

**Oldham**

**Local**

**Plan**

**Conformity of Oldham's Local  
Planning Policies with the National  
Planning Policy Framework**

**27 March 2013**



**Oldham**  
Council

## **1 Introduction**

- 1.1 Government published the National Planning Policy Framework (NPPF) on 27 March 2012. NPPF replaced most of the previous national planning policy statements (PPS) and guidance notes (PPG), with the exception of PPS10 that deals with Waste. Alongside the NPPF, technical guidance on minerals and flooding, and new planning policy for traveller sites were published.
- 1.2 The development plan remains the starting point for decision making and planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Nevertheless the presumption in favour of sustainable development means that where the development plan is 'absent, silent or relevant policies are out of date' planning permission should be granted unless:
- a. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in NPPF taken as a whole; or
  - b. specific policies in NPPF indicate development should be restricted (for example Green Belt).
- 1.3 NPPF put transitional arrangements in place which were that:
- a. for 12 months (from the date of publication) full weight should be given to relevant policies (adopted since 2004) even where there is a limited degree of conflict with the policies contained in the NPPF; and
  - b. following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF
- 1.3 Oldham's suite of local planning policies comprises:
- The Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD), adopted in November 2011;
  - A limited number of policies in the Oldham Unitary Development Plan (2006) that have been 'saved';
  - Supplementary Planning Documents (SPD's) and Planning Position Papers that have been prepared to provide further advice and guidance on the application of policies contained in the Joint DPD;
  - The Greater Manchester Joint Waste Development Plan Document (GMJWDPD), adopted April 2012; and
  - The Greater Manchester Joint Minerals Development Plan Document (GMJMDDP) which is expected to be adopted Oldham Council and come into force in April 2013.
- 1.4 This statement follows the Compatibility Self Assessment Checklist published by the Planning Advisory Service (PAS) in April 2012.

## **2 Oldham's Joint DPD and NPPF**

- 2.1 Appendix 1 provides details about Oldham's local planning policies and how they are consistent with NPPF. This uses the Planning Advisory Service (PAS) Compatibility Self

Assessment Checklist, published April 2012. The council considers that the Joint DPD provides a positive and flexible planning framework for sustainable growth to support the future investment, development and regeneration of Oldham in line with principles set out in NPPF and the presumption in favour of sustainable development.

- 2.2 Policies contained in the Joint DPD have been prepared based on a robust evidence base. This will be reviewed and updated, where appropriate, to inform preparation of the Site Allocations DPD and other guidance produced as part of the borough's local planning policies.
- 2.3 A Site Allocations DPD is to be prepared, which will sit alongside the Joint DPD to form part of the borough's local planning policies. In line with NPPF the Site Allocations DPD will allocate land for development or protection to meet the borough's economic, environmental and social objectives. It will provide confidence and certainty to local communities, neighbourhoods, developers and investors about places where development will be encouraged.
- 2.4 In addition to the above the council is working collaboratively with other bodies, as may be appropriate, to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in the borough's local planning policies under 'duty to co-operate'.

### **3 Greater Manchester Joint Waste Development Plan Document and the NPPF**

- 3.1 NPPF does not contain specific policies regarding waste and Planning Position Statement 10 on Waste remains in place until publication of the National Waste Management Plan which will contain national waste planning policy.
- 3.2 All policies contained in the GMJWDPD, which was adopted 1 April 2012 and post-dates the NPPF, are considered up to date and in line national planning policy and will be used in the determination of planning applications.

### **4 Conclusion**

- 4.1 Oldham's suite of up-to-date local planning policies, including the Joint DPD, are considered to be in line with the principles set out in NPPF and the 'presumption in favour of sustainable development'. They provide a positive and flexible planning framework for sustainable growth of the borough that will support future investment, development and regeneration of Oldham.
- 4.2 This Statement demonstrates that the borough's suite of local planning policies are up to date and in general conformity with the NPPF, and as such they continue to be the starting point for the determination of planning applications.



planning advisory service

# **Local Plans and the National Planning Policy Framework**

## **Compatibility Self Assessment Checklist**

**(April 2012)**



# 1A: Achieving sustainable development

The presumption in favour of sustainable development and core planning principles (para 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p>	<p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i></p> <p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A <a href="#">model policy</a> is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p>	<p>In line with NPPF and its core planning principles the Joint DPD provides a positive and flexible planning framework for sustainable growth to support future investment, development and regeneration of Oldham.</p> <p>The Joint DPD is based upon robust and objectively assessed evidence of the borough's development needs. A number of policies in the Joint DPD (for example Policy 10 on Affordable Housing and Policy 14 on Supporting Oldham's Economy) provide flexibility to take account of, and adapt to changing circumstances, including financial viability, marketing and technical feasibility.</p> <p>The principle of delivering sustainable development is embedded throughout the Joint DPD. Paragraph 2.10 of the Joint DPD states "The LDF will address the borough's future development needs, including housing, employment, education, leisure and open spaces. It has to take account of a wide range of issues that can sometimes be in conflict, however it will do so in ways that contribute towards the achievement of sustainable development and inclusive communities and adapts and mitigates the effects of climate change".</p> <p>The Site Allocations DPD will support the Joint DPD and meet the needs of the borough by identifying</p>	<p>There are no significant differences that affect the overall strategy.</p>

		<p>development sites and locations. In line with the Joint DPD the Site Allocations DPD will reflect the presumption in favour of sustainable development.</p>	
<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p>		<p>The Joint DPD reflects the 12 core land-use principles throughout:</p> <p><b>Principle 1:</b> consultation was carried with a wide-range of stakeholders at various stages in the preparation of the Joint DPD in line with the council's Statement of Community Involvement (SCI). The LDF will continue to be prepared with this principle in mind and following the SCI.</p> <p><b>Principle 2:</b> the Joint DPD seeks to ensure that all development helps to create a sense of place, improve quality of life for residents and visitors, and enhance the borough's image (Policy 1, 2 and 20).</p> <p><b>Principle 3:</b> the policies contained within the Joint DPD seek to:</p> <ul style="list-style-type: none"> <li>- Meet Oldham's housing needs and demands (Policy 3, 10 to 12;</li> <li>- promote the vitality and viability of the borough's centres (Policy 15); and</li> <li>- promote economic prosperity and meet the needs of existing and new businesses (Policy 4, 13 and 14).</li> </ul> <p>The Joint DPD is based on a robust and objectively assessed evidence base provides a positive and flexible framework that is able to respond to changing circumstances. It sets out the council's strategy for allocating land, in Policy 3 on Housing and Policy 4 on Promoting Sustainable Regeneration and Prosperity, which will feed into the Site Allocations DPD.</p> <p><b>Principle 4:</b> Policy 20 of the Joint DPD seeks to</p>	<p>There are no significant differences that affect the overall strategy.</p>

		<p>promote high quality design and construction of development that respects Oldham’s local character, distinctiveness and sense of place, and enhances the borough’s image.</p> <p><b>Principle 5</b> – Oldham Borough is one of many contrasts and the Joint DPD reflects the different role and character of different areas, in particular it:</p> <ul style="list-style-type: none"> <li>- focuses new development in sustainable and accessible locations promoting the vitality of our main urban areas; and</li> <li>- maintains the borough’s Green Belt and ensures development respects Oldham’s natural, built and historic environments.</li> </ul> <p>Policy 4 also supports diversification of the rural economy for business purposes.</p> <p><b>Principle 6</b> – the Joint DPD:</p> <ul style="list-style-type: none"> <li>- requires development to adapt to and mitigate against climate change and address the low carbon agenda (Policy 1);</li> <li>- seeks the prudent use and sustainable management of Oldham’s natural and man-made resources, including land, soil, minerals, waste, air and water (Policy 1);</li> <li>- promotes ‘green’ energy (Policy 18); and</li> <li>- promotes development away from at risk of flooding (Policy 19).</li> </ul> <p><b>Principle 7</b> – the Joint DPD seeks to ensure that development respects Oldham’s natural, built and historic environments, Green Infrastructure, biodiversity (including the environmental value of brownfield sites), geodiversity and landscapes, and their settings (Policy 1, Policy 6, Policy 21 and Policy 24).</p> <p><b>Principle 8</b> – the Joint DPD seeks the re-use of previously developed land and vacant buildings (Policy</p>	
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1) including the requirement for at least 80% of new housing to be on previously developed land (Policy 3);

**Principle 9** – the Joint DPD recognises that a mix of uses can stimulate sustainable economic investment and regeneration, creating jobs and providing facilities locally that can reduce the need to travel and add richness and variety to the local area (Policy 1 and 20). The multi-functional benefits of the borough’s Green Infrastructure are also reflected and taken account of through Policy 6.

**Principle 10** – Policy 24 seeks to protect, conserve and enhance the borough’s heritage assets and their settings which add to the borough’s sense of place, identity and rich historic environment.

**Principle 11** – the Joint DPD focuses new development in sustainable and accessible locations, for example Policy 3 encourages residential development in suitable locations which offer a range of community facilities, with good access to jobs, key services and infrastructure in order to create sustainable locations. Policy 5 seeks to guide development to the most accessible locations, promoting and encouraging the use of public transport, Metrolink, walking and cycling.

**Principle 12** – promoting and addressing the needs of local neighbourhoods is key to creating sustainable communities across Oldham and the Joint DPD supports appropriate development that:

- contributes towards creating sustainable communities;
- promotes community cohesion across the borough;
- supports the transformation of education and skills;

and

- contributes to improved health and well-being of people in Oldham.

## 1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).	<i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)?</i>	<p>The Joint DPD sets out a positive and flexible planning framework for economic development. It is supported by a robust and up-to-date evidence base including the Employment Land Review.</p> <p>Policy 13 identifies the borough's employment areas (titled 'Business Employment Area' (BEA) and 'Saddleworth Employment Area' (SEA)) which were reviewed as part of preparing the Joint DPD. These set out a flexible approach to a wide range of commercial developments across the borough to support our improved economic growth and prosperity. They include strategic sites such as Foxdenton, Hollinwood Business District and Chadderton Technology Park.</p> <p>Policy 14 sets out the uses that will be permitted within the borough's BEA's and SEA's and existing employment sites elsewhere. It provides flexibility for alternative uses from those listed where the applicant can clearly demonstrate that it is no longer appropriate or viable to continue the existing use.</p> <p>Remaining 'saved' Business and Industry UDP allocations will be assessed as part of the Site Allocations DPD.</p>	There are no significant differences that affect the overall strategy.

2. Ensuring the vitality of town centres (paras 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out policies for the management and growth of centres over the plan period (23).	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p> <p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p>The Retail and Leisure Study was prepared to inform preparation and implementation of the borough's local planning policies and addresses the need, if appropriate, to expand Oldham Town Centre and other centres in the borough.</p> <p>The Joint DPD recognises that the borough's Centres are at the heart of our communities and that they are the focal point for commercial, shopping, social, civic, community and cultural activities. It sets out details of our network and hierarchy of Centres including Oldham Town Centre and the Centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill. It also defines the boundaries of our Centres and appropriate and realistic primary shopping area / frontages.</p> <p>Policy 15 states that proposals for uses in the Centres, including retail, leisure and offices, wherever located, will be determined in accordance with national policies. The Vibrant Centres SPD was also adopted as council policy on 23 July 2013 and provides additional guidance to the Joint DPD in the determination of planning applications.</p>	There are no significant differences that affect the overall strategy.

3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).	<i>Do your policies align with the objectives of para 28?</i>	<p>The Joint DPD promotes diversification, growth and prosperity and the sustainable economic regeneration of the borough through Policy 4, 13, 14 and 15.</p> <p>In particular the Joint DPD promotes appropriate levels of development in rural areas to meet their local needs through:</p> <ul style="list-style-type: none"> <li>- Policy 13 designates ten Saddleworth Employment Areas (SEAs) for a broad and diverse range of appropriate employment-generating uses, helping to meet the needs of our changing local economy and providing opportunities for investment from new businesses and existing firms;</li> <li>- Policy 4 supports the diversification of the rural economy for business purposes, particularly where it would enhance agriculture, sports and recreation, tourism or education;</li> <li>- UDP Policy OE1.11 on Farm Diversification has been saved to provide further policy on diversification;</li> <li>- Policy 22 permits development in the Green Belt where this is in line with national policy; and</li> <li>- Policy 2 and 16 support the retention and development of local services and community facilities throughout the borough, recognising the contribution they make towards the creation of vibrant and sustainable communities.</li> </ul>	There are no significant differences that affect the overall strategy.

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p>	<p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39)</i>  <i>(The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p>Has it taken into account how this relates to other policies set out elsewhere in the Framework, <i>particularly in rural areas? (34).</i></p> <p><i>Have you worked with adjoining authorities and</i></p>	<p>Policy 2 recognises that promoting and addressing the needs of local neighbourhoods, including facilitating the development of new and improved health-related facilities, is key to creating sustainable communities across Oldham.</p> <p>The council does not currently have any locally specific standards and determines the level of parking provision on a case-by-case basis taking account of local circumstances.</p> <p>Policy 5 of the Joint DPD sets out how the council will guide development to the most accessible locations, and promote and encourage the use of public transport, Metrolink, walking and cycling. The Joint DPD recognises that mixed-uses can stimulate sustainable economic investment and regeneration, and can create local jobs that can reduce the need to travel and produce lower emissions.</p> <p>The Joint DPD reflects the GM Local Transport Plan, which is jointly prepared with the other GM districts and Transport for Greater Manchester.</p>	<p>There are no significant differences that affect the overall strategy.</p>

	<i>transport providers on the provision of viable infrastructure?</i>		
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**5.Supporting high quality communications infrastructure (paras 42-46)**

There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.		<p>The Joint DPD supports the expansion of electronic communication networks through:</p> <ul style="list-style-type: none"> <li>a. encouraging and facilitating the development of new and emerging industries; and</li> <li>b. 'saved' UDP policy on Telecommunications (D1.12), which sets out how the council will assess planning applications for telecommunications and is in line with NPPF.</li> </ul> <p>Details are also provided, and updated, in the council's Infrastructure Study on the New Generation Broadband infrastructure that is being put in place here in the borough.</p>	There are no significant differences that affect the overall strategy.
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6. Delivering a wide choice of high quality homes (paras 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47).</i></p>	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p>a) five years or more supply of specific deliverable sites;</p> <p><i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i></p> <p><i>c) If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>Oldham's Monitoring Report, published December 2012, shows that the number completions for 2003/04 to 2012/13 is 1,899 dwellings leaving a residual amount of 991 dwellings against the borough's housing requirement, to be delivered over the remainder of the plan period. This reflects the high levels of clearance that has taken place as a result of regeneration activity and the economic conditions witnessed during recent years.</p> <p>The council identify and update annually a five-year supply of specific deliverable sites that are able to meet the borough's housing requirement. As at 1 April 2013 a 6.54 year supply of deliverable housing land has been identified, which provides us with an additional 20% buffer. This does not include a windfall allowance and provides sufficient flexibility to take account of any changes in circumstances that may arise and ensures choice and competition in the market for land.</p> <p>Policy 3 sets a target that meets the full, objectively assessed needs for housing within the borough in line with NPPF and how this will be delivered. This includes the council's approach to managing the release of land. Further details will be provided through the Site Allocations DPD, which will allocate sufficient land to</p>	<p>There are no significant differences that affect the overall strategy.</p>

		<p>meet the borough's housing requirements.</p> <p>Remaining 'saved' UDP housing allocations will be assessed as part of the Site Allocations DPD.</p>	
<p>Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47).</p>	<p><i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i></p>	<p>Policy 3 of the Joint DPD sets a locally appropriate target for Oldham of at least 80% of new housing provision to be on previously developed land. This reflects our local circumstances and in particular:</p> <ol style="list-style-type: none"> <li>a. the limited supply of developable land within the borough given our tight Green Belt boundary and topography; and</li> <li>b. the type of sites that form the majority of the borough's housing land supply and the council's aspirations for new homes, shops, jobs, education and leisure to be in sustainable and accessible locations.</li> </ol> <p>Appendix 8 of the Joint DPD contains a housing trajectory and this is updated annually as part of Oldham's Monitoring Report. The annual monitoring of the housing land supply, together with the adopted Joint DPD and emerging Site Allocations DPD, provides a strategy to ensure that a five year supply will be maintained. Policy 3 of the Joint DPD takes account of where a five-year deliverable housing land supply cannot be demonstrated.</p>	<p>There are no significant differences that affect the overall strategy.</p>
<p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (para 159)</p>	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs</i></p>	<p>The Joint DPD seeks to ensure the borough's housing market is balanced and sustainable with a mix of house sizes, types and tenures that will provide quality housing, choice and diversity, to encourage people to remain living within the borough and attract people from outside the borough to locate to the area.</p> <p>The policies are based on the findings of robust and up-to-date evidence including, amongst others, the Greater Manchester and Oldham Strategic Housing Market</p>	<p>There are no significant differences that affect the overall strategy. The general principles and approach taken in Policy 10 are considered in line with NPPF and the</p>



		<p>Assessments (SHMA), Oldham’s Strategic Housing Land Availability Assessment (SHLAA) and Oldham’s Affordable Housing Economic Viability Assessment (AHEVA). The evidence base ensures that needs are objectively assessed and met. As set out in Policy 11 the council will have regard to local evidence when determining the appropriate mix on a specific site.</p> <p>Policy 10 of the Joint DPD relates to affordable housing. The policy requires all residential development of 15 dwellings and above to provide an appropriate level of affordable housing. The council does not consider the approach taken in Policy 10 to be out of date but that residential development will now need to be assessed on a case by case basis taking account the individual circumstances of the development proposed. It provides a positive and flexible framework and considers the impact of the provision of affordable housing on the economic viability of development.</p>	<p>policy will be applied on a case by case basis.</p>
<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p>	<p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p>	<p>Whilst it does not contain a specific Rural Exceptions Policy there are various policies within the Joint DPD that would allow appropriate housing development within rural areas to meet local needs, in particular:</p> <ul style="list-style-type: none"> <li>- Policy 3 takes account of where a development would contribute to the delivery of affordable housing that meets local affordable housing needs;</li> <li>- Policy 10 seeks the provision of affordable housing where appropriate; and</li> <li>- Policy 22 allows new development in the Green Belt where it is in accordance with national policy.</li> </ul>	<p>There are no significant differences that affect the overall strategy.</p>

	<i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i>	The council's approach through the Joint DPD is to maximise the re-use of previously developed land before greenfield and Policy 11 also requires developments in residential gardens to demonstrate that they: <ul style="list-style-type: none"> <li>a. are acceptable in terms of design, scale, massing and density;</li> <li>b. are sensitive and compatible with local character;</li> <li>c. do not adversely affect the amenity of adjoining dwellings; and</li> <li>d. are acceptable in access and parking arrangements.</li> </ul>	There are no significant differences that affect the overall strategy.
In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.	<i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i>	Policy 22 of the Joint DPD makes it clear that development proposals in the Green Belt will be determined in accordance with national policy.	There are no significant differences that affect the overall strategy.
<b>7. Requiring good design (paras 56-68)</b>			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.		Policy 20 on Design succinctly sets out the ten design principles that are appropriate, realistic and relevant to secure delivery of high quality design in Oldham. This is supported by Oldham's Design Guide which, whilst not a formal SPD still provides additional information and guidance and is a material consideration.	There are no significant differences that affect the overall strategy.

8. Promoting healthy communities (paras 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i>	<i>Does the plan include a policy or policies addressing community facilities and local services? To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i>	<p>The Joint DPD seeks to create safer and stronger communities recognising that promoting and addressing the needs of local neighbourhoods is key to creating sustainable communities across Oldham.</p> <p>Through Policy 2 the council will support appropriate development that:</p> <ol style="list-style-type: none"> <li>contributes towards creating sustainable communities without undermining community cohesion;</li> <li>supports improvements in the health and well-being of Oldham's residents; and</li> <li>supports improvements to the education and skills of the borough's population.</li> </ol> <p>Policy 2 also encourages the development of flexible premises and those that can accommodate a range of uses and / or service providers.</p> <p>Policy 16 on Local Services and Facilities recognises how locally available services contribute towards vibrant communities by providing convenient facilities near people's homes, so reducing the need to travel and can provide a valuable service for less mobile members of</p>	There are no significant differences that affect the overall strategy.

		<p>the community. It also sets out how existing premises will be protected and new local services developed.</p> <p>Policy 23 sets out the mechanisms for protecting existing areas of open space and seeking new open space through new residential development.</p> <p>Policy 3 takes account of the accessibility of new residential development to key services and the focus for new development to be within sustainable and accessible locations means that occupants of new housing generally have access to key services and infrastructure.</p>	
<p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).</i></p>	<p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p>	<p>The Joint DPD identifies areas of locally protected open countryside to preserve the distinctiveness of an area known as ‘Other Protected Open Land’ (OPOL). These perform a similar function to the ‘Local Green Space’ referred to NPPF. The approach for OPOL, set out Policy 22, is very similar to that for Green Belt and any development proposals on OPOL will only be permitted where it is appropriate, small-scale or ancillary development located close to existing buildings within the OPOL, which does not affect the openness, local distinctiveness or visual amenity of the OPOL, taking into account its cumulative impact.</p> <p>The council will assess OPOL, along with Land Reserved for Future Development (LRFD), as part of preparing the Site Allocations DPD.</p>	<p>There are no significant differences that affect the overall strategy.</p>

9. Protecting Green Belt land (paras 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p>	<p>Maintaining the borough's Green Belt boundaries is a key component of the council's planning and development strategy set out in the Joint DPD. This approach has been strongly supported throughout the preparation of the Joint DPD, which makes it clear, in Policy 22 that development proposals in the Green Belt will be determined in accordance with national policy.</p> <p>UDP Policy OE1.8 'Major Developed Site in the Green Belt' has been saved and is in line with NPPF. It will be assessed as part of preparing the Site Allocations DPD.</p>	<p>There are no significant differences that affect the overall strategy.</p>

	<p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p> <p>Does it allow for the replacement of a <i>building</i>, <i>provided the new building is in the same use and not materially larger than the one it replaces? (89) PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including</i></p>		
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	<p><i>land within it than the existing development? (89)</i> (PPG2 referred to 'major existing developed sites')</p> <p>Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of '<i>development brought forward under a Community Right to Build Order</i>' in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>		
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10. Meeting the challenge of climate change flooding and coastal change (paras 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i></p>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>The Joint DPD promotes 'green' energy and adopts a proactive approach to renewable and low carbon energy. It seeks to ensure that development adapts to and mitigates against climate change and addresses the low carbon agenda so as to contribute to sustainable development. Policy 1 sets out how this is to be delivered and takes account of:</p> <ol style="list-style-type: none"> <li>a. promoting 'green' energy;</li> <li>b. promoting development away from areas at risk of flooding;</li> <li>c. promoting prudent use and sustainable management of Oldham's natural and man-made resources; and</li> <li>d. ensuring development respects Oldham's Green Infrastructure, biodiversity and landscapes.</li> </ol> <p>The Joint DPD also seeks to focus new development in the sustainable and accessible locations which minimises the need to travel by car, and this in turn has the potential to reduce greenhouse gas emissions. The ten design principles listed in Policy 20 also include 'sustainability' which requires developments to be designed to reduce the demands made on energy.</p>	<p>There are no significant differences that affect the overall strategy.</p>



<p>Help increase the use and supply of renewable and low carbon energy (97).</p>	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p>	<p>The Joint DPD promotes 'green' energy and adopts a proactive approach to renewable and low carbon energy. Policy 18 on Energy supports the achievement of the zero carbon initiative and makes it clear that developers will be expected to meet the appropriate targets set out in the policy unless it can be clearly demonstrated that it is not financially viable and would prejudice development. Development must follow the principles of the zero carbon hierarchy to be achieved through:</p> <ul style="list-style-type: none"> <li>- energy efficiency: the first priority is to ensure a high level of energy efficiency in the design and fabric of the building; and</li> <li>- carbon compliance: the second priority is the minimum level of carbon reduction through energy efficient fabric and on-site technologies (including directly connected heat networks); and</li> <li>- allowable solutions: a range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements.</li> </ul> <p>Policy 18 requires, where possible, new development to connect or make contribution to existing or future decentralised heat or power schemes. It also identifies a number of strategic areas, such as Oldham Town Centre and Business and Employment Areas (i.e. Foxdenton and Hollinwood), that may have a role to play in achieving an increase in the level of decentralised, low carbon and renewable supply available.</p> <p>The ten design principles listed in Policy 20 also include 'sustainability' which requires developments to be designed to reduce the demands made on energy.</p>	<p>There are no significant differences that affect the overall strategy.</p>
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11. Conserving and enhancing the natural environment (paras 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Planning policies should minimise impacts on biodiversity and geodiversity (para 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p>	<p>The Joint DPD does not identify an 'Nature Improvement Areas' however it does seek to contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>a. promoting the prudent use and sustainable management of Oldham's natural and man-made resources, including land, soil, minerals, waste, air and water; and</li> <li>b. ensuring development respects Oldham's natural, built and historic environment, Green Infrastructure, biodiversity (including the environmental value of brownfield sites), geodiversity and landscapes and their settings.</li> </ul> <p>Further detail is provided in Policy 21, which includes details of the relevant landscape objectives across the borough.</p>	<p>There are no significant differences that affect the overall strategy.</p>

## 12. Conserving and enhancing the historic environment (paras 126 – 141)

<p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>		<p>The borough has a rich historic environment with many significant and valuable features, structures and characteristics. The Joint DPD, through Policy 24, aims to strike a balance between the need to protect, conserve and enhance these heritage assets and their settings which add to the borough's sense of place and identity, whilst at the same time ensuring the borough achieves its economic growth and regeneration objectives.</p>	<p>There are no significant differences that affect the overall strategy.</p>
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### 13. Facilitating the sustainable use of minerals (paras 142-149)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p>	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p>	<p>The emerging Greater Manchester Joint Minerals development Plan Document (JMDPD) will provide a sound planning policy framework for addressing minerals at a Greater Manchester level. This is due for adoption in April 2013 and has been amended to reflect the NPPF's approach on peat extraction.</p> <p>Policy 8 of the Joint DPD also promotes the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources.</p>	<p>There are no significant differences that affect the overall strategy.</p>

