remains the case until the Local Development Framework is put in place. This criterion therefore is considered to be relevant to this application to “save” the UDP.

Table 1 – Reasons and Justifications for “saving” Oldham’s UDP policies against the PPS12 criteria

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments Recommendation
B1 – BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Conforms with RSS Policy W1 ‘Strengthening the Regional Economy’ by identifying local employment land. It is also in conformity with Policy W3 ‘Supply of Employment Land’ which says that provision should be made for a supply of employment land.	Is the overarching Part 1 business and industry allocation policy. Does not repeat national or regional guidance – adds local direction in recognising that there are neighbouring authorities that will have a role to play in providing towards our employment needs.	Overarching Part 1 policy which supports locally important policies. Save
B1.1 – Business and Industrial Allocations		Policy identifies local business and industrial allocations and does not repeat national or regional guidance.	Policy is still necessary to provide a local planning framework for business and industry. Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
B1.2 – Business and Office Allocations	Conforms with RSS Policy W1 'Strengthening the Regional Economy' by identifying local employment land. It is also in conformity with Policy W3 'Supply of Employment Land' which says that provision should be made for a supply of employment land.	Policy identifies local business and office allocations and does not repeat national or regional guidance.	Policy is still necessary to provide a local planning framework for business and industry.	Save
B1.3 – Mixed Use Allocations	Conforms with RSS Policy DP2 'Promote Sustainable Communities' which says that sustainable communities should foster sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities.	Policy identifies local mixed use allocations and does not repeat national or regional guidance.	Policy is still necessary to provide a local planning framework for business and industry.	Save
B1.4 – Business, Office and Industrial Development on Unallocated Land	Conforms with RSS Policy DP5 which states that development should be located as so to reduce the need to travel, especially by car. Also in conformity with Policy W3 which says that office development should be in or adjacent to town/city centres and in Key Service Centres.	UDP policy Reasoned Justification goes into more Oldham specific detail than RSS. It also refers to Policy NR1.1 and T3.1 in UDP.	Policy is still necessary to provide a local planning framework for business and industry.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
B1.5 – Working from Home	No policy in RSS.	Does not repeat national or regional guidance. In adopted RSS paragraph 6.16 states the impact of home working has not been fully considered in the preparation of this RSS. Links to UDP parking standards also.	Policy is still necessary to provide a local planning framework for business and industry.	Save
B1.6 – Freight Generating Developments	Conforms with RSS policy RT7 on 'Freight Transport'.		Does not repeat national or regional guidance though it is similar to PPG 13 but it is more locally specific – it explains that there will be exceptions to the policy where the Council seeks to protect existing employment uses.	Policy is still necessary to provide a local planning framework for business and industry. Links to transport policies. (T3.1)
B2 – EXISTING BUSINESS AND INDUSTRIAL AREAS	Conforms with RSS Policy W4 'Release of Allocated Employment Land' that states outside of a review of commitments when preparing plans and considering proposals there should be a presumption against the release of allocated employment sites for other uses and that sites should not be released where they provide or have the potential to provide and	Is the overarching Part 1 existing business and industrial areas policy. Does not repeat national or regional guidance.	Overarching Part 1 policy which supports locally important policies.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
	Important contribution to the local economy. Also conforms with Policy DP4 'Make the best Use of Existing Resources and Infrastructure' as the UDP policy aims to direct new business and investment to vacant or underused sites by zooming them for employment.		Policy is still necessary to provide a local planning framework for business and industry.	Save
B2.1 – Primary Employment Zones	Conforms with RSS Policy W4 'Release of Allocated Employment Land' that states outside of a review of commitments when preparing plans and considering proposals there should be a presumption against the release of allocated employment sites for other uses and that sites should not be released where they provide or have the potential to provide and important contribution to the local economy.	Policy sets out local criteria for consideration of non employment use developments within PEZ's. Policy Reasoned Justification identifies PEZ designations and does not repeat national or regional guidance. Policy is supported by SPD 'Assessment of Employment Sites'.		
B2.2 –	No policy in RSS.	Policy sets out local criteria for consideration of non employment use developments within existing	Policy is still necessary to provide a local planning framework for business and industry.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
Protection of Existing Employment Sites outside PEZs		employment areas and does not repeat national or regional guidance. Policy is supported by SPD 'Assessment of Employment Sites'.		Save
C1 – CONSERVATION OF THE HISTORIC ENVIRONMENT	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	Policy is needed to support Policies C1.1 to C1.13. Does not repeat national or regional guidance.		
C1.1 – Development Within or Affecting the Setting of Conservation Areas		Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	UDP policy goes into more detail than PPG15.	Save
C1.2 –		Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	Policy is still necessary to aid assessing development proposals within or affecting the setting of Conservation Areas.	Save
			Policy is still necessary to protect buildings in Conservation Areas.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
Demolition of Buildings in Conservation Areas				
C1.3 – Retention of Distinctive Local Features or Structures in Conservation Areas	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	UDP policy goes into more detail than PPG15.	Policy is still necessary to provide a local planning framework for the historic environment.	Save
C1.4 – Alterations and Extensions to Buildings in Conservation Areas	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	PPG15 deals with alterations to listed buildings but does not cover in as much detail alterations and extensions to buildings in Conservation Areas. It is not considered that this policy is covered in PPG15.	Policy is still necessary to provide a local planning framework for the historic environment.	Save
C1.5 –	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	PPG15 refers to just 'retention'. UDP policy refers to 'retention, restoration and repair'.	Policy is still necessary to provide a local planning framework for the historic environment.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments Recommendation
The Preservation of Historic Shop Fronts			Save
C1.6 – Advertisements in Conservation Areas and on Listed Buildings	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	It is not considered the Policy is repeated by PPG15 or PPG19 or regional guidance. It is considered that the policy sets out more clearly than national or regional guidance how applications will be assessed by the Council.	Policy is still necessary to provide a local planning framework for the historic environment.
C1.7 – The Re-Use of Historic Buildings	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	The policy does not repeat national or regional guidance. PPG15 refers to the re-use of listed buildings and historic buildings but it is felt that the UDP offers further guidance and clarification.	Policy is still necessary to provide a local planning framework for the historic environment.
C1.8 – Alterations, Extensions and Additions to Listed Buildings	Conforms with RSS Policy DP7 on 'the protection and enhancement of the historic environment'.	Policy does not repeat regional guidance and adds more detail than PPG15. UDP policy includes additions to listed building and covers its setting.	Policy is still required in order to offer maximum protection and enhancement to the boroughs listed buildings and settings.

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
C1.9 – Development Affecting the Setting of a Listed Building	Conforms with RSS Policy DP7 on ‘the protection and enhancement of the historic environment’.	UDP states ‘preserving and enhancing’ whilst PPG15 only states ‘preserving’.	Policy is still required in order to offer maximum protection and enhancement to the boroughs listed buildings and its setting.	Save
C1.10 – Demolition of a Listed Building or Structure	Conforms with RSS Policy DP7 on ‘the protection and enhancement of the historic environment’.	Mostly covered by PPG15, however the UDP policy refers to listed buildings or ‘structures’.	General message in PPG15 is that demolition to listed buildings should not be allowed however it is felt that the part referring to structures in the UDP policy is not covered by national or regional guidance.	Save
C1.11 – The Preservation of the Sites of Important Archaeological Remains and their Settings	Conforms with RSS Policy DP7 on ‘the protection and enhancement of the historic environment’.	Covered by PPG16. However UDP policy also lists 2 sites.	Given that the policy makes reference to two sites it should be retained.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
C1.12 – Preservation or Recording of Archaeological Remains	Conforms with RSS Policy DP7 on ‘the protection and enhancement of the historic environment’.	This policy is covered to a large extent by PPG16, however it is felt that the UDP Policy requirement is more thorough.	It is considered that the policy should be retained as it provides a local planning framework for the historic environment.	Save
C1.13 – The Protection of Parks and Gardens of Special Historic Interest	Conforms with RSS Policy DP7 on ‘the protection and enhancement of the historic environment’.	This is covered by PPG15. However, policy relates to specific sites therefore it is considered that it should be kept.	It is considered that the policy should be retained as it provides a local planning framework for the historic environment.	Save
CF1 – NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	Conforms with RSS (Policy L1).	Does not repeat national or regional guidance. Policy deals with protecting the site of existing facilities unless it is clear the site cannot be utilised for alternative or future uses.	Policy is still necessary. Overarching Part 1 policy which supports locally important policies. It relates to Policies CF1.4 to CF1.5.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
CF1.1 – Education Facilities	Conforms with RSS (Policy L1).	The policy does not repeat any national or regional guidance. It makes site designations for proposed education facilities.	Policy is still necessary in order to support proposals that may come forward for the two sites in policy CF1.1.	Save
CF1.2 – New and Improved Community and Education Facilities	Conforms with RSS (Policy L1).	Policy sets out criteria for assessing new and improved community and education facilities. This is not repeated in national or regional guidance. It relates to 'satisfactory accessibility', which the UDP has its own definition for.	Policy is still necessary in order to assess new community facilities.	Save
CF1.3 – Change of Use from Education and/or Community Facility	Conforms with RSS (Policy L1).	Policy is not repeated in national or regional guidance.	Policy is still necessary to protect education and community facilities.	Save
CF1.4 – Dual Use	Conforms with RSS (Policy L1).	Policy on dual use is not repeated in national or regional guidance.	Policy is still necessary to assess applications made for dual use.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
CF1.5 – Developer Contributions to New Teaching Facilities	Conforms with RSS (Policy L1).	Policy is based on the Council's own threshold for requesting developer contributions to new teaching facilities. This is not repeated in national or regional guidance.	Policy is still necessary to ensure the Council has a policy framework in place for dealing with contributions towards new teaching facilities.	Save
D1 – DESIGN OF NEW DEVELOPMENT	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. This sets out ten design principals.	Save
D1.1 – General Design Criteria	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. This sets out ten design principals.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
D1.2 – Designing for Energy Efficiency	Conforms with RSS (Policy DP9 and EM16)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Sustainability principle covers this policy.	Save
D1.3 – Inclusive Access	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Safety and Inclusion principle covers this policy.	Save
D1.4 – Habitat and Wildlife on Development Sites	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Sustainability principle covers this policy.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments Recommendation
D1.5 – Protection of Trees on Development Sites	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Sustainability principle covers this policy. Save	
D1.6 – Landscape Design and Tree Planting	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Sustainability principle covers this policy. Save	
D1.7 – Designing for Safety and Security	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Safety and Inclusion principle covers this policy. Save	

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
D1.8 – Shop Front Design	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Character principal covers this policy.		Save
D1.9 – Advertisements on Business Premises	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Character principal covers this policy.		Save
D1.10 – Freestanding Signs and Advertisements	Conforms with RSS (Policy DP7) The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Character principal covers this policy.		Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
D1.11 – House Extensions	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are required to ensure new developments in the borough are high quality. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Character principal covers this policy.	Save
D1.12 – Telecommunications	Does not appear to be a policy relating to telecommunications.	Draft PPS4 states that PPG8 will be cancelled apart from the appendix.	PPG8 states that local authorities should provide a framework for dealing with telecommunication applications on the siting and external appearance. The Council has also adopted an Urban Design Guide SPD to expand on the UDP design policies. The Character principal covers this policy.	Save
D1.13 – Design of Development Adjoining Main Transport Corridors and at	Conforms with RSS (Policy DP7)	The design policies are locally distinctive and are not considered to repeat national or regional policy.	The design policies are locally distinctive and are not considered to repeat national or regional policy. The Council has also adopted an Urban Design Guide SPD to expand on the UDP	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
Gateway Locations in Town and District Centres			design policies. The Character and legibility principal covers this policy.	
H1 – HOUSING LAND REQUIREMENT AND SUPPLY	Policy generally conforms with RSS (DP4 and L4). Housing requirement has been superseded by RSS (L4), however, previously developed land target remains the same as in current policy.	Policy does not repeat national or regional policy as it sets out phasing and monitoring arrangements that are locally distinctive.	Policy is still necessary as whilst housing requirement will be superseded by RSS, policy objectives and arrangements regarding release of Phase 2 allocations are still applicable.	Save
H1.1 – Housing Land Release - Phase 1	Conforms with RSS (DP 4 and L4).	Policy identified housing allocations and does not repeat national or regional guidance.	Policy is still necessary as there are a number of Phase 1 housing allocations remaining.	Save
H1.2 – Housing Land Release – Phase 2	Conforms with RSS (DP 4 and L4).	Policy identified housing allocations and does not repeat national or regional guidance.	Policy is still necessary as there are a number of Phase 2 housing allocations have not yet been released and may still come forward.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments Recommendation
H1.3 – Assessing Non-Allocated Sites and the Renewal of Planning Permissions	Conforms with RSS (DP4 and L4).	Policy sets out the factors that would need to be taken into account when assessing development proposals. It builds upon detail set out in PPS3 providing clarity regarding particular definitions and monitoring procedures. When assessing development proposals consideration would need to given to the five-year supply position as required in PPS3 (para 70 to 73).	Policy is still necessary although consideration will need to be given to five-year position as set out in PPS3. Save
H1.4 – Housing Density	No specific policy within RSS. Generally conforms with PPS3 (para. 47).	Policy sets out a range of densities and is not considered to be repeating national or regional guidance.	Policy is still necessary. Save
H1.5 – Housing Choice and Diversity	Conforms with RSS (Policy L4).	Policy sets a site threshold of 25 dwellings and above. The policy does not set prescriptive targets as advocated by PPS3 (para 22) rather it seeks to negotiate with developers based upon consideration of various criteria. GM SHMA near completion and can be used along with other local evidence.	Policy is still necessary as sets site threshold and clarifies the factors that will be taken into account when negotiating with developers on housing mix. Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
H2 – MEETING THE NEED FOR AFFORDABLE HOUSING	Conforms with RSS (Policy L4 and L5).	General policy that seeks to encourage the provision of a mix and range of house types. Repeats national and regional objectives however provides local direction in Reasoned Justification.	Part 1 policy that is still necessary as supports policies relating to provision of affordable housing and gypsy and travelling show people sites.	Save
H2.1 – Providing Affordable Housing	Conforms with RSS (Policy L4) as UDP policy sets requirements for affordable housing and the location, size and types to which these requirements apply. The quotas and thresholds however were prior to completion of GM SHMA.	Policy does not repeat national and regional guidance. Threshold has been superseded by PPS3, which sets the national indicative minimum site size threshold as 15 dwellings. Remaining parts of policy set out the range of circumstances in which affordable housing will be required and the approach to seeking developer contributions.	Threshold superseded by Remaining parts of policy still necessary.	Save
H2.2 – Caravan Sites For Gypsies Or Travelling Showpeople	No specific policy within RSS. Generally conforms with PPS3 (para. 21).	The policy sets out a criteria based approach for assessing applications for gypsy and travelling show people sites. It does not repeat national and regional guidance.	Policy is still necessary.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
NR1 – ENVIRONMENTAL QUALITY	Conforms with RSS Policy DP2 by seeking to ensure that environmental sensitivity is considered, and quality of life protected. Conforms with Policy DP7 by seeking to protect environmental quality. Conforms with Policy DP4 by seeking to encourage remediation of contaminated sites.	Policy does not repeat national or regional guidance. Supports policies on natural resources and environmental quality which reflect local issues.	Overarching Part 1 policy which supports locally important policies. SPD's on 'Contaminated Land' and 'Air Quality and Development' support this policy.	Save
NR1.1 – Protection of Amenity	Conforms with RSS Policy DP2 as policy seeks to protect quality of life.	Policy does not repeat national or regional guidance.	Policy is still necessary to protect local amenity.	Save
NR1.2 – Air Quality	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP7 in relation to protecting air quality.	Policy does not repeat national or regional guidance. Borough contains an Air Quality Management Area. Policy is supported by 'Air Quality and Development' SPD.	Policy is still necessary to protect air quality.	Save
NR1.3 – Odour	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP7 in relation to protecting environmental quality.	Policy does not repeat national or regional guidance.	Policy is still necessary to protect local environmental quality.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
NR1.4 – Noise and Vibration	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP7 in relation to protecting environmental quality.	Policy does not repeat national or regional guidance.	Policy is still necessary to protect local environmental quality.	Save
NR1.5 – Light Pollution	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP7 in relation to protecting environmental quality.	Policy does not repeat national or regional guidance.	Policy is still necessary to protect local environmental quality.	Save
NR1.6 – Contaminated Land	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP4 by encouraging appropriate remediation of contaminated sites.	Policy does not repeat national or regional guidance. Reflects local contaminated land issues. Policy is supported by 'Contaminated Land' SPD.	Policy is still necessary to ensure appropriate site remediation.	Save
NR1.7 – Hazardous Installations	Conforms with RSS Policy DP2 as policy seeks to protect quality of life. Also conforms with Policy DP7 in relation to protecting environmental quality.	Policy does not repeat national or regional guidance.	Policy is still necessary in relation to hazardous installations.	Save
NR2 –	Conforms with RSS Policy DP4 in relation to protecting water infrastructure. Conforms with	Whilst reflecting PPS 25, policy does not repeat national or regional guidance. Supports	Overarching Part 1 policy which is still necessary to support locally important policies.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
WATER RESOURCES AND INFRASTRUCTURE	Policy DP7 in relation to protecting environmental quality. Conforms with Policy EM5 in relation to protecting water quality and managing flood risk.	policies on water resources and flooding which reflect local issues.		
NR2.1 – Water Infrastructure	Conforms with RSS policies DP4 and EM5 in relation to protecting water infrastructure.	Policy does not repeat national or regional guidance. It refers to locally important Huddersfield Narrow and Rochdale canals.	Policy is still necessary to protect water infrastructure.	Save
NR2.2 – Flooding & Flood Protection	Conforms with RSS policies DP2 and EM5 in relation to managing flood risk.	Whilst reflecting PPS 25, policy does not repeat national or regional guidance.	Policy is still necessary to protect against flooding.	Save
NR2.3 – Protection of Open Watercourses	Conforms with RSS policies DP2 and EM5 in relation to managing flood risk. Also conforms with Policy DP7 in relation to enhancing biodiversity and habitat.	Policy does not repeat national or regional guidance.	Policy is still necessary to protect open watercourses.	Save
NR2.4 – Surface Water Run-off and Sustainability	Conforms with RSS Policy EM5 in relation to seeking to minimise run-off and encouraging Sustainable Drainage Systems.	Whilst reflecting PPS 25, policy does not repeat national or regional guidance.	Policy is still necessary to address issue of surface run-off.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
NR3 – RENEWABLE ENERGY DEVELOPMENTS	Conforms with RSS (Policy EM17) on renewable energy	The policy is not considered to be repeating national or regional guidance.	Policy is still necessary. It relates to Policies NR3.1 and NR3.2, which are recommended to be saved.	Save
NR3.1 – Renewable Energy Developments	Conforms with RSS (Policy EM17) on renewable energy	The policy is not considered to be repeating national guidance or RSS Policy EM17.	Policy is still necessary. The policy refers to the peak district national park.	Save
NR3.2 – Wind Developments	Conforms with RSS (Policy EM17) on renewable energy	The policy is not considered to be repeating national guidance or RSS Policy EM17.	Policy is still necessary. Policy states it is subject to applicants meeting the criteria set out in Policy NR3.1.	Save
NR3.3 – Renewable Energy in Major New Developments	RSS Policy EM18 sets same threshold but includes decentralised and renewable or low carbon sources.	The policy is not considered to be repeating national guidance. Although RSS policy refers to decentralised and low carbon energy sources, it is considered that the UDP policy is more thorough in 'requiring' 10%	It is considered that the UDP policy is firmer in requiring a percentage of the predicted energy to come from renewables. It is also supported by a Renewable Energy SPD, which gives additional detail on how to	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
NR4 – THE NEED FOR MINERALS	Conforms with RSS (Policy EM7) on minerals extraction.	renewable compared to RSS which states 'should' and therefore leaves room for applicants to not meet the policy requirement. UDP policy requires "on site" provision.	meet the policy and clarification. Therefore is it considered that is should be saved.	Save
NR4.1 – Prevention of Mineral Sterilisation	Conforms with RSS (Policy EM7) on minerals extraction.	The policy is not considered to be repeating national or regional guidance. The policy links to the local mineral resource zones that identify locations of minerals of economic value on the Proposals Map.	Policy is still necessary to provide a local minerals planning framework.	Save
NR4.2 – Primary, Secondary and Recycled Aggregates	Conforms with RSS policies EM8 (Land-won aggregates) and EM9 (Secondary and Recycled Aggregates).	The policy is not considered to be repeating national or regional guidance.	Policy is still necessary to provide a local minerals planning framework.	Save

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NR4.3 – Criteria for Assessing Proposals for Mineral Working and Processing	Conforms with RSS (Policy EM7) on minerals extraction.	The policy is not considered to be repeating national or regional guidance.	Policy is still necessary to provide a local minerals planning framework. It sets out the local environmental criteria against which planning applications will be determined.	Save
OE1 – PROTECTING OPEN LAND	Conforms with RSS Policy RDF4 in relation to protecting Green Belt.	Whilst policy reflects PPG2, it does not repeat national or regional guidance. Supports policies on open land and agricultural land which reflect local issues.	Overarching Part 1 policy which supports locally important policies.	Save
OE1.1 – Criteria for Development in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Whilst policy reflects PPG2, it provides interpretation of how PPG2 should be implemented locally and sets out locally distinctive criteria against which planning applications will be determined.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.2 – New Building in Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Whilst policy reflects PPG2, it provides interpretation of how PPG2 should be implemented locally in relation to new buildings in the Green Belt.	Policy is still necessary to protect Oldham's Green Belt.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
OE1.3 – Domestic Extensions in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Whilst policy reflects PPG2, it provides interpretation of how PPG2 should be implemented locally in relation to domestic extensions in the Green Belt.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.4 – Sub-division of Existing Dwellings in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Policy does not repeat national or regional guidance. It sets out locally distinctive criteria against which planning applications will be determined.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.5 – Garden Extensions in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Policy does not repeat national or regional guidance. It provides locally important guidance in relation to garden extensions in the Green Belt.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.6 – Replacement Dwellings in the Green Belt			Whilst policy reflects PPG2, it provides interpretation of how PPG2 should be implemented locally and sets out locally distinctive criteria against which planning applications will be determined.	Policy is still necessary to protect Oldham's Green Belt.

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
OE1.7 – Re-use of Existing Buildings in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Whilst policy reflects PPG2, it provides interpretation of how PPG2 should be implemented locally and sets out locally distinctive criteria against which applications will be determined. e.g. the encouragement of employment-generating uses.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.8 – Major Developed Site in the Green Belt	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt and policy W6 in relation to encouraging tourism opportunities adjacent to National Parks.	Whilst policy reflects guidance in Annex C of PPG2, it provides local interpretation of the guidance, and specifies locally appropriate uses for this site.	Policy is still necessary to protect Oldham's Green Belt.	Save
OE1.9 – Land Reserved for Future Development	Conforms with RSS Policy RDF4 in relation to protecting the Green Belt.	Provides interpretation of how PPG2 should be implemented locally in relation to safeguarded land. Reasoned Justification specifies sites that are safeguarded.	Policy is still necessary to protect Oldham's Green Belt.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
OE1.10 – Other Protected Open Land	Conforms with RSS Policy DP2 as policy seeks to protect quality of life by protecting locally important open land. Also conforms with Policy DP7 in relation to respecting local distinctiveness.	Policy does not repeat national or regional guidance. Reasoned Justification of OE1.9 specifies sites protected as Other Protected Open Land.	Policy is still necessary to protect locally important open land.	Save
OE1.11 – Farm Diversification	Conforms with RSS Policy RDF2 in relation to maximising the economic potential of rural areas, and Policy W3 in relation to re-use of agricultural buildings to facilitate rural diversification.	Whilst reflecting the objectives of PPS7 the policy does not repeat national or regional guidance.	Policy is still necessary to encourage a sustainable rural economy, particularly give the marginal nature of much of the Borough's agricultural land.	Save
OE1.12 – New Agricultural or Forestry Buildings	Conforms with RSS Policy DP7 in relation to protecting environmental quality, and Policy RDF2 in relation to supporting sustainable farming.	Whilst reflecting the objectives of PPS7 the policy does not repeat national or regional guidance.	Policy is still necessary to encourage a sustainable rural economy, particularly give the marginal nature of much of the Borough's agricultural land.	Save
OE2 -NATURE AND LANDSCAPE	Conforms with RSS Policy DP7 in relation to protecting and enhancing landscape, biodiversity and habitats. Conforms with Policy EM1 in relation to protecting and enhancing landscape, biodiversity and trees	Whilst reflecting objectives of PPS9, policy does not repeat national or regional policy. Policy supports locally important policies on landscape, green infrastructure, habitats and species protection.	Policy is still necessary to protect locally distinctive landscape and ecological resources.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
OE2.1 – Landscape	and woodland. Conforms with Policy EM3 in relation to provision of Green Infrastructure.	Conforms with RSS policies DP7 and EM1 in relation to protecting and enhancing landscape.	Policy does not repeat national or regional policy. Reasoned Justification refers to consideration of proposals which could affect the Peak District National park.	Save
OE2.2 – Green Corridors and Links		Conforms with RSS Policy EM3 in relation to provision of Green Infrastructure. Conforms with policies DP7 and EM1 in relation to enhancing biodiversity and habitats.	Whilst reflecting objectives of PPS9, policy does not repeat national or regional policy.	Save
OE2.3 – Habitat Protection		Conforms with RSS policies DP7 and EM1 in relation to protecting and enhancing biodiversity and habitats.	Whilst reflecting objectives of PPS9, policy does not repeat national or regional policy. Policy reflects RSS policy EM1 by setting out local ‘hierarchy’ of protection of the Borough’s ecological resources. REASONED JUSTIFICATION specifies the ecological resources found in the Borough.	Save

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OE2.4 – Species Protection	Conforms with RSS policies DP7 and EM1 in relation to protecting and enhancing species.	Whilst reflecting objectives of PPS9, policy does not repeat national or regional policy. Policy gives additional protection to locally important species identified in the Oldham Biodiversity Action Plan.	Policy is still necessary to protect the Borough's wildlife.	Save
R1 – MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	Conforms with RSS policies L1 and EM3 in relation to protecting and improving existing open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. Supports local policies on the open space, sport and recreation and in the Reasoned Justification sets out the Council's standard for open space provision with differs from the Fields in Trust standards.	Overarching Part 1 policy, which sets out framework for locally important policies.	Save
R1.1 – Maintaining Supply through the Protection and	Conforms with RSS policies L1 and EM3 in relation to protecting and improving existing open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. It sets out the	Policy is still necessary to protect, improve and maintain the supply of open space sport and	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	Council's approach and framework for development on open space and uses the Council's standards of provision.	recreation provision using local standards. An adopted Open Space SPD supports the policy.		
R1.2 - Protection of Indoor Sport and Recreation Facilities	Conforms with RSS policy L1 in relation to protecting existing sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. It sets out the Council's approach to the protection of indoor sport and recreation facilities.	Policy is still necessary to protect, improve and maintain the supply of indoor sport and recreation provision.	Save
R1.3 – The Protection of Playing Fields	Conforms with RSS policies L1 and EM3 in relation to protecting and improving existing open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. It sets out the Council's approach to the protection of playing fields and refers to the Council's Playing Pitch Strategy.	Policy is still necessary to protect, improve and maintain the supply of playing fields.	Save
R2 – THE PROVISION AND IMPROVEMENT	Conforms with RSS policies L1 and EM3 in relation to improving the quality, quantity and accessibility of open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. It sets out the Council's approach to new residential development and the provision of new and/or the	Overarching Part 1 policy, which sets out framework for locally important policies.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
OF OPEN SPACES, SPORT AND RECREATION FACILITIES		improvement if existing open space, sport and recreation facilities.		Save
R2.1 – Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments	Conforms with RSS policies L1 and EM3 in relation to improving the quality, quantity and accessibility of open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. It sets out the Council's approach to residential development and the provision of new and improved open space using local standards.		Policy is still necessary to improve and maintain the supply of open space, sport and recreation provision using local standards. An adopted Open Space SPD supports the policy.
R2.2 – General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities	Conforms with RSS policies L1 and EM3 in relation to improving the quality and accessibility of open space, sport and recreation facilities.	Whilst policy reflects PPG17, it does not repeat national or regional guidance. Sets out the Council's guidelines for new and improved open spaces; outdoor and indoor sport; and recreation facilities using local standards and referring to Council transport accessibility standards.		Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
S1 – TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES	Conforms with RSS policies DP5 and W5. Promotes retail and leisure development in town / district centres, and contributes to reducing need to travel / improving accessibility.	Policy sets out retail hierarchy within Borough.	Policy is still necessary. Overarching Part 1 policy which sets out framework for Part 2 policies.	Save
S1.1 – Development Within The Central Shopping Core	Conforms with RSS policies DP5 and W5. Facilitates diverse and vibrant shopping core in town centre.	Defines 'central shopping core' (that is the primary shopping area) within Oldham town centre.	Policy is still necessary. Permissive policy that sets out criteria to assess development proposals in shopping core.	Save
S1.2 – Development Beyond The Central Shopping Core	Conforms with RSS policies DP5 and W5. Promotes complementary uses outside the shopping core but still within the town centre.	Sets out specific land uses for a defined area within Oldham town centre.	Policy is still necessary. Policy sets out criteria to assess planning applications in a defined area.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
S1.3 – Primary Shopping Frontages	Conforms with RSS policies DP5 and W5. Protects and supports retail function of town and district centres.	Defines areas in town and district centres as primary shopping frontages.	Policy is still necessary. Policy sets out criteria to assess planning applications in defined areas.	Save
S1.4 – Food and Drink Premises	Conforms with RSS policies DP5 and W5. Contributes to premises locating in accessible locations / centres.	Sets out criteria that seek to protect residential amenity and prevent adverse impact on highways.	Policy is still necessary. Policy sets out criteria to assess planning applications.	Save
S1.5 – Taxi and Vehicle Hire	Conforms with RSS policies DP5 and W5 in contributes to offices locating in accessible locations / centres.	Sets out criteria that seek to protect residential amenity and prevent adverse impact on highways.	Policy is still necessary. Policy sets out criteria to assess planning applications.	Save
S1.6 – Development Within District Centres	Conforms with RSS policies DP5 and W5 to maintain and enhance vitality and viability of district centres.	Sets out appropriate uses, along with considerations, for Oldham's district centres.	Policy is still necessary. Policy sets out criteria to assess development proposals in district centres.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
S1.7 – Developments Outside the Town Centre and at the Edge of or Outside the District Centres	Conforms with RSS policies DP5 and W5. Reflects town centre first approach, and seeks to maintain vitality and viability of town and district centres.	Sets out criteria that edge and out of centre developments in Oldham need to meet.	Policy is still necessary. Policy used to assess development proposals in edge of centre and out of centre locations.	Save
S1.8 – Customer Facilities	Conforms with RSS Policy W5 to promote better and more inclusive access to major retail developments through provision of facilities.	Sets out range of facilities to be provided as part of major retail developments.	Policy is still necessary. Policy used to assess applications for major retail developments.	Save
S2 – LOCAL SHOPPING AND LEISURE FACILITIES	Conforms with RSS policies DP5 and W5 in that it promotes sustainable shopping patterns and contributes to reducing need to travel / improving accessibility	Sets out role of local shopping and leisure facilities in relation to Oldham's hierarchy.	Policy is still necessary. Sets out framework for Part 2 policies.	Save
S2.1 – Local Shops	Conforms with RSS policies DP5 and W5 and seeks to protect retail uses in shopping parades outside of town / district centres.	Sets out local criteria for consideration.	Policy is still necessary. Used to assess planning applications for local shops.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
S2.2 – Protection of Local Shop Premises	Reduces need to travel and contributes to sustainable shopping patterns.	Conforms with RSS policies DP5 and W5 and protects individual shops providing for day to day needs. Reduces need to travel and contributes to sustainable shopping patterns.	Sets out local criteria for consideration.	Policy is still necessary. Used to assess planning applications for changes of use of local shops. Save
S2.3 – Small Shops Outside the Town and District Centres		Conforms with RSS policies DP5 and W5 and directs new, small shops towards existing groups of shops, helping to maintain their vitality and viability. Reduces need to travel and contributes to sustainable shopping patterns.	Sets out local criteria for consideration of small shops outside of town / district centres.	Policy is still necessary. Used to assess applications for new, small shops. Save
S2.4 – Local Leisure Facilities		Conforms with RSS Policy DP5 and recognises that small scale leisure facilities can reduce need to travel.	Sets out local criteria for consideration and defines what a local leisure facility is.	Policy is still necessary. Used to assess planning applications for local leisure facilities outside of town and district centres. Save
T1 – The Transport Network		The policy is in general conformity with RSS Transport policies.	Policy relates to UDP Policies T1.1 to T1.5 and therefore is not considered to be repeating national or regional guidance.	The policy is necessary to support the more detailed policies (T1.1-T1.5). Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
T1.1 – Transport Infrastructure	The policy is in general conformity with RSS Transport policies.	The Policy is locally distinctive setting out the specific transport infrastructure planned for the borough and therefore does not repeat national or regional policy.	The policy is still necessary in order to support any necessary transport infrastructure schemes.	Save
T1.2 – The Road Network	Conforms with RSS Policy RT4.	The policy is not considered to be repeating national or regional guidance. The policy refers to expanding the policy network and the effect on local communities.	The policy is still necessary to support any transport schemes, including the expansion of the road network.	Save
T1.3 – The Network of Routes for Non-Motorised Travel	Conforms with RSS Policy RT3.	The policy does not repeat national or regional guidance. It refers to Oldham strategies.	The policy is still necessary. It relates to the Council's aspirations as set out in various strategies such as the Rights of Way Improvement Plan.	Save
T1.4 – Canal Corridors	Conforms with RSS (Policies RT3, RT9)	The policy deals with protecting canal corridors. It is not considered to be repeated in national or regional guidance.	The policy is still necessary to protect the Huddersfield Narrow Canal and Rochdale Canal.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
T1.5 – Disused Rail Infrastructure	Conforms with RSS (Policies RT3 and RT9)	The policy does not repeat national or regional guidance. It deals with the disused railway lines in the borough and relates to GMILTP or other local strategies.	The policy is still necessary in order to protect disused railway lines from development that would prejudice their reuse for transport schemes.	Save
T2 – THE ACCESSIBILITY OF NEW DEVELOPMENT	Conforms with RSS (Policy DP5 and RT2)	UDP Policy states 'must be accessible...' rather than 'should'.	The policy is still necessary to ensure new developments are accessible by public transport, walking and cycling.	Save
T2.1 – Public Transport Accessibility	Conforms with RSS (DP5 and RT2)	The policy does not repeat national or regional guidance. It refers to 'at least basic access' and 'good access', which the UDP has its own definition for.	The policy is still necessary. UDP has own definition of basic access.	Save
T3 – Transport and development	Conforms with RSS (Policy RT2, RT3, RT4)	Does not repeat national or regional guidance. Policy adds more detail wording than that in national and regional policy.	The UDP policy should be retained to offer more local detail and clarity.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
T3.1 – Access to Development	Conforms with RSS (Policy DP5, RT2, RT3, RT4)	Does not repeat national or regional guidance. The policy is considered to add more detail such as accessibility by wheelchair users.	The UDP policy should be retained to offer more detail and clarity.	Save
T3.2 – Developments with Significant Transport Implications	Conforms with RSS (Policy RT2)	Government Guidance partly covers Transport Assessments, however revised national guidance on Travel Plans has not yet been published.	It is considered that the policy should be saved as the Travel Plans part of the policy is still necessary.	Save
T3.3 – Parking	Conforms with RSS (Policy RT2) regional parking standards	Although the policy repeats parts of RSS parking standards, there is also more locally distinctive parking standards to take account of local issues. The UDP policy also covers motorcycles and bicycles.	Although parts of the policy are repeated, the UDP Policy sets out additional categories not covered by RSS Policy RT2.	Save
TC1 – THE ROLE OF THE TOWN CENTRE	Conforms with RSS policies DP5 and W5. Seeks to enhance and maintain sub-regional shopping centre role of Oldham town centre.	Sets out role of Oldham town centre.	Policy is still necessary. Sets out framework for part 2 policies	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
TC1.1 – Allocated Site – Clegg St	Conforms with RSS policies DP5 and W5. Development of site will enhance role of town centre and contribute to its vitality and viability. .	Identifies specific site along with appropriate uses.	Policy is still necessary, as this site has not been developed.	Save
TC 1.2 – Allocated Site – Union St	Conforms with RSS policies DP5 and W5. Development of site will diversify town centre attractions, enhance role of town centre and contribute to its vitality and viability.	Identifies specific site along with appropriate uses	Policy is still necessary, as the whole of the allocated site has not yet been developed.	Save
TC1.3 & TC1.4 – Town Centre Car Parking	Conforms with RSS policies DP5 and W5. Policies seek to minimize traffic entering central zone of town centre, and also provide an adequate supply of car parking in appropriate locations. .	Policies define areas within Oldham town centre and criteria for consideration.	Policy is still necessary. Used to assess planning applications that include car parking in town centre.	Save
TC1.5 – Pedestrian Permeability and the Public Realm	Conforms with RSS policies DP5 and W5. Policy seeks to enhance pedestrian permeability within Oldham town centre, and thereby improve vitality / viability and accessibility. .	Sets out criteria for proposals above a specified size in Oldham town centre.	Policy is still necessary. Used to assess planning applications in Oldham town centre on sites of 0.1 hectares and above.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
TC1.6 – Diversity and Vitality	Conforms with RSS policies DP5 and W5. Seeks to ensure that major developments contribute to diversity and vitality of town centre, say by incorporating a mix of uses.	Sets out considerations for major developments within Oldham town centre.	Policy is still necessary. Used to assess major planning applications in Oldham town centre.	Save
TC1.7 – Residential Development within the Town Centre	Conforms with RSS policies DP5 and W5. Policy seeks to reduce need for travel by having residents close to workplace, shops etc. and also contribute to vitality of town centre.	Sets out criteria for residential development within town centre.	Policy is still necessary. Used to assess planning applications for residential development in Oldham town centre.	Save
W1 – WASTE	Conforms with RSS (Policy EM11) on waste management principles.	The policy does not repeat national or regional guidance. The policy sets out local objectives.	Policy is still necessary as it provides a local waste planning policy framework.	Save
W1.1 – Waste Management Options	Conforms with RSS – policy EM11 (Waste Management Principles) and policy EM12 (Locational Principles)	The policy does not repeat national or regional guidance. The policy sets out local objectives.	Policy is still necessary as it provides a local waste planning policy framework.	Save

UDP Policy Reference and Title	C - policies are in general conformity with the regional spatial strategy or spatial development strategy	F - policies are necessary and do not repeat national or regional policy	General Comments	Recommendation
W1.2 – Provision of Sites for Waste Management Facilities	Conforms with RSS Policy EM13 (Provision of Nationally, Regionally and Sub-Regionally Significant Waste Management Facilities).	The policy does not repeat national or regional guidance. The policy details the local landfill and waste management facilities at High Moor quarry in Scouthead and Arkwright Street / Landsdowne Road in Chadderton.	Policy is still necessary as it provides a local waste planning policy framework.	Save
W1.3 – Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	Conforms with RSS (Policy EM12) on locational principles.	The policy does not repeat national or regional guidance. The policy sets out local objectives.	Policy is still necessary as it provides a local waste planning policy framework.	Save
W1.4 – Provision of Civic Amenity and other 'Bring' Recycling Sites	Conforms with RSS (Policy EM12) on locational principles.	The policy does not repeat national or regional guidance. The policy details the local waste management facilities at Arkwright Street in Chadderton and Beal Hey in Shaw.	Policy is still necessary as it provides a local waste planning policy framework.	Save

- This application seeks to “save” all UDP policies, and allocations and designations shown on the UDP Proposals Map.



GOVERNMENT OFFICE
FOR THE NORTH WEST

Mr Paul McGrath

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13 May 2009

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Dear Paul,

SAVED POLICIES

I am writing with reference to your Council's application for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Oldham Metropolitan Borough Unitary Development Plan. The Secretary of State's Direction is attached.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy.

It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

Following 14th July 2009 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in



Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Yours sincerely
[Redacted]
Jo Lappin
Deputy Regional Director

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN THE OLDHAM METROPOLITAN BOROUGH UNITARY DEVELOPMENT PLAN ADOPTED ON 14 JULY 2006

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State



Jo Lappin
Deputy Regional Director,
Housing, Planning and Transport
Government Office for the North West
13 May 2009

SCHEDULE

POLICIES CONTAINED IN THE OLDHAM UDP ADOPTED ON 14 JULY 2006

The Design of New Development		CF1.3 CF1.4 CF1.5	C1.9 C1.10 C1.11
D1	Housing		C1.12
D1.1		Open Space, Sport and Recreation Facilities	C1.13
D1.2	H1		
D1.3	H1.1		
D1.4	H1.2		
D1.5	H1.3		
D1.6	H1.4	R1	
D1.7	H1.5	R1.1	
D1.8	H2	R1.2	NR1
D1.9	H2.1	R1.3	NR1.1
D1.10	H2.2	R2	NR1.2
D1.11		R2.1	NR1.3
D1.12	Retail and Leisure Development	R2.2	NR1.4
D1.13			NR1.5
Transport	S1 S1.1	Open Environment	NR1.6 NR1.7 NR2
T1	S1.2	OE1	NR2.1
T1.1	S1.3	OE1.1	NR2.2
T1.2	S1.4	OE1.2	NR2.3
T1.3	S1.5	OE1.3	NR2.4
T1.4	S1.6	OE1.4	NR3
T1.5	S1.7	OE1.5	NR3.1
T2	S1.8	OE1.6	NR3.2
T2.1	S2	OE1.7	NR3.3
T3	S2.1	OE1.8	NR4
T3.1	S2.2	OE1.9	NR4.1
T3.2	S2.3	OE1.10	NR4.2
T3.3	S2.4	OE1.11	NR4.3
		OE1.12	
Business, Industry and the Local Economy	Oldham Town Centre	OE2 OE2.1 OE2.2	Waste Management
B1	TC1	OE2.3	W1
B1.1	TC1.1	OE2.4	W1.1
B1.2	TC1.2		W1.2
B1.3	TC1.3		
B1.4	TC1.4	Conservation of the Historic Environment	W1.3
B1.5	TC1.5		W1.4
B1.6	TC1.6		
B2	TC1.7	C1	
B2.1		C1.1	
B2.2	Community and Education Facilities	C1.2 C1.3 C1.4 C1.5	
	CF1	C1.6	
	CF1.1	C1.7	
	CF1.2	C1.8	

