

SAVED POLICIES WHICH STILL APPLY (POST ADOPTION OF THE JOINT CORE STRATEGY AND DEVELOPMENT POLICIES DEVELOPMENT PLAN DOCUMENT (ADOPTED 9 NOVEMBER 2011), THE WASTE DEVELOPMENT PLAN DOCUMENT (ADOPTED 1 APRIL 2012) AND THE MINERALS DEVELOPMENT PLAN DOCUMENT (ADOPTED 26 APRIL 2013))

This document is an informal extract from the 2006 UDP, produced purely for ease of use when seeking to establish which UDP policies are still relevant following adoption of the Joint Core Strategy and Development Policies DPD and the Waste DPD.

SAVED UPD POLICIES

Protection of Trees on Development Sites

D1.5 In determining a planning application for development of a site containing existing trees, or adjoining a site containing trees, the Council will only permit a proposal where:

- a. the development is designed, insofar as is reasonably practicable, to maximise the retention and continued health of the trees in question; and**
- b. development comprising residential accommodation is positioned in relation to retained trees so as to avoid an unacceptable degree of overshadowing of both internal accommodation and garden areas.**

In those cases where it is agreed that trees will be lost to accommodate the development, adequate replacement planting will be required as a condition of planning permission for the development.

Where trees are to be lost to development, the Council will require, as a minimum, replacement at a ratio of three new native trees for each mature or semi-mature tree lost. Where possible the replacement trees should be accommodated on or immediately adjoining the development site. In exceptional circumstances (e.g. certain small infill sites), where it is agreed that on-site replacement planting is not practicable, arrangements must be made for the planting of replacement trees on a suitable site in the wider locality through a section 106 planning obligation.

- 3.51 Because of its industrial heritage and local geography, Oldham is home to relatively little woodland and, in many of the more wholly urbanised areas, very few trees. The Council's Woodland Strategy recommends that existing trees and woodland should be retained and properly managed wherever possible and this, together with a strong emphasis on further tree planting, is an important policy objective. The goals and objectives of the Pennine Edge Forest project, in which Oldham Council is a partner, also complement the objectives of this policy.
- 3.52 Where there is tree cover on prospective development land, the Council requires that planning applications include an accurate survey of the location, size, condition and species of all trees on the site. Where appropriate, indication should also be provided as to whether the trees are used by bats or breeding birds.
- 3.53 Where trees are to be retained on a development site, buildings must be located at a sufficient distance to preserve levels of amenity* for future users of the property, particularly in the case of residential development, and rear gardens must not be unduly overshadowed. It will be a planning requirement, secured by condition, that adequate measures are taken to

protect trees during the development period.

- 3.54 Planning conditions or, where appropriate, a section 106 planning obligation will be used to secure the planting of replacement trees at a ratio that acknowledges the scarcity value of trees in the Borough and the fact the new trees are likely to be smaller and of lesser habitat value than the original ones. The Council will prepare a supplementary planning document on planning obligations, expanding upon the role of planning obligations in implementing this policy.
- 3.55 When considering the allocation of land for development or development proposals for sites with significant tree cover, the Council will consider taking out a Tree Preservation Order to give statutory protection to the trees.
- 3.56 It is an offence to fell or carry out works to any tree that is covered by a tree preservation order without formal local authority consent. Anyone wishing to fell or prune a tree in a conservation area must give six weeks prior notice in writing to the Council, who will make a Tree Preservation Order if it considers the tree or trees in question to be important to the character or appearance of the area. Additionally, an application for a felling licence from the Forestry Commission may be necessary in certain instances under the provisions of the Forestry Act 1967 (as amended).
- 3.57 The mix of species to be included in any required scheme of replacement will be negotiated on a case by case basis but in most cases will predominantly comprise native species considered appropriate to the site and context and, where appropriate, having regard to the species of trees that are to be lost. Replacement trees should normally have a minimum girth of 10-12 centimetres measured 1 metre from ground level (i.e. standards).
- 3.58 For the purposes of this policy an existing tree is one having a minimum diameter of 75 millimetres as measured at a point 1.5 metres above ground level.
- 3.59 Further guidance on this policy is provided in the Council's supplementary planning guidance* *Trees on Development Sites*.

Telecommunications

D1.12 The Council will grant consent for applications for planning permission, or for prior approval of siting and design, for telecommunications apparatus where:

- a. applicants have satisfactorily demonstrated a need for the proposed development;**
- b. the location, siting and design of the proposed development, including boundary treatments, access arrangements, colour schemes and landscaping, are such as to minimise its adverse impact on visual amenity, whilst having due regard to matters of operational need and efficiency;**
- c. in the case of proposed development within or adjoining an area of particular environmental importance, the applicant is able to demonstrate:**
 - i) that there are no suitable alternative locations for the development outside of and not adjoining the area in question and, where it is established that there are no such locations;**
 - ii) that the location, siting and design of the proposal is such as to minimise visual and/or other impact on the special interest or importance of the area in question and that this level of impact can be considered acceptable in terms of the relevant local and national policy objectives applying to such an area;**
- d. applicants have provided satisfactory evidence that they have explored the possibility of erecting apparatus on an existing site already occupied by telecommunications equipment, or on an existing building, mast or other structure, and that such options are either unavailable or impracticable;**
- e. applicants have provided satisfactory evidence that the emissions from the proposed apparatus will meet the latest Government approved guidelines for public exposure to radio waves from telecommunications equipment;**
- f. the proposal makes adequate provision to accommodate likely future need for network development and growth; and**
- g. the location and design of the access to the site has been designed to so as not to cause a highway hazard.**

3.89 The Council accepts the economic and social benefits delivered by modern telecommunications systems and supports current Government policy to facilitate the growth of new and existing systems while attempting to minimise their inevitable impact on the environment.

- 3.90 It will look positively upon proposals for new telecommunications apparatus where there is clear and compelling evidence that it is needed. Technical constraints on the location and design of proposed telecommunications development will be taken into account alongside the need to minimise harm to the appearance of the area. Special consideration will be given to the need to protect the most sensitive and valuable environments like Green Belt and conservation areas and to the national and local policies that exist to protect them.
- 3.91 To protect the amenity of an area the Council will encourage mast and site sharing whenever possible. This could involve siting new masts alongside existing ones or attaching new antennae to existing masts, buildings or structures. Applicants will need to provide evidence in cases where this is not a practical option.
- 3.92 Where new sites or masts are proposed, the Council will assess proposals against the following general criteria:
- a. the height of the site in relation to surrounding land;
 - b. topographical features and natural vegetation;
 - c. the effect on the skyline or horizon;
 - d. the prominence of the site when observed from any side, including from outside the Borough;
 - e. the site in relation to existing masts, structures, or buildings;
 - f. the site in relation to residential property; and
 - g. any other relevant considerations.
- 3.93 The reference to areas of particular environmental importance contained in the policy should be taken to mean conservation areas, listed buildings, scheduled ancient monuments, registered parks or gardens, archaeological sites recorded on the County Sites and Monuments Record, the Green Belt, Sites of Special Scientific Interest, tree preservation orders, Sites of Biological Importance, Special Areas for Conservation and Special Protection Areas for birds.
- 3.94 Other Plan policies relating to Green Belt, conservation areas and other environmentally sensitive areas may in some cases constitute material considerations. Planning Policy Guidance* note 8 *Telecommunications* (PPG8) states that telecommunications development within Green Belt that fails to preserve the openness of the area is likely to be inappropriate and should only proceed if very special circumstances – perhaps the lack of a suitable alternative site that would meet the needs of network coverage or capacity - can be demonstrated that outweigh the amount of harm done to the Green Belt. Similar considerations apply to conservation areas where the Council has a statutory duty to give special consideration to the preservation

or enhancement of their character or appearance, when exercising its development control powers.

- 3.95 Where the Council considers that visual amenity makes it preferable for mast developments in a particular area to be confined to a single site, it may wish to discuss with operators and landowners the feasibility of entering into a planning obligation under section 106 of the Town and Country Planning Act 1990. This would create a binding and enforceable requirement to make the mast site available for sharing in the future.
- 3.96 Government policy advice in PPG8 states that health considerations and public concern can in principle form material considerations in relation to applications for planning permission and prior approval. However, the Independent Expert Group's Report from May 2000, the *Stewart Report*, is clear that current evidence suggests mobile phone base stations do not represent a risk to public health.
- 3.97 In the light of these findings, PPG8 advises that where a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines on public exposure to radio waves, no further consideration need be given to the health aspects of the proposal.
- 3.98 The term apparatus includes antennae, masts and all ancillary equipment such as cabins and mountings.

BUSINESS AND INDUSTRIAL LAND ALLOCATIONS

B1 THE COUNCIL WILL ENCOURAGE AND PERMIT THE DEVELOPMENT OF OFFICES (USE CLASS B1), GENERAL INDUSTRY (CLASS B2) AND WAREHOUSING AND DISTRIBUTION (CLASS B8) ON ALLOCATED SITES AND IN OTHER SUITABLE LOCATIONS WITHIN THE BOROUGH.

THE COUNCIL ALLOCATES 75.93 HECTARES OF LAND IN APPROPRIATE LOCATIONS FOR DEVELOPMENT TO MEET THE NEEDS OF BUSINESS AND INDUSTRY IN THE BOROUGH. IN ALLOCATING THIS AMOUNT OF LAND, THE COUNCIL RECOGNISES THAT NEIGHBOURING LOCAL AUTHORITIES WILL HAVE A ROLE TO PLAY IN PROVIDING FOR THE EMPLOYMENT NEEDS OF OLDHAM. THIS IS BECAUSE OF THE PROXIMITY OF MAJOR REGIONAL INVESTMENT SITES TO PARTS OF THE BOROUGH, WHICH WILL HAVE A SUB-REGIONAL ECONOMIC IMPACT.

- 5.6 In allocating land for business the UDP aims to:
- a. provide employment opportunities across the borough in locations that can be accessed easily by the local workforce;
 - b. provide sites of varying size with the ability to attract new employment opportunities;
 - c. provide enough land to enable existing firms to expand; and
 - d. provide sites to meet the needs of the seven target “sunrise” sectors outlined in the Regional Spatial Strategy for the North West* and in the North West Regional Economic Strategy.
- 5.7 The UDP recognises the role neighbouring authorities play in meeting some of Oldham’s employment requirements. A number of large, strategic industrial development sites are within easy access of many of Oldham’s workforce, including Ashton Moss in Tameside, Kingsway in Rochdale and East Manchester.
- 5.8 The supply of employment land available includes approximately 9 hectares of land that is not currently available but is expected to become available during the plan period. It does not include however, vacant floorspace within existing mills and industrial buildings. Rather than look for new greenfield sites to develop, the UDP adopts a more sustainable* approach that focuses on making more efficient use of existing industrial areas. This recognises the growing importance of “sunrise” businesses, many of which require less land than traditional types of industry.

Business and Industrial Allocations

B1.1 The following sites are allocated for business and industry (Use Classes B1, B2 and B8). Sites 0.4 hectares in size and greater are shown on the Proposals Map:

Ref	Site	Area (ha)*
B1.1.3	Mersey Road North / Albert Street, Hollinwood	0.93
B1.1.5	Land at Sellers Way, Hollinwood	0.99
B1.1.6	White Moss View, Greengate, Chadderton	1.23
B1.1.7	Land at Greenside Way, Chadderton	0.62
B1.1.8	Land at Greengate, Chadderton	1.22
B1.1.9	Land at Moston Road, Chadderton	1.58
B1.1.10	Land at Junction Mill / Foxdenton Lane, Chadderton	6.39
B1.1.11	Causeway North, Oldham Broadway Business Park, Chadderton	7.26
B1.1.12	Land at Oldham Broadway, Chadderton	0.77
B1.1.13	Oldham Broadway Business Park, Chadderton	0.63
B1.1.14	Gateway Crescent, Oldham Broadway Business Park, Chadderton	1.44
B1.1.15	Gateway Crescent, Oldham Broadway Business Park, Chadderton	1.62
B1.1.16	Oldham Broadway Business Park, Chadderton, Oldham	0.95
B1.1.18	Ram Mill, Gordon Street, Chadderton	2.02
B1.1.19	Land at New Coin Street, Royton	0.40
B1.1.20	Land at High Barn St. / Edge Lane St., Royton	0.64
B1.1.21	British Gas, Higginshaw Lane, Royton	10.06
B1.1.22	Land at Meek Street, Royton	4.05
B1.1.24	Royton Moss, Moss Lane, Royton	7.08
B1.1.25	Land at Clarence Street, Royton	0.93
B1.1.26	Land at Beal Lane, Shaw	1.07
B1.1.28	Land at Huddersfield Road, Diggle	2.60

Small Sites under 0.4ha. not shown on the Proposals Map:

B1.1.35	Land at Watts Street, Chadderton	0.27
B1.1.36	Land at Terrace Street, Greenacres, Oldham	0.30
B1.1.37	Land at Bowling Street, Hollinwood	0.25
B1.1.38	Land at Hope Street, Oldham	0.26
B1.1.39	Land at New Coin Street, Royton	0.25

*Area provided for information only.

Total

55.81

New office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a).

5.9 This policy allocates employment land to meet the needs of existing and

potential new businesses (as recommended in PPG4* *Industrial, Commercial Development and Small Firms*) and includes land currently held for expansion purposes by existing firms. The sites allocated are of varying sizes which are aimed at meeting the needs of different businesses, so as to provide a broad employment base for Oldham. All sites have been allocated in the realistic expectation that they will become available during the plan period, and on the basis that they have access to the necessary infrastructure. Development on sites adjoining residential areas must be suitably designed and landscaped to minimise harm to residential amenity in accordance with policies in the Design of New Development, Transport and Natural Resources and Environmental Quality Chapters.

- 5.10 Proposals for sites in Chadderton (B1.1.10, B1.1.11, B1.1.12, B1.1.14, B1.1.15) along the Rochdale Canal must accord with habitat and species protection policies in the Open Environment Chapter. They should also follow guidelines set out in the Rochdale Canal Corridor Regeneration Strategy and any other relevant strategies, such as Oldham's Tourism Strategy. Proposals for site B1.1.28 in Diggle and B1.1.10 in Chadderton will be considered against Policy NR2.2 Flooding and Flood Protection as a small part of each site lies within a flood risk area.

Business and Office Allocations

B1.2 The following sites are allocated for business and office (Class B1) and general industry (Class B2) uses (as shown on the Proposals Map):

Ref	Site	Area (ha)*
B1.2.1	Southlink Business Park	2.39
B1.2.2	Sefton Street, Hollinwood	2.40
B1.2.3	Union Street West / Oldham Way, Oldham	0.99
B1.2.4	Oldham Way / Mumps, Oldham	1.70
B1.2.5	Primrose Street / Crossbank Street, Oldham	3.78
B1.2.6	Albert Street, Hollinwood	6.77
B1.2.7	Stable Street, Hollinwood	2.09

*Area provided for information only.

Total 20.12

Any proposal for office, business or industrial use on these sites will only be acceptable where it achieves a high standard of design that supports the Council's economic strategy for these areas and meets policy requirements on residential and workplace amenity* (see the Design of New Development policies and Policy NR1.1 in the Natural Resources and Environmental Quality Chapter).

Exceptionally, the Council may permit other employment-generating uses which complement adjoining development and are compatible with B1 or B2 uses. In the case of the site at Stable Street, the Council will expect any proposed developer to include provision for strategic park and ride.

The availability of sites at Union Street West (B1.2.3) and Mumps (B1.2.4) is subject to relevant details in the final contract for the extension of Metrolink.

- 5.11 These sites have been allocated to achieve the clusters of quality employment that Regional Spatial Strategy for the North West recommends. The grouping of high technology and complementary businesses in the same area can create the kind of environment and conditions that encourage business growth. Located at major transport nodes in Hollinwood and in the Economic Development Zone around Oldham Town Centre, which include public transport interchanges, the accessibility of these sites makes them suitable for higher densities of employment. The sites at Hollinwood Junction are of strategic importance to the Borough. The Council wishes to see high quality development of a type, scale and intensity of use which reflect its importance.
- 5.12 Oldham has recently been successful in attracting high technology businesses* and the percentage of its population employed by these firms is now more than twice the national average. This policy is intended to assist the continuing growth that is predicted within these sectors. The more diverse an economy, the better it will be able to withstand the pressures of recession. The Council aims to ensure that suitable land is available to

encourage the right kind of industries into the Borough.

- 5.13 To encourage business synergy and capitalise on the sites' locations at key gateways, the Council may consider proposals for alternative uses to B1 and B2. Applicants will need to demonstrate that the proposed uses will complement other development on the site, in the surrounding Primary Employment Zone or on adjoining land, and generate significant opportunities for local employment.
- 5.14 Development proposals for site B1.2.6 Albert Street, Hollinwood are expected to incorporate public open space along the boundary with Roman Road as recommended in the spatial master plan for the SRB6* area, with details to be negotiated between the developer and Council. Sites at Union Street West (B1.2.3) and Mumps (B1.2.4) include sections of the Oldham Loop rail line which may be disused as a result of conversion to Metrolink. When the final contract is awarded it will become clearer whether, and when, the land will become available for development. The Council wishes to make provisional allocations as the sites are in key locations for redevelopment at the edge of Oldham Town Centre in an area awarded Economic Development Zone status. The site at Stable Street, Hollinwood has been allocated for B1 and/or B2 uses due to its prime location with access to the motorway network and linkages with other parts of Greater Manchester. The Council will expect any development on the Stable Street site to include allowance for a significant number of park-and-ride spaces for the Metrolink (Policy T1.1).

Mixed Use Allocations

B1.3 The Council allocates the following sites for mixed-use development:

Ref	Site	Area (ha)
M1	Frenches Wharf/Wellington Road, Greenfield, Saddleworth	4.76

The mix of uses permitted on the site is business and industry (B1 and/or B2), tourism, residential (C3), and retail uses only in accordance with relevant policies in the Retail and Leisure Development Chapter. Tourism uses should capitalise on the site's location along the Huddersfield Narrow Canal. The proportion of residential should not exceed 40% of the net total developable area, subject to paragraph 5.16 of the reasoned justification. In estimating the capacity of the site for housing the Council recognises that development proposals may exceed the indicative capacity.

M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	1.4
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The mix of uses permitted on the site is business and industry (B1 and/or B2) and residential (C3).

M3	Land at Oldham Road / Hardman Street, Failsworth	1.56
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The mix of uses permitted on the site is business and industry (B1 and/or B2), commercial uses excluding retail, and residential (C3), with the latter limited to Hardman Street.

M4	Huddersfield Road / Dunkerley Street, Oldham	2.61
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This is a comprehensive redevelopment site with opportunities for new build and the refurbishment of the Grade II listed Hill Stores. The mix of uses permitted are office, retail, residential and other uses that accord with Policy S1.6 in the Retail and Leisure Development Chapter.

The housing and other elements of each site should be developed broadly in tandem in accordance with a phasing scheme to be agreed with the Council. This is in order to guarantee the delivery of non-residential floorspace. Office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a).

- 5.15 Planning Policy Guidance* note 3 *Housing* (PPG3) recommends the promotion of mixed use developments on individual sites and over a wider area, as a means of accommodating new households and assisting urban regeneration. It recommends that local authorities allocate such sites in their development plans and encourage mixed use development, by adopting a flexible approach to car parking and housing density. Chapter 4 on Transport

refers to car parking while Chapter 6 on Housing contains a detailed policy on housing density.

- 5.16 There are many uses of land including some employment generating uses that can be located adjacent to housing areas without having a detrimental impact upon residential amenity. Examples of this include smaller offices, creative industries and craft workshops. In appropriate locations mixed-use development can help to achieve PPG3 objectives, stimulate economic investment, and create local jobs that reduce the need to travel. The mixed-use allocation also takes account of the distinctive characteristics of the sites and the regeneration opportunities they offer. Further details of the Council's objectives and requirements for each site can be found in Appendix A. The economics of mixed-use development can be complex and can change over time. The Council, therefore, recognises that there may be a need to apply the residential percentage figures in the policy with a degree of flexibility at the time development proposals are considered. The need for this flexibility, within the region of the percentage figure, will be assessed in the light of the economics of the development and the economic regenerative benefits of the overall mixed use scheme. Proposals for site M1 in Greenfield will be considered against Policy NR2.2 Flooding and Flood Protection, as part of the site lies within a flood risk area. A major developed site in the Green Belt has been allocated in Greenfield, Saddleworth which also permits a mix of uses (see Policy OE1.8 in the Open Environment Chapter).

Housing Land Release - Phase 1

H1.1 The following sites are allocated for Phase 1 development:

Phase 1 Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.1.2	Land off Fields New Rd/Ramsey Street, Chadderton	PDL	3.41	136	40
M3	Land at Oldham Rd/Hardman Street, Failsworth*	PDL	1.56	10	-
H1.1.6	St. Mary's Way Oldham	PDL	2.56	180	72
H1.1.10	Athens Way, Lees	PDL	0.55	22	40
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth*	PDL	1.4	62	-
H1.1.15	Bailey Mill, Oldham Rd, Saddleworth	PDL	0.86	50	-
M1	Frenches Wharf/Wellington Road, Greenfield Saddleworth*	PDL	4.76	99	-
H1.1.19	Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	-
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	30
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	40
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	50
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	30
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	40
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	40
M4	Huddersfield Road/Dunkerley Street, Oldham*	PDL	2.61	50	-
H1.1.26	Spencer Street, Oldham	PDL	3	150	50
H1.1.27	Hartford Mill/Land off Milne Street, Oldham	PDL	2.84	160	56
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	40
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	30
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	30
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	76.5
	TOTAL			1310	

Notes:

a. PDL = Previously Developed Land. GF = Greenfield land.

b. Sites marked * are mixed use allocations which have a housing element.

c. Further details of the Council's requirements for each site can be found in Appendix A.

d. Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.

6.25 The above sites have been identified in line with the principles set out in Policy H1. They are considered to be a priority for development and to be capable of being brought forward in the short to medium term. The allocations include four sites that are allocated for mixed use (see Business, Industry and the Local Economy Policy B1.3 for the range of permissible uses).

- 6.26 Table 1 details the level of supply currently committed and allocated within Phase 1 and Appendix B provides more details about committed sites.

	Dwellings	% Dwellings PDL	% Dwellings GF	Notes
1. Large sites under construction 2004	361	76.5	23.5	276 dwellings PDL, 85 GF.
2. Large sites with planning permission 2004	361	81.7	18.3	295 dwellings PDL, 66 GF.
3. Sites awaiting signing of legal agreements 2004	136	100	0	136 dwellings PDL, 0 GF.
4. Sub-total (1+2+3)	858	82.4	17.6	707 dwellings PDL, 151 dwellings GF.
5. Allocations	1310	95.7	4.3	1,254 dwellings PDL, 56 dwellings GF.
6. Total (4+5)	2168	90.5	9.5	1,961 dwellings PDL, 207 dwellings GF.

Notes:

- Large sites are defined as sites of 0.4 hectares and above or with a potential capacity of 10 or more dwellings, regardless of size.
- Appendix B includes a breakdown of the Phase 1 supply by sub-district.

- 6.27 Account should also be taken of the potential supply of small sites – those with less than 0.4 hectares of land or ten dwellings – and windfall sites that are expected to become available during the period covered by the UDP. In line with PPG3* *Housing*, these allowances relate to previously developed land only. The Council has also made an allowance for the development of housing on sites where existing housing has been subject to clearance. The rate of on-site “build-back” will vary according to both the type of dwellings being cleared and the type of new housing being developed. Since it is likely that clearance will be predominantly of terraced houses and flats it is assumed that on average 60% of the original number of dwellings will be redeveloped on-site. As with the rate of clearance itself, this figure is likely to fluctuate on an annual and site-by-site basis. These additional allowances are set out in Table 2 below.

	Dwellings p.a.	Notes
1. Allowance for completions on small sites/conversions	55	Based on average BF completions July 1997-March 2003 and known current supply.
2. Allowance for completions on windfall sites of 0.4 hectares/10 dwellings and above	100	Based on average medium BF completions July 1997-March 2001 (35 p.a.) and discounted large average of 40 p.a., and an assumption that HMR will deliver more windfall sites.
3. Clearance “build-back”	160	Based on assumed average 60% redevelopment of cleared sites if

Oldham Metropolitan Borough Unitary Development Plan – Saved Policies

		clearance averages 267 dwellings per annum.
TOTAL	315	

Note 1 – It is unlikely that there will be completions on windfall sites (item 2) within the first two years of monitoring (i.e. 2004-2006).

Note 2 - It is assumed that large-scale completions on cleared sites will not begin until 2007. However, any completions on cleared sites before this date will still count against the housing requirement set out in Policy H1.

- 6.28 The Council will monitor the above allowances on an annual basis and publish its findings in the annual monitoring report outlined in Policy H1. The monitoring process will take into account the impact of windfalls on the release of allocated sites.
- 6.29 If levels of housing development on windfall sites exceed expectations the Council may wish to revise the allocation of sites within Phase 1. This may involve holding some sites back for longer-term development. The process through which such action would take place is explained in paragraphs 6.22 to 6.24 of the reasoned justification to Policy H1.

Housing Land Release – Phase 2

H1.2 The following sites are allocated for Phase 2 development:

Phase 2 Ref	Site	Type	Size (ha)	Indicative Capacity	Indicative Density
H1.2.3	Ashton Road, Woodhouses	GF	1.71	51	30
H1.2.4	Medlock Road, Woodhouses	GF	0.66	20	30
H1.2.6	Lilac View Close, Oldham/Crompton	GF	0.59	18	30
H1.2.10	Knowls Lane, Lees	GF	5.8	232	40
H1.2.11	Ripponden Road, Denshaw, Saddleworth	GF	0.63	19	30
H1.2.13	Holden Fold Lane, Royton	PDL	0.4	12	30
H1.2.16	Lower Lime Road, Oldham	PDL	2.59	78	30
H1.2.17	Danisher Lane, Oldham	GF	0.46	18	40
	TOTAL			451	

Notes:

- a. PDL = Previously Developed Land. GF = Greenfield land.
- b. Further details of the Council's requirements for each site can be found in Appendix A.
- c. Housing capacities and densities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.

When considering planning applications for the above sites the following factors will be taken into account:

- a. the results of monitoring procedures outlined in paragraphs 6.21 to 6.24;
- b. the phasing objectives set out in paragraphs 6.17, 6.18 and 6.20; and
- c. regional and sub-regional planning objectives.

6.30 The phasing of sites for development has been informed by the objectives expressed in Policy H1. Allocations are composed of previously developed sites that are likely to become available in the longer term along with greenfield sites that have, as a minimum, satisfactory public transport accessibility*.

6.31 It is intended that Phase 2 allocations should only be brought forward if monitoring activity shows a potential shortfall in supply in relation to the required building rate of 270 dwellings (net) a year.

6.32 If this is the case, the Council will publish a supplementary planning document to explain the revised phasing policy and allocations. The process through which such action would take place is explained in paragraphs 6.21

to 6.24 of the reasoned justification to Policy H1.

- 6.33 If levels of housing development should exceed expectations, the Council may wish to revise the allocation of sites within Phase 2, perhaps holding some sites back for development after 2011. Again, the process through which such action would take place is explained in paragraphs 6.21 to 6.24 of the justification to Policy H1.

Allocated Sites

- TC1.1 A site at Clegg Street, that comprises the former bus station and the listed former Town Hall building, is allocated on the Proposals Map (Town Centre inset) for retail and/or a range of other appropriate town centre uses.**
- 8.15 The Council has identified a need for limited additional comparison floorspace that should be met within the early part of the plan period. This site, located within the Centre’s designated shopping core, is available and considered to be both suitable and viable for retail use, particularly comparison retail. The site includes the former Town Hall building, which is listed and must be substantially retained and restored as part of any proposed development. Planning permission has previously been granted for 130,000 square feet of new retail floorspace on the site and Listed Building consent for a conversion has already been obtained. Improvements to the public space in front of the Town Hall will also be a requirement of any scheme.
- 8.16 A range of uses appropriate to the Central Shopping Core other than, or additional to, retail may be acceptable for this site as part of a scheme that secures the future of the listed Town Hall.
- 8.17 Other than retail, appropriate uses may include food and drink, financial and professional services, offices, non-residential institutions, assembly and leisure facilities and residential.

- TC1.2 A site at Union Street is allocated on the Proposals Map (Town Centre inset) for a new cultural quarter to comprise a new life long learning centre, art gallery, museum and theatre together with appropriate complementary uses which may include retail, food and drink, offices, workshops, residential and car parking.**
- 8.18 During the period covered by this UDP, the Council aims to create a new “quarter” within the Town Centre to bring together a range of new cultural and community facilities. It has allocated this site, which includes the existing grade II listed Library, as a suitable location and will encourage a mixed use development that can optimise the vitality and viability of the area.
- 8.19 The development of this site will contribute significantly to the necessary diversification of Town Centre attractions and facilities and will help to further regenerate this part of the centre.
- 8.20 The scale, format and type of any proposed retail use must be complementary to the cultural function of the site and consistent with the Council’s planning policies on retail development.

Major Developed Site in the Green Belt

OE1.8 Robert Fletcher (Greenfield) Ltd. is allocated on the Proposals Map as a major developed site in the Green Belt (Reference OE1.8.1). Proposals for the comprehensive redevelopment of this site will be permitted, provided that they will:

- a. be for a mix of uses that includes employment-generating uses (B1 and/or B2), and tourism or leisure uses appropriate to the location; and**
- b. have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less; and**
- c. contribute to the achievement of the objectives for the use of land in Green Belts; and**
- d. not exceed the height of the existing buildings; and**
- e. not occupy a larger area of the site than the existing buildings, unless this would achieve a reduction in height which would benefit visual amenity; and**
- f. deliver environmental improvement.**

The Council may permit a limited number of live/work units to be included in the mix of uses where it is satisfied that this is necessary to deliver a mixed scheme. The live/work units and other elements of the site should be developed broadly in tandem in accordance with a phasing scheme to be agreed with the Council. This is in order to guarantee the delivery of non-residential uses. Office development that generates significant numbers of trips must comply with the locational criteria in Policy B1.4 a) in the Business, Industry and the Local Economy Chapter.

11.42 National planning policy guidance on Green Belts recognises that the Green Belt may contain major developed sites, such as factories or hospitals. Annex C of PPG2* enables local authorities to identify such sites as major developed sites in the Green Belt in the development plan and include a policy, which may permit comprehensive redevelopment of such sites, provided that certain criteria are met.

11.43 The mill formerly occupied by Robert Fletcher (Greenfield) Ltd is considered appropriate for designation at this time, for the following reasons:

- i) it is a large complex of mill buildings in the Green Belt, covering approximately 5.4ha;
- ii) production at the mill has recently ceased and therefore in order to find viable new employment-generating uses and prevent dereliction or

pressure for non-employment uses, greater flexibility in terms of replacing buildings may be needed during this plan period; and

- iii) its unique location adjacent to the Peak District National Park and below the popular attraction of Dove Stone Reservoir means that it offers an excellent opportunity for environmental improvements to reduce the impact of the current buildings on the openness and visual amenity of the Green Belt.

- 11.44 The Council's objectives for the site are to secure employment-generating uses, and to see the tourism potential of the location exploited in a sensitive and appropriate way. Clearly the employment generating elements will need to be compatible with an overall mix of uses. Any redevelopment must deliver environmental improvements, without adding to the impact on the openness of the Green Belt, and the purposes of including land within it.
- 11.45 The Council expects to see at the site a mix of uses that makes good use of its strategically important location. Employment-generating uses will be considered against the relevant policies of the plan and retail uses are explicitly excluded from the mix, other than to meet local needs.
- 11.46 The relevant area for the purposes of criterion e. is the aggregate ground floor area of the existing buildings (the footprint) excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hard standing. The character and dispersal of proposed redevelopment will be considered as well as its footprint, in order to protect the character and appearance of the Green Belt. The site should be considered as a whole regardless of whether all the buildings are to be redeveloped.
- 11.47 If a proposal includes a residential element, the Council will expect it to be accompanied by a development appraisal showing how this element relates to the delivery of the overall mix of uses. Any such residential element should be in the form of live/work units.
- 11.48 Any application will also be considered against the other relevant policies of the plan, including Policy OE1.1 Criteria for Development in the Green Belt and Policy NR2.2 Flooding and Flood Protection, as part of the site lies within a flood risk area.

Farm Diversification

OE1.11 The Council will permit a proposal for limited non-agricultural development on a farm holding where this would:

- a. not result in the irreversible loss of agricultural land which the Council considers worthy of protection;**
- b. not harm the amenity of environmentally sensitive developments including residential properties, schools, hospitals and certain sensitive industrial processes by reason of noise, vibration, odour, atmospheric pollution or other nuisance;**
- c. safeguard the open character and landscape quality of the land;**
- d. make a positive contribution to the continued viability of the farm holding;**
- e. not harm the holding's continued viability through fragmentation or severance;**
- f. not conflict with the purposes of the Green Belt nor adversely affect its openness or amenity; and**
- g. not harm people's enjoyment of the countryside.**

11.61 Farming plays an important, though declining, role in shaping and maintaining the fabric of the Borough's countryside. Policy OE1 protects the best and most versatile agricultural land. Subject to other planning considerations, as outlined, the Council will support farm diversification that will help to sustain a farm holding and thereby maintain the management of the landscape. The loss of part of a farm holding could affect the viability of the remainder, hence the criterion preventing severance or fragmentation. Where appropriate, proposals may be required to be accompanied by a statement as to how the development will affect farm structure and viability and a business plan to show how the diversification will support the existing holding.

11.62 The Government is encouraging farmers to explore diversification proposals such as small-scale horse-based enterprises. This type of business is likely to become increasingly popular in an area like Oldham, boosting outdoor recreational opportunities, particularly in the urban fringe. However such uses are also likely to lead to more activity, particularly by vehicles, than would be generated by purely agricultural practices and account must be taken of the degree to which this could affect the openness and amenity of the Green Belt.

11.63 As all the Borough's agricultural land falls within Green Belt, Land Reserved For Future Development or Other Protected Open Land, all proposals for development must comply with the relevant policies.

- 11.64 This policy aims to encourage diversification of the rural economy and land use, particularly in the urban fringe, where it can enhance tourism, recreational or educational opportunities, but to do so in a way that maintains the open character of the land, its wildlife habitats and food producing capabilities. The Council will assess all proposals for diversification in line with Policy OE2.1 on Landscape and Policies OE2.3 and OE2.4 on Habitat and Species Protection.

BULKY GOOD SCHEDULE

1. Electrical goods and appliances, wiring and lighting fittings, gas appliances, photographic equipment.
2. Bathroom suites, furniture and accessories; kitchen units, furniture and accessories; floor and wall tiles.
3. D.I.Y. products, materials, tools and machinery for repair, maintenance and improvement of the home, the garden and of motor vehicles.
4. Hardware including ironmongery.
5. Furniture, bedding, floor coverings, soft furnishings, household textiles.
6. Camping, caravanning and boating equipment.
7. Nurseries and garden centres.
8. Pets and related accessories.
9. Ancillary sales to customers of the retail park of hot and cold food, confectionery and drinks for consumption on the site.

