

Oldham

Local

Plan

**Changes made to 'Issue 9'
Local Development Scheme
2016**

Effective from 28.01.20



Oldham
Council

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Availability of document

This document can be made available in other formats. Please call 0161 770 1672 for information.

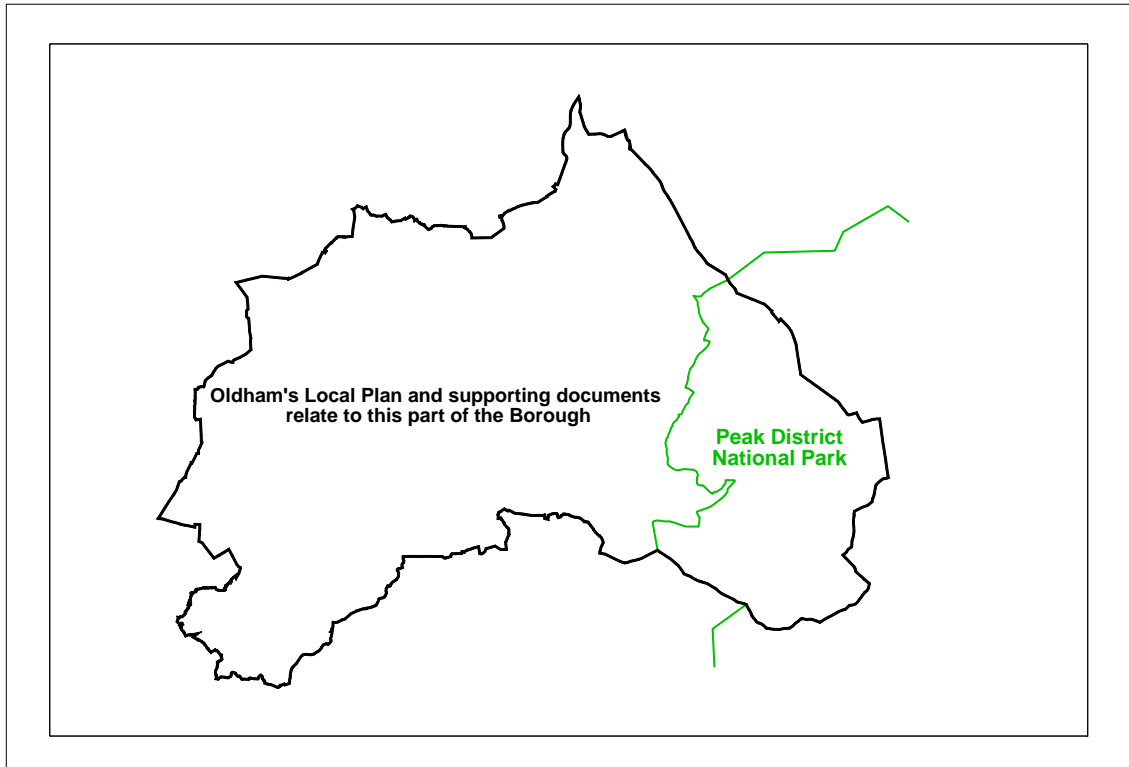
1 Introduction

Introduction

- 1.1** The Local Development Scheme (LDS) is a public statement setting out the council's project plan for preparing the Local Plan and its supporting documents. ~~In accordance with Section 15(7) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011);~~ This LDS shall have effect from ~~29 June 2016~~ 28 January 2020.
- 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, and in support 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~~ the local community can get involved and influence the plan-making process;
 - Enable work programmes to be set for the preparation of Local Plan documents; and
 - Show how the programme for the production of documents will establish and reflect the council's priorities and to assist the programming of other council strategies and programmes.
- 1.3** 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 overleaf.~~

Figure 1 - Geographical coverage of the borough's local planning policies (map has been amended)

Geographical Coverage of Local Plan



- 1.4** The LDS must be made available publicly available to the public and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Once completed local authorities are required to publish their LDS on their website.

2 Existing national planning policy and guidance - section removed

~~National Planning Policy Framework~~

- ~~2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their councils can produce their own distinctive Local Plans and Neighbourhood Plans, which reflects the needs and priorities of their communities.~~
- ~~2.2 All policies and proposals prepared in the Development Plan Documents (DPDs) as part of the Local Plan will need to comply with the NPPF. The guidance is also a 'material consideration' when making decisions on planning applications. This means that if a local policy is deemed out of date, local authorities may be directed by the requirements set out in NPPF.~~

~~National Planning Practice Guidance~~

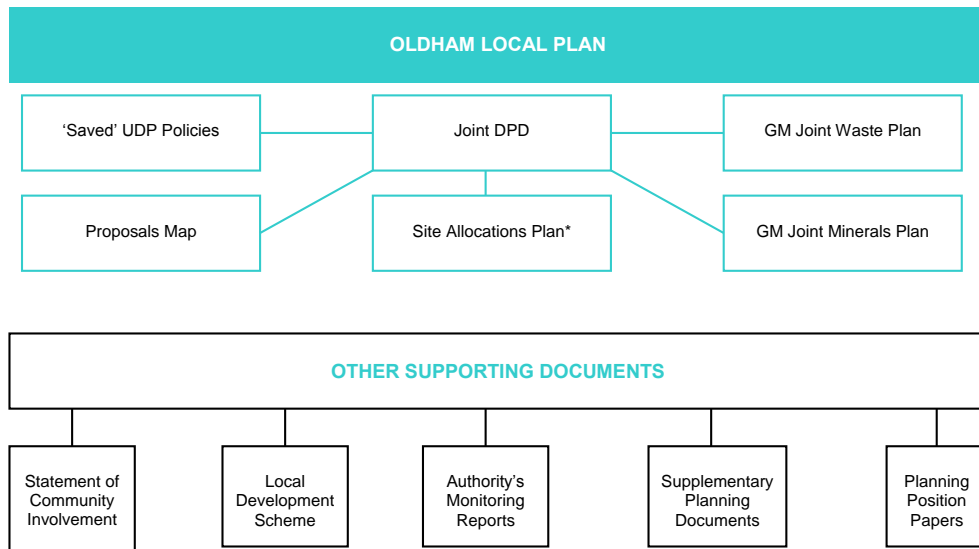
- ~~2.3 On 6 March 2014 the Department of Communities and Local Government (DCLG) launched a planning practice guidance web-based resource (NPPG). This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched. The NPPG is available online and provides detailed guidance in terms of policy development and the creation of a robust evidence base.~~
- ~~2.4 The NPPG provides further context to the NPPF and it is intended that these two documents should be read together.~~

3 Oldham's Local Plan

- 3.1** Figure 2 shows the existing components of Oldham's Local Plan. It comprises a series of documents which together provide the statutory development plan for the borough:
- 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.
- 3.2** 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~~ Local Plan. These are shown in Appendix 1.
- 3.3** Other documents that sit alongside and support the ~~statutory development~~ Local Plan include:
- The Statement of Community Involvement (SCI), adopted ~~March 2016~~ 20 March 2019;
 - Supplementary Planning Documents on Oldham Town Centre Conservation Area Appraisal and Management Plan, Vibrant Centres, Urban Design Guide, Contaminated Land, and Air Quality and Development;
 - Planning Position Papers on Open Space and Supporting Oldham's Economy; and
 - Oldham's The authorities Monitoring Reports

Oldham's Local Plan Figure 2 - Existing Oldham Local Plan Structure

Oldham's Local Plan



*No longer being prepared (see section 4.1)

3.4 Further details of these documents are set out below.

Joint Core Strategy and Development Management Development Plan Document

3.5 The current statutory development plan is the Joint Core Strategy and Development Management Development Plan Document (Joint DPD), adopted in November 2011., ~~which comprises the:~~ The Joint DPD is made up of 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.

3.6 ~~All other DPD's prepared by the council, or on behalf of the council, documents forming part of, and sitting underneath, the Joint DPD, such as Neighbourhood Plans and Supplementary Planning Documents, must be done so prepared in conformity with the Joint DPD: it.~~

Saved Unitary Development Plan policies

3.7 Oldham Council adopted the Unitary Development Plan (UDP) on 14 July 2006. At the time the UDP policies were automatically 'saved' for a period of three years under the 2004 Planning 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.

3.8 Most of the 'saved' UDP policies have now been superseded by the Joint DPD, the GM Waste Plan and the GM Minerals Plan.

3.9 ~~The UDP policies~~ There are however, a small number of UDP policies that remain 'saved' at present as part of the Local Plan and these are listed in Appendix 1. ~~and include 'saved' site allocations for housing, mixed-use, business, industry and warehousing.~~

3.10 Following a review of the existing Local Plan the remaining saved UDP policies; ~~including those which are site specific,~~ will be replaced ~~or discontinued where appropriate~~ or not taken forward.

Site Allocations DPD

3.11 It was the council's intention to prepare a separate Site Allocations DPD to sit alongside the adopted Joint DPD. Rather than preparing an individual Site Allocations DPD it is now proposed to incorporate site allocations as part of a wider review of the Local Plan. ~~which will reflect the Greater Manchester Spatial Framework (see section 4.1).~~

3.12 ~~The profile in section 6 indicates the timescale for reviewing the Local Plan.~~

Proposals Map

3.13 ~~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 in 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. It has, therefore, been updated following adoption of the GM Waste Plan (April 2012) and the GM Minerals Plan (April 2013). A new Proposals Map will be prepared and published to accompany the reviewed Local Plan as appropriate.~~

Waste and Minerals

3.14 ~~The Greater Manchester GM Waste Plan and Greater Manchester GM Minerals Plan were both prepared by the Greater Manchester Minerals and Waste Planning Unit on behalf of the ten GM districts. and Upon adoption these formed part of Oldham's Local Plan.~~

3.15 ~~The Greater Manchester GM Waste Plan came into effect on 1 April 2012 and includes detailed development management policies. It also identified sites and/or preferred areas for a range of waste management facilities. It supports Policy 7 'Sustainable Use of Resources – Waste' of the Joint DPD.~~

3.16 ~~The Greater Manchester GM Minerals Plan came into effect on 26 April 2013. and covers land-use planning matters in relation to minerals development across the ten Greater Manchester authorities. It includes detailed criteria based policies in relation to minerals development across GM, 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.~~

Proposals Map

- 3.17** It is the job of the Proposals Map to express spatially Oldham's statutory development Local Plan, illustrating on a map any site specific designations or land allocations.
- 3.18** The Proposals Map was adopted in 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. It has, therefore, been updated following adoption of the GM Waste Plan (April 2012) and the GM Minerals Plan (April 2013).
- 3.19** A new Proposals Map will be prepared and published to accompany the reviewed Local Plan as appropriate.

Statement of Community Involvement

- 3.20** ~~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 Council will involve the community and stakeholders in the preparation of the Local Plan and also in the consideration of planning applications.~~
- 3.21** ~~The SCI was updated March 2016 to reflect preparation of the GMSF and recent changes to the statutory planning framework. The SCI is available on the council's website at www.oldham.gov.uk.~~

Authority's Monitoring Report

- 3.22** ~~The Authority's Monitoring Report (AMR) is prepared annually. It monitors and reviews the implementation of the borough's existing local planning policies and provides information on the progress of documents identified for production.~~
- 3.23** ~~The most recent Monitoring Report was published January 2016 and covers the period April 2014 to March 2015. It also provides the borough's latest five-year deliverable housing land supply position. The Monitoring Report is available on the council's website at www.oldham.gov.uk.~~

Supplementary Planning Documents

- 3.24** ~~Supplementary Planning Documents (SPDs) expand on policies contained in the Joint DPD Local Plan, providing more guidance to help in their interpretation and implementation.~~
- 3.25** ~~SPDs 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 SPDs that may be prepared to support the Local Plan. As such there are no SPD profiles included in this LDS.~~
- 3.26** ~~Six~~ A number of SPDs were prepared to support the UDP. Following adoption of the Joint DPD, the ~~following~~ SPDs listed below are still considered to be material considerations in the determination of planning applications as they continue to provide relevant advice: ~~that is still relevant. These are the:~~
- Urban Design SPD;

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

3.27 The Vibrant Centres SPD was adopted ~~by the council on~~ 23 July 2012. The SPD supports Joint DPD 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 takeaways and their potential impact on the local environment or the amenity of neighbourhood residents and business; ~~uses;~~ and
- Ensures all relevant development contributes positively to the visual appearance of the area during opening and non-opening hours.

3.28 The Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) SPD was adopted 19 August 2019. The SPD supports Joint DPD Policy 24 Historic Environment, and in particular:

- The CAAMP SPD aims to understand the significance of the Oldham Town Centre Conservation Area and suggest opportunities to enhance its character and appearance.
- The appraisal proposed four extension to the existing Oldham Town Centre Conservation Area boundary. The extensions have been designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will be treated as a material planning consideration until formally adopted through the Local Plan review process.
- The Management Plan has followed on from the appraisal of the conservation area. It sets out policies and recommendations around enhancement and regeneration of the conservation area as well as community engagement.

3.29 ~~The SPDs are available on the council's website at www.oldham.gov.uk.~~

Planning Position Papers

3.30 In addition to the SPDs the council has prepared a number of Interim Planning Position Papers, which provide further advice and guidance on the interpretation and implementation of policies contained in the Joint DPD Local Plan. These have less weight than a SPD but are material consideration in the determination of relevant planning applications.

3.31 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. In particular, 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.

3.32 The Supporting Oldham's Economy Interim Planning Position Paper provides further guidance on the interpretation and implementation of Policy 14 of the Joint DPD Policy 14 on Supporting Oldham's Economy. ~~The policy outlines~~ Policy 14 sets out 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 benefit) that we would~~ it will work with developers to secure measures, ~~where as~~ as appropriate, to support Oldham's economy. The paper provides further clarification, and examples, of the measures listed in Policy 14.

3.33 ~~The Paper builds upon some of the measures listed within Policy 14, providing some practical examples of how the measures may be implemented.~~

3.34 ~~The Planning Position Papers are available on the council's website at www.oldham.gov.uk.~~

Statement of Community Involvement

3.35 The planning system places emphasis on community involvement in the preparation of the Local Plan. The Statement of Community Involvement (SCI) ~~sets out~~ outlines when and how Oldham Council will involve engage the community and stakeholders in the preparation of the Local Plan and other planning documents. It outlines how we will provide guidance and assistance of neighbourhood planning groups. It also sets out how the community will be consulted on also in the consideration of planning applications.

3.36 ~~The SCI was updated March 2016 to reflect preparation of the GMSF and recent changes to the statutory planning framework. The SCI is available on the council's website at www.oldham.gov.uk.~~

3.37 The current SCI was adopted 20 March 2019.

Authority's Monitoring Reports

3.38 The authorities Monitoring Report (AMR) is prepared and published annually. It monitors and reviews the implementation of ~~the borough's existing local planning policies~~ policies in the Local Plan and provides information on the progress of documents identified for production.

3.39 ~~The most recent Monitoring Report was published January 2016 and covers the period April 2014 to March 2015. It~~ report also provides detailed information on levels of house building and the borough's potential housing land supply, including the five-year deliverable housing land supply position.

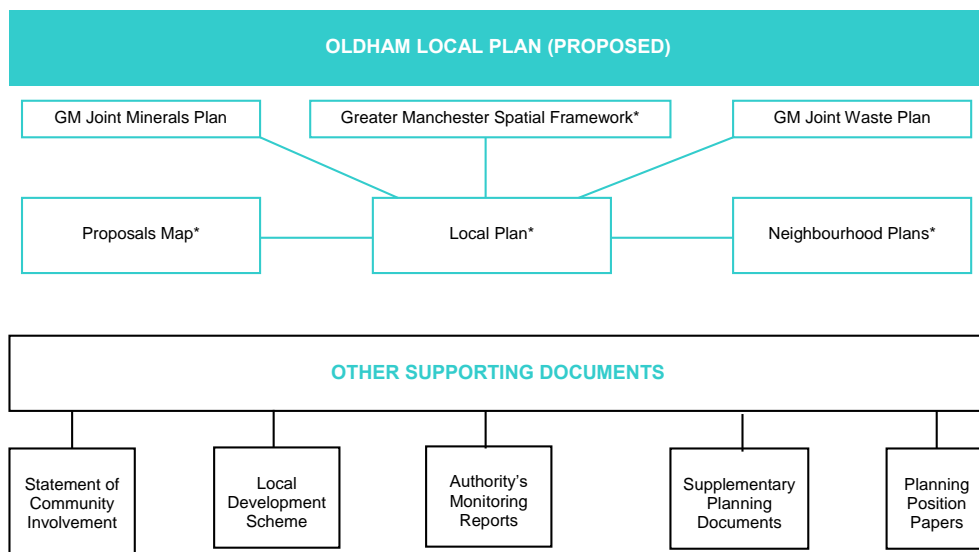
3.40 ~~The Monitoring Report is available on the council's website at www.oldham.gov.uk. most recent Monitoring Report was published December 2019 and covers the period 1 April 2018 to 31 March 2019.~~

3.41 All documents listed above can be found on the council's website at www.oldham.gov.uk.

4 Documents to be prepared as part of Oldham's Local Plan

4.1 This section provides further details regarding the documents that are to be prepared as part of Oldham's Local Plan.

Figure 3 - Proposed Oldham Local Plan Structure



*To be prepared/reviewed

Greater Manchester Spatial Framework Greater Manchester's Plan for Homes, Jobs and the Environment

4.2 ~~The Greater Manchester's Plan for Homes, Jobs and the Environment Spatial Framework (GMSF) will focus primarily on housing and employment land requirements for Greater Manchester, the infrastructure requirements to deliver this and the environmental capacity of Greater Manchester to accommodate this in the most sustainable manner. The GMSF is currently being progressed as a Joint Plan of all ten Greater Manchester authorities with preparation led by is being prepared by the Greater Manchester Combined Authority (GMCA), which comprises the Mayor of Greater Manchester and the leaders of Greater Manchester's ten local council's. In 2017 it will become a Plan of the Mayor requiring unanimous approval of the Cabinet of 10 Leaders.~~

4.3 The latest consultation was on the 2019 Draft Plan which ran from 14 January to 18 March 2019.

4.4 Further details and the timetable for ~~preparing the GMSF~~ its preparation is set out in the GMSF Profile found in section 6 5.

- 4.5 Once adopted the GMSF will be a spatial development strategy form part of the statutory planning framework for Greater Manchester and each district's local plans Local Plan will need to be in general conformity with it.

Local Plan Review Oldham's Local Plan

- 4.6 To reflect preparation of the GMSF the council is intending to review the existing Local Plan (namely the Joint DPD) to ensure that it reflects the spatial development strategy for Greater Manchester and Oldham.

- 4.7 The current Joint DPD was adopted in November 2011 and a review of Oldham's Local Plan is required for a number of reasons, in particular:

- To meet the requirements set out in NPPF, particularly in relation to need for local plans to be reviewed every five-years and then updated as appropriate.
- There are policies, particularly those in relation to housing and employment, that need to be updated in light of changes in market signals, local circumstances and priorities, and legislation, so as to provide a succinct and up-to-date plan in line with the requirements set out in the NPPF; and
- There will be a need to reflect the GMSF and provide further direction and guidance at a local level.

- 4.8 The Local Plan will deal with matters at the local level setting out the spatial vision, strategic objectives and strategy for Oldham and cover planning policies and site allocations, where they provide additional policy direction for Oldham in relation to (for example):

- Sustainable development;
- Housing;
- Economy and employment;
- Communities, health and well-being;
- Retail and town centres;
- Built environment, design and heritage;
- Natural environment;
- Green Infrastructure, open spaces, sport and recreation;
- Green Belt and Other Protected Open Land;
- Transport and accessibility;
- Infrastructure; and
- Climate change and floodrisk.

- 4.9 Whilst the exact scope of the Local Plan review is dependent somewhat upon the GMSF it may include the following:

- The spatial vision, strategic objectives and spatial strategy for Oldham;
- Locally specific strategic and development management policies where they provide additional policy direction for Oldham beyond that set out in the GMSF;
- Designations and allocations for the use of land which may include, for example, housing, business and industry, mixed-uses development, protected open land, safeguarded land, green infrastructure, retail, leisure, open spaces, sports and recreational uses, community facilities, health, education, the natural, built and

historic environments, ~~areas of nature conservation~~, floodrisk areas, transport routes and highway or other transport scheme(s); and a

- Monitoring and implementation framework and delivery strategy.

4.10 The Council went out to consultation with a Regulation 18 Notification in summer 2017. This informed the local community, stakeholders and businesses of the council's intention to review the Local Plan and sought comments on what issues this should address.

4.11 Further details and the timetable for reviewing the Local Plan is set out in the Local Plan Profile found in section 6 5.

Neighbourhood Plans Planning

4.12 Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood Planning allows communities to prepare:

- Neighbourhood Development Plans – general planning policies for the development and use of land in a neighbourhood;
- Neighbourhood Development Orders – can grant planning permission for specific types of development in a specific neighbourhood area; and
- Community Right to Build Orders – put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations they want them.

4.13 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan and be aligned with the strategic needs and priorities of the wider local area. ~~Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them the Local Plan and. They should not promote less development than set out in the Local Plan or undermine its strategic policies. Once in place they become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.~~

4.14 ~~To date an application has been received from Saddleworth Parish Council for the designation of the Saddleworth Parish Council boundary as a neighbourhood planning area. This is being processed as appropriate. Another group has expressed an interest in preparing a Neighbourhood Plan and the council are currently working with them.~~

4.15 Currently there has been one neighbourhood area designated in Oldham - Saddleworth Neighbourhood Area. This covers the whole parish area. An application was also made to the Peak District National Park Authority which covers part of the Parish Council area.

4.16 Saddleworth Parish Council has now begin to prepare a neighbourhood plan with advice and assistance from Oldham Council and the Peak District National Park Authority.

4.17 The key stages in the preparation of a neighbourhood plan are as follows:

- Step 1: Designate a neighbourhood area;
- Step 2: Preparation of a draft neighbourhood plan or order;
- Step 3: Pre-submission publicity and consultation;

- Step 4: Submission of a neighbourhood plan or order proposals to the local planning authority. At this point the proposals are published for six weeks and representations are invited;
- Step 5: Independent examination;
- Step 6: Referendum; and
- Step 7: Making the neighbourhood plan or order (bringing it into force).

Community Infrastructure Levy

- 4.18** ~~The Community Infrastructure Levy (CIL) is a new option for collecting developer contributions towards infrastructure that is needed to support new development. It enables local authorities to raise funds from developers undertaking new building projects in their and sits alongside a somewhat restricted process for entering into S106 planning obligations.~~
- 4.19** ~~The council consulted on a Preliminary Draft Charging Schedule in February 2015 and are in the process of determining whether or not to proceed to prepare a Draft Charging Schedule.~~
- 4.20** ~~There is no requirement to include CIL / developer contributions in the LDS but the information has been provided for the benefit of all stakeholders.~~
- 4.21** ~~The changes above will change the structure of Oldham's local planning policies as shown in the diagram below.~~

Proposed Masterplans and Development Briefs

- 4.22** The council, from time to time, will produce a variety of masterplans and development briefs covering different areas and topics within the borough, in response to the delivery of our regeneration aspirations and priorities. The timescale and content of these are subject to change and therefore none have been specifically identified within this LDS. Any masterplanning or work on development briefs which takes place will be picked up by and monitored through the ~~AMR~~: Monitoring Report, as appropriate.

5 Local Plan Making Process

Local Plan Making Process

5.1 The process for reviewing, preparing and adopting Local Plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The key stages in preparing ~~DPDs~~ Local Plan are as follows:

- ~~Sustainability Appraisal Scoping Report;~~
- ~~Public Participation (Regulation 25);~~
- Preparation of a local plan - Regulation 18;
- Publication of the local plan - Regulation 19;
- Submission Stage;
- Examination; and
- Adoption.

Public Participation Preparation of a Local Plan

5.2 ~~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 March 2016. This sets out the approach to involving stakeholders and the community in the production of all local development documents (LDDs).~~

5.3 The Local Plan Regulations allow for considerable flexibility to local planning authorities regarding how to carry out the initial stages of local plan production, provided they comply with the requirements set out in Regulation 18 and the authorities adopted SCI.

5.4 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~~ considered and invite them to comment on what the document should contain. In line with this the council carried out a Regulation 18 Notification consultation from July to August 2017, setting out the council's intention to review and prepare a Local Plan.

5.5 Going forward, the council intends to consult at the following stages of preparing the Local Plan:

- Issues and Options; and
- Draft Plan.

5.6 Details of these consultation stages are set out in the Local Plan profile at section 5.

Publication and Submission

5.7 ~~On completion of the public participation stages~~ Following the plan preparation stage the Council will prepare the document for Publication, also known as the proposed submission stage under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended). This will be published by the council to allow people to view the ~~document.~~ plan Once published there is a statutory six week period for representations to be made on issues of soundness and legal compliance.

- 5.8** The council ~~can~~ may make, ~~if necessary,~~ minor amendments to the ~~published document at this stage~~ Publication Plan following the consultation before submitting it, ~~and relevant supporting documentation,~~ to the Secretary of State ~~and the Planning Inspectorate along with the representations and a schedule of changes~~ for examination under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulation 2012 (as amended).

Sustainability Assessment and Strategic Environmental Assessment

- 5.9** 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.
- 5.10** 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

- 5.11** Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a 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.
- 5.12** 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.
- 5.13** The council intends to prepare an Integrated Assessment to inform and support preparation of the Local Plan. This will combine the SA, SEA and HRA requirements with an Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA), ensuring the sustainability factors - environmental, social and economic, are considered in the round.

Examination and adoption

- 5.14** Once the Local Plan, along with any representations submitted at the Publication stage and other supporting ~~documents~~ documentation, has been submitted to the Secretary of State, it must be examined by an independent inspector before the Council can adopt it.
- 5.15** 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.
- 5.16** 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;
- Been subject to SA and SEA;
- Had regard to national policy; and
- Had regard to any sustainable community strategy for the area.

5.17 The Inspector will also assess whether the plan has been prepared in accordance with the Duty to Co-operate 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 as set out at paragraph 35 of the NPPF:

- **Positively prepared** - ~~the plan should be prepared based on~~ providing a strategy, which as a minimum, seeks to meet the area's objectively assessed needs; development and infrastructure requirements, including unmet requirements from neighbouring authorities and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is reasonable practical to do so and is consistent with achieving sustainable development;
- **Justified** - ~~the plan should be the most an~~ appropriate strategy, ~~when considered against taking into account~~ the reasonable alternatives, based on proportionate evidence;
- **Effective** - ~~the plan should be~~ deliverable over its the plan period and based on effective joint working on cross-boundary strategic priorities matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** - ~~the plan should enable~~ enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Sustainability Assessment and Strategic Environmental Assessment

5.18 ~~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.~~

5.19 ~~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

5.20 ~~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.~~

5.21 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.

6 Profiles

6.1 This chapter sets out the subject matter and geographical area for the following documents, along with the timetables for their preparation:

- The GMSF;
- Oldham's Local Plan; and
- Proposals Map.

6.2 The main changes to the GMSF and Local Plan profiles made since the LDS was published in 2016 are as follows:

- The GMSF profile has been amended to reflect the most recent timetable published by the GMCA; and
- The timetable for preparation of the Local Plan and Proposals Map has been amended to reflect changes made to the GMSF as above. The next stage of consultation, Issues and Options, is now scheduled to take place Summer 2020.

6.3 The LDS 2016 can be found in the council's website at www.oldham.gov.uk.

Title	<u>Greater Manchester Spatial Framework Greater Manchester's Plan for Homes, Jobs and the Environment</u>
Role and content	<p>The Greater Manchester Spatial Framework <u>Greater Manchester's Plan for Homes, Jobs and the Environment</u> (GMSF) will provide an overarching plan that will cover the whole of the Greater Manchester conurbation and is being prepared jointly by the ten Greater Manchester local authorities <u>Greater Manchester Combined Authority (GMCA), which is made up of the Mayor of Greater Manchester and the leaders of the ten Greater Manchester councils</u>. It will set out the scale and distribution of housing and employment growth across the conurbation for the next 20 years.</p> <p>It will identify strategic land allocations for housing and employment and also key infrastructure requirements to support this growth. It will provide a strategic environmental policy framework to ensure that growth is accommodated in a sustainable way and that Greater Manchester will be resilient to existing and future climate pressures. The GMSF will also set out strategic development management policies where they are appropriate and it is important for there to be a consistent Greater Manchester approach.</p> <p><u>The plan will:</u></p> <ul style="list-style-type: none"> • <u>sets out how Greater Manchester should develop up until 2037;</u> • <u>identifies the amount of new development that will come forward across the 10 districts, in terms of housing, offices and industry and warehousing, and the main areas in which this will be focused;</u> • <u>supports the delivery of key infrastructure, such as transport and utilities;</u> • <u>protects the important environmental assets across the city region;</u>

Title	
	<p>Greater Manchester Spatial Framework Greater Manchester's Plan for Homes, Jobs and the Environment</p> <ul style="list-style-type: none"> • <u>allocates sites for employment and housing outside of the existing urban area; and</u> • <u>defines a new green belt boundary for Greater Manchester.</u>
Status	<p>The GMSF is being progressed as a joint Greater Manchester Plan (a joint Development Plan Document), which in 2017 will become the Plan of the Greater Manchester Mayor requiring unanimous approval of the Cabinet of leaders of the ten local authorities:</p> <p><u>The GMSF is currently being progressed as a Joint DPD.</u></p> <p><u>Through the 2014 Devolution Agreement the Mayor has a duty to produce a Spatial Development Strategy (SDS). Central Government is currently considering the request from Greater Manchester to amend the Spatial Development Regulations to allow the GMSF to be progressed as an SDS. The next GMSF will be produced as a SDS if the regulations are in place, otherwise it will continue as a Joint DPD.</u></p> <p>Once adopted the GMSF will be the spatial development strategy and Local Plans would need to be in general conformity with it <u>the GMSF</u>. The GMSF is just one of a suite of documents through which GMCA is progressing its devolution agreement, growth and reform ambitions namely:</p> <ul style="list-style-type: none"> • A GM 'Vision' which extends beyond Greater Manchester Strategy; • A Residential Growth Strategy setting out how we will bring forward land to meet our identified demand; • A Transport Strategy; • An Infrastructure Plan; • An Investment Strategy, sitting alongside financial tools such as the Manchester Investment Fund, the Housing Investment Fund.
Chain of Conformity	<p>Consistent with national planning policy and having <u>NPPF and having</u> regard to the Greater Manchester Strategy. Greater Manchester Growth and Reform Plan.</p>
Geographical coverage	<p>Greater Manchester (reflecting the area of the ten constituent authorities).</p>

Timetable	
Initial consultation on the objectively assessed development need	November 2014
Consultation on vision, strategy and growth options	November 2015 to January 2016 <u>October 2015 to December 2015</u>
Consultation on Draft Plan <u>2016</u>	October <u>2016</u> to November 2016 <u>January 2017</u>

Timetable	
<u>Consultation on Draft Plan 2019</u>	January to March 2019
<u>Programme of engagement and further consultation</u>	<u>October 2019 to March 2020</u>
Publication of Plan*	June 2017 <u>July 2020</u>
Submission*	November 2017 <u>December 2020 / January 2021</u>
Examination in public*	February to April 2018 <u>May to October 2021</u>
Adoption of the GMSF by Mayor/GMCA*	January 2019 <u>December 2021</u>

*~~*The timetable will need to be reviewed once the status of the plan has been confirmed by legislation and supporting regulations. The Submission Plan will require the approval of the ten Full Councils~~*

Title	Oldham's Local Plan
Role and content	<p>The exact scope of the review of Oldham's Local Plan is dependent somewhat upon the GMSF and what it means for Oldham's future housing and employment growth. It will be a locally specific document and may include:</p> <ul style="list-style-type: none"> • The spatial vision, strategic objectives and spatial strategy for Oldham; • Strategic and development management policies where they provide additional policy direction for Oldham beyond that set out in the GMSF; • Designations and allocations for the use of land which may include, for example, housing, business and industry, mixed-uses, 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 and highway or other transport scheme(s); and • A monitoring and implementation framework and delivery strategy. <p>It will be accompanied by an adopted Proposals Map (see below).</p> <p><u>The Local Plan will replace the Joint Core Strategy and Development Management Development Document, adopted November 2011, and the saved UDP policies.</u></p> <p><u>The Local Plan will need to be in conformity with the NPPF and the GMSF. It will deal with matters at the local level, setting out the spatial vision, strategic objectives and strategy for Oldham.</u></p> <p><u>It will cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to: sustainable development; natural environment; housing; economy and employment; green belt and other protected open land; design, built environment and heritage; retail and town centres; transport and accessibility; climate change and flood risk; communities, health and well-being; infrastructure; and open spaces, sports and recreation.</u></p> <p><u>The Local Plan will be accompanied by a Proposals Map (see below).</u></p>
Status	Development Plan Document
Chain of Conformity	Relevant national planning policy and guidance (NPPF and NPPG), GMSF (<u>upon adoption</u>), GM Waste Plan, GM Minerals Plan, Statement of Community Involvement, and having regard to other local strategic plans, programmes, policies and initiatives such as The Oldham Plan and the emerging Strategic Investment Framework . as appropriate.
Geographical coverage	Borough-wide, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

Timetable	
It is envisaged that the review of the Local Plan will be twin-tracked with the GMSF so far as is possible. The timetable below may therefore change depending upon progress made with the GMSF and to take account of changes in legislation.	
Consultation on SA Scoping Report <u>Regulation 18 Notification and Integrated Assessment Scoping Report</u>	Autumn 2016 <u>July to August 2017</u>
<u>Issues and Options Report (Regulation 18)</u>	Spring 2017 <u>Summer 2020</u>
Draft Plan <u>(Regulation 18)</u>	Spring 2018 <u>April to May 2021</u>
Publication <u>Plan of proposed submission documents (Regulation 19)</u>	Spring 2019 <u>January to February 2022</u>
Submission	Summer 2019 <u>April to May 2022</u>
Examination	Autumn 2019 <u>June to July 2022</u>
Adoption	Late 2019 /early 2020 <u>Winter 2022</u>

Arrangements for production and monitoring	
Organisational lead	Executive Director, Co-operatives and Neighbourhoods <u>Deputy Chief Executive - People and Place</u>
Management Arrangements	To be approved according to the council's Scheme of Delegation for the Local Plan <u>local planning</u> . Preparation led by <u>Oldham Council Strategic Planning and Information - lead responsibility for preparation of the Local Plan.</u>
Resources	Lead role by Oldham Council Strategic Planning and Information Team with lead responsibility for production process, preparation of documents, consultations and presentation of evidence at Examination. input from other council directorates and partner organisations as appropriate. Local Plan to be prepared in-house. Supporting evidence base may be prepared by consultants as required. The Planning Inspectorate, on behalf the Secretary of State, will be responsible for undertaking <u>carrying out the</u> independent examination <u>into the Local Plan</u> and production of the Inspectors Report.
Community and Stakeholder Involvement	Community and stakeholder involvement will be in accordance with the <u>council's SCI</u> and in line with Duty to Co-operate statutory requirements.

Arrangements for production and monitoring	
Proposals Map	A new proposals map will be produced to support the Local Plan to reflect any changes to land <u>allocations and designations adopted through the Local Plan</u> (see profile below).
Monitoring and Review	The Local Plan is intended to be a long-term document. Performance of the Local Plan will be assessed against the monitoring indicators identified <u>as part of the Local Plan's monitoring framework</u> and reported through the <u>AMR authorities Monitoring Report</u> .

- 6.4** The Local Plan timetable will be kept under review and the Council will have regard to any timetable changes that may arise in the preparation of the GMSF as appropriate.

Title	Proposals Map
Status	Development Plan Document
Role and content	An Ordnance Survey based plan mapping development plan policy designations and site specific <u>land use allocations proposals set out in the Oldham Local Plan.</u>
Chain of Conformity	With <u>NPPF, GMSF and Oldham's Local Plan.</u> and components of Oldham's wider development plan.
Geographical coverage	Borough-wide, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

Timetable	
The timetable for the Proposals Map will follow the timetable set out for the review of Oldham's Local Plan (<u>see above</u>).	
Consultation on SA Scoping Report	Autumn 2016
Options Report	Spring 2017
Draft Plan	Spring 2018
Publication of proposed submission documents	Spring 2019
Submission	Summer 2019
Examination	Autumn 2019
Adoption	Late 2019 /early 2020

Arrangements for production and monitoring	
Organisational lead	Executive Director, Co-operatives and Neighbourhoods <u>Deputy Chief Executive - People and Place</u>
Management Arrangements	<u>In line with preparation of the review of Oldham's Local Plan. To be approved according to the council's Scheme of delegation for local planning. Preparation led by Oldham Council Strategic Planning and Information- lead responsibility for the preparation of the Local Plan.</u>
Resources	<u>In line with preparation of the review of Oldham's Local Plan. Lead role by Oldham Council Strategic Planning and Information Team with input from other council directorates and partner organisations as appropriate.</u> <u>Local Plan to be prepared in-house. Supporting evidence base may be commissioned as necessary.</u>

Arrangements for production and monitoring	
	<u>The Planning Inspectorate, on behalf of the Secretary of State, will be responsible for carrying out the independent examination into the Local Plan and production of the Inspectors Report.</u>
Community and Stakeholder Involvement	<u>In line with preparation of the review of Oldham's Local Plan: Community and stakeholder involvement will be in accordance with the council's SCI and statutory requirements.</u>
Monitoring and Review	The Proposals Map will reflect policy designations and site specific allocations from all Development Plan Documents <u>DPDs that form part of the Local Plan.</u> and <u>The Proposals Map will be updated as and when DPDs are adopted.</u>

7 Monitoring and Review

7.1 The council is required to monitor, on at least an annual basis, how:

- Effective its policies and proposals are in meeting its vision and strategy for the future development of the Borough; as well as
- How well it is performing against the timescales set out within its LDS.

7.2 This information is contained in the authorities monitoring report (AMR) which is published annually, normally in December.

7.3 The AMR will:

- Report progress on the timetable and milestones for the preparation of documents set out in this LDS, including the reasons why they are not being met;
- Report progress on the delivery of policies in the Local Plan. This will include progress on any relevant targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met, are not on track or are having unintended effects, reasons will be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national policy; and
- Include progress against housing targets, and an update of the housing trajectory to demonstrate how policies are delivering housing provision in the Borough.

7.4 As a result of monitoring, the council will consider what changes, if any, need to be made and will bring forward such changes through the review of its LDS and Local Plan.

8 Duty to Co-operate and Cross-boundary issues

- 8.1** The NPPF sets out a Duty to Co-operate on planning issues that cross administrative boundaries. This includes joint working on areas of common interest for the mutual benefit of neighbouring authorities. Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.
- 8.2** Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Co-operation should be a continuous process of engagement, from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.
- 8.3** The council will prepare all documents that form part of the Local Plan in accordance with the Government's Duty to Co-operate as appropriate through consultation with the local community, landowners, development interests, national and local agencies and infrastructure providers, as well as ensuring the our plan fits in with those of neighbouring authorities and the wider sub-region. Its implementation will depend on collaboration between those groups and funding from the public, private and voluntary sectors.

9 Risk Assessment

9.1 Every effort will be made to ensure that the programme for the preparation of documents prepared as part of the Local Plan will be fulfilled. Nevertheless, there are clearly various risks which could potentially impact upon the ability to adhere to these the timetable and it is important to identify these risks 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.

Table 1

Risk	Action to mitigate risk / comments
<u>Local Plan programme slippage</u>	<p>There are risks that the key milestones may not be met, particularly given that its preparation will be twin-tracked (<u>as far as possible</u>) and influenced by the GMSF. <u>Resulting in potential delaying to the review of the Local Plan. Risk will be managed in a number of ways through ensuring that effective and proper project management arrangements are in place.</u></p> <ul style="list-style-type: none"> • Ensuring that effective and proper project management arrangements are in place. • Keep LDS under review and amend as may be necessary in line with the preparation of the GMSF. • Prioritisation of non-Local Plan workload as appropriate to enable Local Plan targets to be met. • Allowing for contingency periods in the timetable to respond to unknown events that may arise during preparation of the document. • Build in adequate timescales for political decision-making.
<u>GMSF preparation</u>	<p><u>Breakdown in co-operation on GMSF preparation between the ten districts of Greater Manchester. This will be addressed through regular meetings between GMCA and the districts to identify early on any sources of disagreement and action to minimise them.</u></p>
<u>Staff absence / turnover</u>	<p>There are risks that the staff absence and turnover within the team may leave the review of the Local Plan seriously under-resourced resulting in its delay. Risk will be managed in a number of ways:</p> <ul style="list-style-type: none"> • Through working flexibly across topic areas and key areas of work, identifying a 'lead' officer and an 'assistant' officer. • Outsourcing work to consultants as may be required although this would have budget implications.
<u>Increasing financial costs</u>	<p><u>There are risks regarding increasing financial resources required to prepare the necessary supporting evidence base as well as the document itself, may result in the review of the Local Plan being delayed. These risks will be managed through ensuring that there are effective budget management arrangements in place.</u></p>

Risk	Action to mitigate risk / comments
Lack of financial resources	There are risks that the inability to identify sufficient financial resources may result in the review of the Local Plan being delayed or found unsound due to the necessary evidence base not being in place. 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. If there are any unexpected as part of reviewing the Local Plan alternative sources will need to be found which would require the necessary approval.
Consultation fatigue of public	There is a risk that work on documents prepared as part of the Local Plan could overwhelm communities in terms of consultation demands, particularly in light of consultation on the GMSF. 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. <u>ensuring compliance with the council's Statement of Community Involvement, the use of effective and proportionate consultation techniques and through the alignment with other council consultation that may be taking place (where appropriate).</u>
Ensuring 'soundness' of the documents	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.
Political delay	There is a risk that key milestones may not be met due to timings and political change of full Council meetings or a decision by elected members which delays the Local Plan production. Risk will be managed through ensuring: <ul style="list-style-type: none"> • That the timetable allows for long reporting procedures. • Elected members are fully informed and briefed at each stage of process.
Publication of new planning policy and guidance during review of the Local Plan.	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. <u>Central Government may, from time to time, publish new planning legislation and guidance which could necessitate changes in policy and procedures at a local level and delays. Risk will be managed through ensuring the policies are adaptable and flexible as appropriate to respond to changing circumstances.</u>
Capacity of Planning Inspectorate (PINS)	The resourcing and capacity of PINS is outside of our control. The LDS correspondence and dialogue with the Planning Inspectorate as appropriate should ensure that they are fully aware of the programme for reviewing our Local Plan.

Risk	Action to mitigate risk / comments
Length and cost of Examination	It is difficult to quantify the length of time required for the examination; ultimately this will depend on the complexity of issues being discussed and the Inspector themselves. When at this stage it will be important to have regular briefings and meetings with the Inspector and Programme Officer to progress the Examination. Additional budget may need to be identified if required.
Legal challenge	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.

10 Glossary of Terms

Authorities Monitoring Report	An annual report which sets out the progress in terms of producing DPDs and SPDs <u>proposed as part of the Local Plan</u> against the timetable set out in the LDS and the progress in implementing policies.
Community Infrastructure Levy	Enables authorities to levy a standard charge on most types of new development, in order to fund the infrastructure needed to support development in their area.
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 <u>relevant strategic policies.</u>
Development Plan Documents (DPDs)	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.
Greater Manchester's Plan for Homes, Jobs and the Environment (GMSF)	A spatial development strategy for Greater Manchester.
Joint DPD	This is the shorthand name for Oldham's adopted Joint Core Strategy and Development Management Policies DPD.
Local Development Document (LDD)	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 (LDS)	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.
National Planning Policy Framework (NPPF)	A single planning policy framework, <u>produced by MHCLG</u> , which replaces planning policy guidance and policy statements.
National Planning Policy Guidance (NPPG)	<u>Further guidance, produced by MHCLG, on the interpretation and implementation of policies contained in the NPPF.</u>

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).
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.
Statement of Community Involvement (SCI)	This sets out the standards which the Council will achieve in terms of involving <u>engaging</u> local communities <u>and stakeholders</u> in the preparation of local development documents and development control decisions.
Supplementary Planning Document (SPD)	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.
Sustainability Appraisal and Strategic Environmental Assessment	All policies and proposals in DPDs are subject to a sustainability appraisal that includes the requirements for a strategic environmental appraisal to ensure they reflect sustainable development principles.

Appendix 1 Saved UDP Policies & Schedule of Local Development Documents

A1.1 The following UDP policies remain unaffected with the adoption of the Joint DPD, GM Waste Plan or GM Minerals Plan and will continue to be 'saved' until they are replaced by the relevant part of the Local Plan or another development plan document as may be appropriate.

Table 2 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
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 (<u>Oldham Town Centre</u>)	Site Allocations Plan
TC1.2	Allocated Site (<u>Oldham Town Centre</u>)	Site Allocations Plan