

Oldham

Local

Plan

Local Development Scheme

Effective from 20.12.13



Oldham
Council

	Availability of document	2
1	Introduction	3
2	Components of Oldham's Local Planning Policies	6
3	Local Plan Making Process	10
4	Evidence Base and Monitoring	13
5	Resources	21
6	Risk Assessment	22
7	Profiles	25
8	Glossary of Terms	28
	Appendix 1 Saved UDP Policies & Schedule of Local Development Documents	29
	Appendix 2 GANTT Chart	32

Availability of document

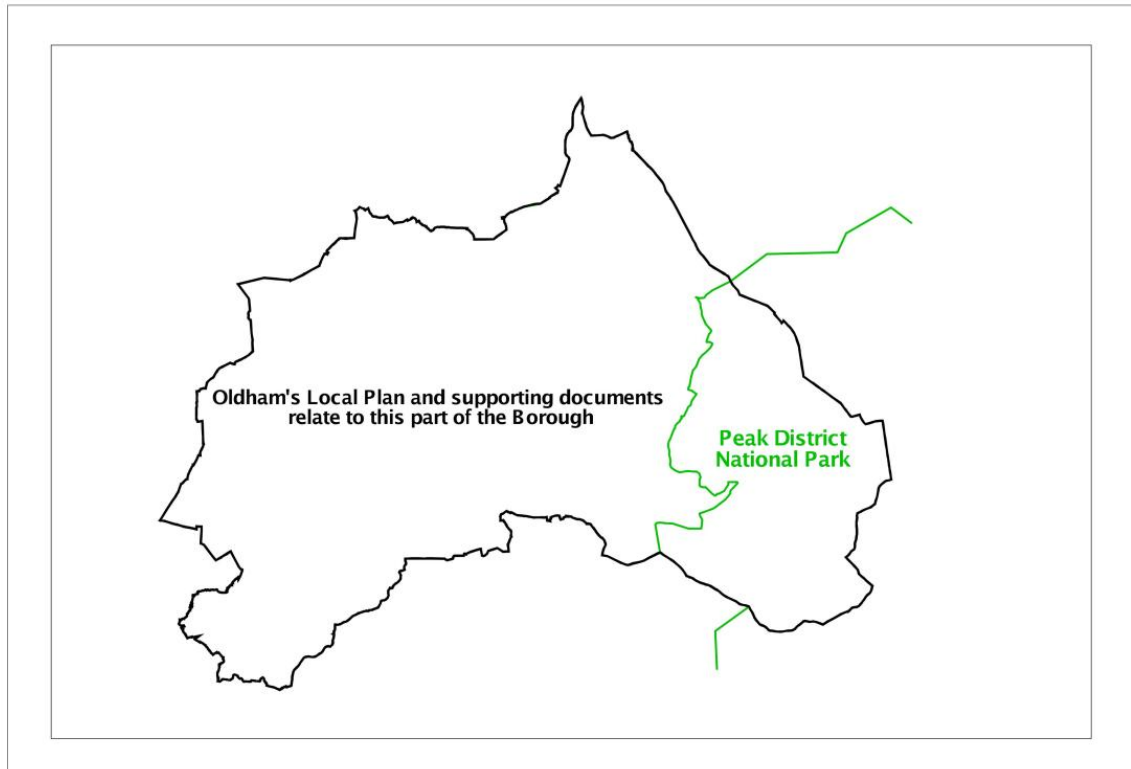
This document can be made available in other formats. Please call 0161 770 4061 for information.

1 Introduction

Introduction

- 1.1** This document is Oldham's Local Development Scheme (LDS) and is effective from 20 December 2013.
- 1.2** The purpose of the LDS is to:
- Set out what planning policy documents exist and what new documents will be prepared as part of the Local Plan;
 - Set out the timescales the public can expect for the preparation and review of these documents;
 - Indicate when stakeholders and the public can get involved and influence the plan making process;
 - Enable work programmes to be set for the preparation of the borough's local planning policies; and
 - Show how the Local Plan programme will establish and reflect the council's priorities and to assist the programming of other council strategies and plans.
- 1.3** This update ('Issue 8) has been prepared to reflect changes to the plan-making process in the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4** The LDS sets out a programme for the preparation of Oldham's Local Plan for the whole of the borough except that part which falls within the Peak District National Park. The geographical coverage of the borough's local planning policies is shown below.

Geographical Coverage of Local Plan



- 1.5** Both the 2008 Planning Act and the Localism Act 2011 have made changes to the regulations on the preparation of the LDS, in particular:
- The LDS now only needs to provide details regarding the preparation of Development Plan Documents; and
 - There is no longer a requirement to submit the LDS to the Secretary of State.

Oldham's Local Planning Policies

- 1.6** Oldham's local planning policies are made up of the Local Plan, which provides the statutory development plan, and supporting documents such as the authority's Monitoring Report and the Statement of Community Involvement.
- 1.7** The Local Plan is defined in the 2012 Regulations and can either be a single document or a combination of separate documents, also known as Development Plan Documents (DPDs). These form the statutory development plan and are subject to public examination as part of the preparation process.
- 1.8** Oldham's Local Plan is currently made up of a number of documents:
- The Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD), adopted in November 2011;
 - Proposals Map, dated April 2013;
 - The Greater Manchester Joint Waste Plan, adopted in April 2012; and
 - The Greater Manchester Joint Minerals Plan, adopted in April 2013.

- 1.9** There are also a limited number of policies from the Oldham Unitary Development Plan (2006) that have been 'saved' and which continue to form part of the borough's statutory development plan.
- 1.10** The North West Regional Strategy no longer forms part of the borough's statutory development plan following its revocation by Government, which came into force 20th May 2013.
- 1.11** In addition to the Joint DPD, the council is intending to prepare a Site Allocations DPD which will sit alongside the Joint DPD as part of the borough's Local Plan and allocate land for development or protection to meet the borough's economic, environmental and social objectives.
- 1.12** There are also a number of supporting documents that sit alongside the Local Plan and these are:
- The Statement of Community Involvement, which was adopted in April 2007 and updated in July 2010;
 - Supplementary Planning Documents and Planning Position Papers; and
 - Oldham's Monitoring Reports.
- 1.13** The components of Oldham's local planning policies are shown on page 6.

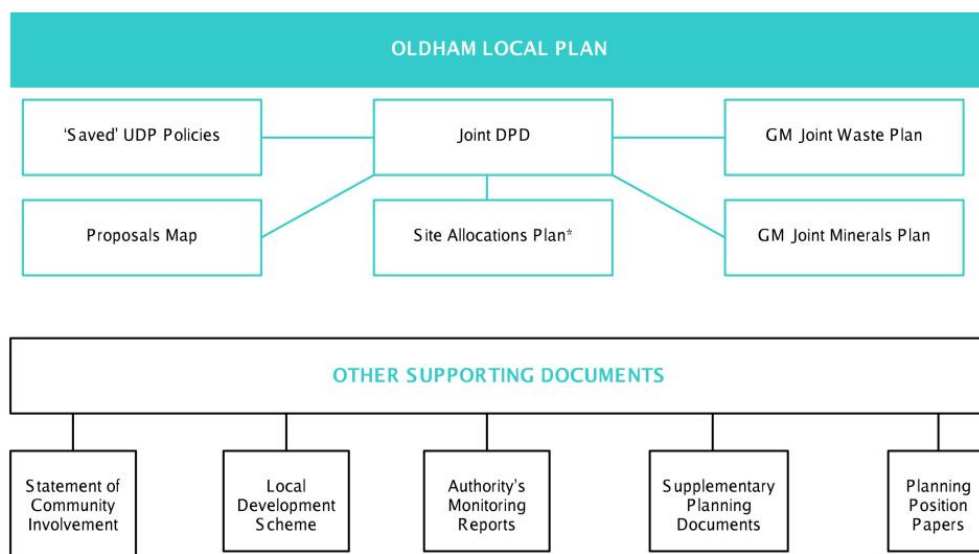
Key Changes

- 1.14** The main changes in this LDS relate to the preparation of the Site Allocations DPD. The revised timetable is now:
- Consultation on publication DPD (for 6 weeks) – February/March 2015 (previously October/November 2013)
 - Submission to the Planning Inspectorate - April 2015 (previously January 2014)
 - Examination Hearing Sessions – Summer 2015 (previously April/May 2014)
 - Inspectors Report – September 2015 (previously June/July 2014)
 - Adoption – November / December 2015 (previously September 2014)
- 1.15** Since the last LDS update both the Greater Manchester Joint Waste Plan and the Greater Manchester Joint Minerals Plan have been adopted, on the 1 April 2012 and 26 April 2013 respectively. Following their adoption the profiles for these DPDs have been removed from the LDS.

2 Components of Oldham's Local Planning Policies

- 2.1 Oldham's local planning policies are made up of the Local Plan, which provides the statutory development plan, and various supporting documents. The individual components are illustrated below.

Components of Oldham's Local Planning Policies



*Site Allocations Plan to be prepared

Core Strategy and Development Management Policies

- 2.2 The Joint Core Strategy and Development Management Development Plan Document (Joint DPD), adopted in November 2011, comprises the:
- Core Strategy, which sets out a spatial vision, strategic objectives, a planning and development strategy and a monitoring and implementation framework for achieving delivery; and
 - Development Management policies, which set out criteria against which all applications for development and use of land or buildings will be assessed.
- 2.3 All other DPD's prepared by the council, or on behalf of the council, must be done so in conformity with the Joint DPD.
- 2.4 Table 4 in Appendix 1 shows the inter-relationships between proposed DPD's and those that form part of the adopted Local Plan, particularly in terms of their respective timing and conformity.

Saved UDP policies

- 2.5** Oldham Council adopted the Unitary Development Plan (UDP) on 14 July 2006. The UDP policies were automatically 'saved' for a period of three years under the 2004 Act. The Secretary of State, in May 2009, agreed to extend the life of the UDP policies (for an unspecified period of time) until they are replaced by the relevant part of the Local Plan.
- 2.6** Most of the 'saved' policies were superseded by the adoption of the Joint DPD. Following adoption of the GM Waste Plan and GM Minerals Plan the UDP Waste and Minerals policies have also been superseded. Details of those policies that have been superseded can be found in Appendix 1.
- 2.7** Upon its adoption the emerging Site Allocations DPD will also replace most of the remaining site-specific UDP policies.
- 2.8** Three UDP policies will remain 'saved' so as to avoid a local planning policy vacuum. This is permitted under the Act and Regulations and was approved by the Secretary of State in May 2009. These are:
- D1.5 'Protection of Trees on Development Sites';
 - D1.12 'Telecommunications'; and
 - OE1.11 'Farm Diversification'.
- 2.9** A list of the remaining 'saved' policies can be found in Appendix 1.

Site Allocations DPD

- 2.10** The Site Allocations DPD will support the Joint DPD, allocating land for development or protection to meet the borough's economic, environmental and social objectives. It will supersede a number of the 'saved' UDP allocations and provide confidence and certainty to local communities, neighbourhoods, developers and investors about places where development will be encouraged.
- 2.11** The profile in section 7 indicates the timescale for the Site Allocations DPD.

Proposals Map

- 2.12** It is the job of the proposals map to express geographically Oldham's statutory development plan, illustrating on a map any site specific policies or land allocations. The Proposals Map was adopted November 2011 alongside the Joint DPD. It has to be updated whenever a new DPD is adopted that has a site-specific element to it, therefore, it has been updated following adoption of the GM Waste Plan (in April 2012) and the GM Minerals Plan (in April 2013). A new Proposals Map will be prepared and published alongside the adopted Site Allocations DPD.

Waste and Minerals

- 2.13** The GM Waste Plan and GM Minerals Plan were both prepared by the Minerals and Waste Planning Unit on behalf of the ten unitary authorities in Greater Manchester and form part of Oldham's Local Plan.

- 2.14** The GM Waste Plan includes detailed development management policies and identifies sites/preferred areas for a range of waste management facilities. It supports Policy 7 'Sustainable Use of Resources - Waste' of the Joint DPD and was approved by Full Council on 1 February 2012 coming into effect on 1 April 2012.
- 2.15** The GM Minerals Plan covers land-use planning matters in relation to minerals development across the ten Greater Manchester Districts and includes detailed criteria based policies, as well as policies covering Areas of Search and Mineral Safeguarding Areas. It supports Policy 8 'Sustainable Use of Resources - Minerals' of the Joint DPD and was approved by Full Council on 17 April 2013 coming into effect on 26 April 2013.

Statement of Community Involvement

- 2.16** The planning system places emphasis on community involvement in the preparation of the Local Plan. The Statement of Community Involvement (SCI) sets out how Oldham will involve the community and stakeholders in the preparation of the Local Plan and also in the consideration of planning applications.
- 2.17** The SCI was adopted in April 2007 and updated in July 2010. There are no plans in this LDS to update the SCI.

Authority's Monitoring Report

- 2.18** The Authority's Monitoring Report supports the borough's local planning policies and is prepared annually. It provides information on the progress of documents identified for production as part of the Local Plan and also on the implementation of the borough's local planning policies.
- 2.19** Joint DPD policies are also monitored to find out whether:
- they are achieving their objectives and delivering sustainable development;
 - they have unintended consequences;
 - the assumptions and objectives behind policies are still relevant; and
 - the targets are being achieved.
- 2.20** The most recent Monitoring Report was published in December 2012 and covers the period April 2011 to March 2012. It also identifies the borough's five-year deliverable housing land supply which is as at 1 April 2013.

Supplementary Planning Documents

- 2.21** Supplementary Planning Documents (SPD's) expand on policies contained in the Joint DPD, providing more detail to help in their implementation. SPD's do not form part of the statutory development plan and are not subject to public examination. Changes brought in by the Planning Act 2008 mean the LDS does not have to include details of SPD's that may be prepared as part of the Local Plan. Therefore, there are no timetable details listed in this LDS.
- 2.22** Six SPD's were prepared to support the UDP. Following adoption of the Joint DPD, the following SPD's are still considered to be material considerations as they provide advice that is relevant to the Local Plan. These are the:

- Urban Design SPD;
- Air Quality and Development SPD; and the
- Contaminated Land SPD.

2.23 The Vibrant Centres SPD was also adopted by the council on 23 July 2012. The SPD supports policies 15 and 16 in the Joint DPD and in particular:

- provides clear and consistent guidance for promoting and maintaining the vitality and viability of Oldham Town Centre and the borough's other Centres;
- provides clear and consistent guidance for new proposals and for changes of use for food and drink uses including hot food takeaways; and
- manages the concentration and clustering of hot food take-aways and the impact on the local environment or the amenity of neighbouring residents and business uses, ensuring all development contributes positively to the visual appearance of the area during opening and non-opening hours.

Area Action Plans

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

Planning Position Papers

2.25 In addition to the SPDs the council has prepared a number of Interim Planning Position Papers, which provide further advice and guidance on policies contained in the Local Plan.

2.26 The Open Space Interim Planning Position Paper sets out how the council will deal with open space contributions for the borough when determining planning applications for relevant development that may impact on open spaces. It must be read alongside Policy 23 'Open Spaces and Sports' of the Joint DPD. The Paper:

- identifies factors that should be considered when assessing if an open space contribution is considered appropriate;
- details the types of open space contribution that may be considered appropriate; and
- provides details on laying-out and maintenance costs of open spaces to act as guidance in negotiations.

2.27 The Supporting Oldham's Economy Interim Planning Position Paper provides further guidance on Policy 14 'Supporting Oldham's Economy' of the Joint DPD. The policy outlines that where the council is minded to approve the loss of an employment site (when the developer has demonstrated that there is no longer a future for the site as an employment site - through either a marketing exercise, viability test or by demonstrating that the redevelopment proposal would have wider regeneration benefits) that we would work with developers to secure measures, where appropriate, to support Oldham's economy. The Paper builds upon some of the measures listed within the Policy, providing some practical examples of how the measures may be implemented.

3 Local Plan Making Process

- 3.1** The process for preparing and adopting Local Plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.2** The key stages in preparing development plan documents are as follows:
- Sustainability Appraisal Scoping Report;
 - Regulation 25 Stage Consultations;
 - Publication Stage (including approval and publication);
 - Submission Stage;
 - Examination (including receipt of the Inspectors Report); and
 - Adoption.

Public Participation

- 3.3** The scale and nature of public participation will vary according to the stage of document production and will be guided by the council's SCI, adopted in April 2007 and updated in July 2010.
- 3.4** As part of the preparation of a Local Plan, the council must notify specific consultation bodies, along with general consultation bodies, local residents and persons carrying out business in the areas as appropriate, of the subject of the Local Plan being proposed and invite them to comment on what the document should contain.

Publication and Submission

- 3.5** On completion of the public participation stages the council will prepare the document for Publication. This will be published by the council to allow people to view the document. Once published there is a statutory six week period for representation to be made on issues of soundness and legal compliance.
- 3.6** The council can make minor amendments to the published document at this stage before submitting it to the Secretary of State and the Planning Inspectorate along with the representations and a schedule of changes.

Examination

- 3.7** Once the Local Plan, along with any representations submitted at the Publication stage and other supporting documents, has been submitted to the Secretary of State, it must be examined by an independent inspector before the council can adopt it.
- 3.8** The role of the Inspector is to consider whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.
- 3.9** To examine whether the submitted document is legally compliant the Inspector will check that it:
- has been prepared in accordance with the LDS and in compliance with the SCI and the Regulations;
 - has been subject to SA and SEA;

- has regard to national policy; and
- has regard to any sustainable community strategy for the area.

3.10 The Inspector will also assess whether the plan has been prepared in accordance with the Duty to Co-operate agenda and whether it is sound. A local planning authority should only submit a plan for examination which it considers to be 'sound', that it is:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Conformity

3.11 In preparing the Local Plan the council will ensure conformity of local development documents with national planning policy and the council's Sustainable Community Strategy. The council will consider the issues set out in these documents and the policy directions given.

Sustainability Assessment and Strategic Environmental Assessment

3.12 To assess the potential significant social, economic and environmental effects of a plan it must be subject to a Sustainability Appraisal (SA). The SA process also incorporates the requirements of the European Strategic Environmental Assessment (SEA) Directive and the UK SEA Regulations. As part of the plan preparation process reasonable alternatives are appraised to ensure that the plan is the most appropriate option.

3.13 Appraisals are carried out at each stage of the plan preparation process, and the outcomes influence the content of the plan. Where appropriate, the SA may suggest measures to mitigate any potential adverse effects that are identified through the appraisal.

Habitat Regulations Assessment

3.14 Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires Habitat Regulations Assessment (HRA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of European Sites and to ascertain whether it would adversely affect the integrity of those sites.

3.15 The process of HRA involves an initial screening stage, followed by an Appropriate Assessment (AA) if proposals are likely to have a significant adverse impact on a European site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

3.16 An HRA, including an AA as necessary, will be undertaken prior to submission of DPDs prepared as part of the Local Plan, to consider emerging policies against the Habitat Directive.

3.17 Within the borough of Oldham there are two European designated sites:

- The South Pennine Moors Special Area of Conservation (SAC) and Special Protection Area (SPA); and
- The Rochdale Canal SAC.

Equalities Impact Assessment

3.18 Public bodies (including Local Authorities) have a legal responsibility to assess their policies and functions, and to set out how they will monitor any possible negative impact on race, disability and gender equality. The purpose of the Equalities Impact Assessment (EqIA) is therefore to assess the potential impact of a local development document on the different groups of people within the borough.

4 Evidence Base and Monitoring

- 4.1** The Government places emphasis on policy development being founded on adequate objectively assessed, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Therefore in the preparation of DPD's, it is important to consider what evidence is already available and what new or updated evidence will become available or required, and how the requirement for the authority's Monitoring Report (AMR) will be met.
- 4.2** The Joint DPD was supported by an adequate, up-to-date and relevant evidence base, details of which can be found at http://www.oldham.gov.uk/info/200710/evidence_base.
- 4.3** Table 1 below sets out some of the main parts of the evidence base (as at March 2013) that will be used to help prepare the Site Allocations DPD, where appropriate. Additional pieces of evidence may also be required as preparation of the Site Allocations DPD progresses, in addition to which the table does not cover all those other corporate, sub-regional or regional plans and strategies with which the Local Plan will need to make links. The council prepared a comprehensive evidence base to support the Joint DPD. Since the Site Allocations DPD (and other DPD's prepared under the Joint DPD) must be in conformity with the Joint DPD, the same evidence base will support preparation of the Site Allocations DPD as appropriate.

Table 1 Evidence Base

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Sustainable Community Strategy 2008-2020	Sets out the Oldham Partnership's vision for the borough and themes and priorities for action.	2008	As required	As required	Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.
Annual Monitoring Reports - 2004/05 to 2011/12	LDS implementation and the effects of planning policies.	Dec 2012	Annually	Dec 2013	
Sustainability Appraisal (SA) reports	Assesses the environmental, economic and social effects of local development documents.	Prepared at all formal stages of local development documents.	As required	As required	
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 local plan making process.	Prepared at all formal stages of local development documents by the GMEU.	As required	As required	
Equalities Impact Assessment (EqIA) reports	The purpose of EqIA is to assess the potential impact of the LDF on equality groups.	Prepared at all formal stages of local	As required	As required	

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Infrastructure Delivery Plan	To update the Infrastructure Study and identify infrastructure requirements.	development documents. Infrastructure Study 2010 and Infrastructure Update 2011.	As required	As required	Forms part of the evidence base for the Local Plan and Community Infrastructure Levy (CIL).
Viability Assessment	To assess viability of Site Allocations Plan and ability to levy CIL.	N/A	As required	As required	Forms part of the evidence base of the Local Plan and CIL.
Strategic Housing Land Availability Assessment	Assesses potential supply of deliverable and developable housing land in the borough.	Dec 2012	Report prepared annually	Dec 2013	A partial update has been undertaken to inform the housing trajectory for the 2001/12 AMR. A full review of the SHLAA will be carried out to inform the Site Allocations Plan.
Housing Land Availability	Monitors the amount of new house building and clearance in the borough.	2012	Annually	2013	Reported in the AMR
Greater Manchester Strategic Housing Market Assessment	Prepared by AGMA on behalf of GM authorities and looks at housing need and demand within the housing market area.	2010	As required	As required	Oldham is part of the North Eastern Housing Market Area

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
					with Tameside and Rochdale. Forms part of the evidence base for the Local Plan.
Oldham Strategic Housing Market Assessment	An analysis of housing needs throughout the borough. Provides information on suitability of current housing, household income & affordability.	2010	As required	As required	To be updated to take account of key statistics and the 2011 Census.
Affordable Housing Economic Viability Assessment	The assessment investigates the potential implications that new requirements for affordable housing may have on the viability of housing developments throughout the borough.	2010	As required	As required	
Greater Manchester Gypsy and Traveller Accommodation Assessment (GTAA).	Statutory Requirement of Housing Act 2004. Assesses the accommodation requirements of gypsies and travellers across GM.	2007/08	As required	As required	AGMA are currently commissioning consultants to carry out a refresh of 2008 GTAA on behalf of the ten GM Districts.
Public Transport Accessibility	The mapping of public transport accessibility throughout the borough.	2012	Approximately every six months	2013	
Accessibility to Local Services	Monitoring accessibility to local services	2012	Annually	2013	

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Employment Land	Monitors the grant, take-up and availability of business and industrial land	2012	Annually	2013	
Local Economic Assessment	Analysis of Oldham's economic profile.	2011	As required	As required	
Employment Land Review	Employment land review to assess demand for and supply of land for employment (following ODPM guidance 2004).	2010	As required	As required	
GM Position on Growth - Housing and Employment Land Review	To define the GM position on growth to support delivery of the GM Strategy, inform investment decisions and provide a framework for districts to progress individual strategies and plans.	Currently being prepared	As required	As required	
Retail	Monitors the amount of new retail developments in the borough	2012	Annually	2013	Reported in the AMR
Oldham Retail and Leisure Study	Assessment of capacity for additional retail and leisure development in the borough, including health checks.	August 2009	As required	As required	
Invest in Oldham	A prospectus which outlines the council's vision for Oldham Town Centre and the wider borough.	2012			
Census	Population and household data.	2001	Every 10 years	2011	

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
Green Belt Survey	Monitoring the number and type of developments permitted in the Green Belt.	2012	Annually	2013	Reported in AMR.
Update of Sites of Biological Importance (SBI)	Reports on any changes to SBI's through GMEU work.	2012	Monitored in line with AMR monitoring period	2013	Reported in AMR.
GM and Oldham Urban Historic Landscape Characterisation	AGMA project undertaken by GMAU	2010	As required	As required	
Landscape Character Assessment	Assessment of landscape character in the borough (rural areas).	August 2009	As required	As required	
Open Space Study	A comprehensive study of local needs and audit of existing open space, sport and recreation facilities as required by PPG17.	2006-2010	As required	As required	
Conservation Area / Listed Building Survey	Monitor loss of, or planning permissions affecting, listed buildings or conservation areas.	2012	Annually	2013	Reported in AMR
Flood Risk Survey	Monitor developments permitted in the Flood Risk areas.	2012	Annually	2013	Reported in AMR
Strategic Floodrisk Assessment	Assess areas at risk of flooding and identify possible mitigation measures/defences.	GM SFRA produced in August 2008. Oldham (district	As required	As required	

Document / policy area	Subject	Last produced	Frequency of review	Next review	Comments
		level) SFRA January 2010.			
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.	2010	As required	As required	
LDF Transport Modelling	Assessments of the implications of new developments on the main roads network, prepared in conjunction with the Highways Agency and Transport for Greater Manchester	Phase 1 - January 2010	As required	Phase 2 - 2012/13	

-
- 4.4 The LDS will be reviewed as appropriate and adjustments made to the programme of preparing and reviewing documents forming the Local Plan. The council will seek to avoid changes to the milestones of committed documents wherever possible. The AMR will assess progress on the implementation of the LDS and the extent to which policies in local development documents are being successfully implemented.

5 Resources

- 5.1** The council has adopted a corporate approach to preparing the Local Plan to ensure that there is maximum awareness of, and commitment to, the work. In preparing the Joint DPD, links have been built between the council's directorates and partner organisations and this approach will continue for the Site Allocations DPD. It is anticipated that there will be a project team based approach to the work, drawing on expertise and staff resources from across the council and partner organisations as appropriate.
- 5.2** In line with this approach some parts of our Local Plan have been prepared on a joint base, including the GM Waste Plan and the GM Minerals Plan. 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 Local Plan is led by the Strategic Planning and Information section which is also responsible for:
- input to regional and Greater Manchester work;
 - input to regeneration activities;
 - supporting the development management processes;
 - input to corporate plans, strategies, policies and programmes;
 - preparation and co-ordination of the evidence base required to support policy formulation; and
 - monitoring and reviewing policies.
- 5.4** Since publication of the last LDS a number of changes have taken place, most notably those relating to the loss of members of staff within the Strategic Planning and Information team. These have made it necessary to revise the timescales for preparing the Site Allocations Plan. The policy team currently consists of one senior planning officer (who is currently on maternity leave), four planning officers and a support officer. The team work flexibly across topic areas and are all closely involved in the preparation of documents forming part of the Local Plan.
- 5.5** The Neighbourhoods Directorate has access to in-house technical, IT and financial support. Additionally, senior managers responsible for the team are planners. The issues of staff turnover and financial resources may however be a factor during the period covered by this LDS due to the current financial budgetary position of the council and the challenging economic circumstances. Subject to no further loss of staff numbers/experience currently in post, we believe that the profiles now set out in this LDS are realistic and achievable but challenging.

6 Risk Assessment

6.1 The council is required in this LDS to set out timetables for the delivery of the statutory development plan documents that form part of the Local Plan. 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 Local Plan and delivery of the LDS to timetable are identified below, together with an indication as to how they will be managed and minimised.

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 the Local Plan are challenging given the limited resources, 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-Local Plan workload to enable Local Plan 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 the Local Plan (i.e. evidence base). • Other factors identified in this assessment may also lead to delay to the timescales.
<p>Evidence Base</p> <p>Risk level - medium</p>	<p>Continued delays in the preparation of the Site Allocations DPD may result in elements of the council's evidence base becoming out of date. The risk for this will be managed through the constant review of the LDS and the necessary evidence base required to support the Local Plan.</p>
<p>Availability of staff resources</p> <p>Risk level – medium</p>	<p>1 The Team</p> <p>The policy team currently comprises one senior planning officer, four planning officers (one currently on maternity leave) and a support officer. The issues of further staff turnover and financial resources may however continue to be a factor during the period covered by this LDS due to the current financial budgetary position of the council and the challenging economic circumstances.</p>

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
	<p>Nevertheless the team work flexibility across topic areas, identifying a 'lead' officer and an 'assistant' officer for all key pieces of work. All are closely involved in the preparation of documents forming part of the Local Plan.</p> <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>There is the possibility that additional staff may move on as part of natural career progression and/or due to the council's current financial situation and/or restructuring.</p>
<p>Lack of financial resources</p> <p>Risk Level – medium</p>	<p>Budget provision exists to support the Local Plan process, but given the current financial budgetary position facing the council this will be kept under review. 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 – high</p>	<p>Where new guidance is issued this will be taken into account at the next appropriate stage when preparing documents as part of the Local Plan. A statement has been prepared and published by the council (March 2013) which outlines how the adopted Joint DPD is up to date and in general conformity with the National Planning Policy Framework (NPPF).</p>
<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, but this will be minimised by working together with others on addressing the borough's economic, environmental and social objectives.</p>

KEY RISKS	ACTION TO MITIGATE RISK / COMMENTS
<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 documents prepared as part of the Local Plan could overwhelm communities in terms of consultation demands. This risk will be minimised by trying to align consultations, if and where practical. For example, by making use of existing District Partnership 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 PINS.</p>
<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 Report on the examination is not sound there may be little the Council can do to avoid a challenge after adoption.</p>

7 Profiles

7.1 In addition to the DPD's that have been adopted this section sets out the profiles for the Site Allocations Plan, which will also form part of the borough's Local Plan. It includes information on its subject matter, geographical area to which the document relates and the timetable for its preparation.

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, 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 Plan will give detailed expression to, and be in conformity with, the Joint DPD. Its preparation follows on from adoption of the Joint DPD in November 2011.</p>
Status	Development Plan Document
Chain of Conformity	<ul style="list-style-type: none"> • Relevant national policy and guidance • Joint DPD • Statement of Community Involvement • Other local strategies, plans, programmes, policies and initiatives such as Local Transport Plan
Geographical Coverage	Boroughwide, except for that part of the borough which is the planning responsibility of the Peak District National Park Authority.
Timetable and Milestones (in months)	
LDF Sustainability Appraisal Scoping Report	May - June 2012
Regulation 25 stage consultations	<p>Call for Sites exercise conducted May to June 2012;</p> <p>Options Report consultation anticipated January to February 2014</p> <p>Preferred Options consultation anticipated September to October 2014</p>

Document Details	
Approval of Publication DPD by Full Council	February 2015 (Municipal calendar unavailable so not able to confirm date of meeting).
Consultation on Publication DPD	February to March 2015
Submission of DPD to Planning Inspectorate / Examination Start	April 2015
Pre-Hearing Meeting / Hearing Sessions open	Summer 2015
Inspector's Report	September 2015
Adoption	November / December 2015 (Municipal calendar not available yet so not able to confirm dates of meeting).
Arrangements for Production	
Organisational Lead	Executive Director, Neighbourhoods
Political Management Arrangements	To be approved according to the council's Scheme of Delegation for the Local Plan.
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 Local Plan.</p>
External Resources	No external consultants, it will be prepared 'in-house'.
External Community and Stakeholder Involvement	The community and stakeholders will be involved in preparation of the Site Allocations Plan 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 District Partnerships, stakeholder meetings, public meetings, workshops, exhibitions, leaflets and telephone helpline. These are identified in the SCI.
Proposals Map	A new proposals map will be produced after the Site Allocations Plan has been adopted. This will reflect any

Document Details	
	changes to land designations from those shown on the proposals map that was published after the Joint DPD was adopted. Any proposed changes will be highlighted during the formal consultation stages for the Site Allocations Plan.
Post Production	
Monitoring and Review Mechanisms	Performance of the Local Plan will be assessed against the monitoring indicators included within the Joint DPD. Progress will be reported against the LDS milestones. Performance updates will be reported in the AMR.

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 Documents This is the generic term used to describe spatial planning documents that are subject to independent examination and will form the statutory development plan for the Borough.

Joint DPD This is the shorthand name for Oldham's adopted Joint Core Strategy and Development Management Policies DPD.

Local Development Document The generic name given to all constituent documents of the borough's local planning policies.

Local Plan Prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012 and can either be a single document or a combination of separate documents, also known as Development Plan Documents (formerly known as the Local Development Framework).

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 Strategy(RSS) 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. Regional strategies are proposed to be abolished following the enactment of the Localism Act.

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 by extension with the agreement of the Secretary of State or until replaced by a more up to date replacement plan.

Appendix 1 Saved UDP Policies & Schedule of Local Development Documents

A1.1 Table 2 lists those policies that formed part of the UDP and which have been superseded by adoption of the GM Waste Plan or GM Minerals Plan.

Table 2 'Saved' Policies Superseded by the GM Waste and Minerals Plans

UDP Policy No.	UDP Policy Name	Superseded by..
NR4	The Need for Minerals	GM Minerals Plan
NR4.1	Prevention of Mineral Sterilisation	
NR4.2	Primary, Secondary and Recycled Aggregates	
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	
W1	Waste	GM Waste Plan
W1.1	Waste Management Options	
W1.2	Provision of Sites for Waste Management Facilities	
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal	
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	

A1.1 In order to assist people with understanding the status of the UDP policies, we have listed in Table 3 those UDP policies which will remain unaffected the adoption of the Joint DPD, GM Waste Plan or GM Minerals Plan. These policies will continue to be 'saved' until they are replaced by the relevant part of the Local Plan, which may be the Site Allocations Plan, or another development plan document as appropriate.

Table 3 UDP 'saved' policies

UDP Policy No.	UDP Policy Name	LDF document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Site Allocations Plan
B1.1	Business and Industrial Allocations	Site Allocations Plan
B1.2	Business and Office Allocations	Site Allocations Plan
B1.3	Mixed Use Allocations	Site Allocations Plan

UDP Policy No.	UDP Policy Name	LDF document which may review the UDP policy
D1.5	Protection of Trees on Development Sites	To be determined
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Site Allocations Plan
H1.2	Housing Land Release – Phase 2	Site Allocations Plan
OE1.8	Major Developed Site in the Green Belt	Site Allocations Plan
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Site Allocations Plan
TC1.2	Allocated Site	Site Allocations Plan

Table 4 Schedule of Proposed Development Plan Document

Document Title	Status	Role & content	Geog. Area	Chain of conformity	Date for Regulation 25	Date for submission to PINS	Date for adoption
Site Allocations	DPD	Allocations of land for development and protection.	Boroughwide, except for that part of the borough which is the planning responsibility of the Peak District National Park Authority.	Joint DPD. Statement of Community Involvement	May 2012 to October 2014	April 2015	November / December 2015

Appendix 2 GANTT Chart

