

APPENDIX A - GREATER MANCHESTER AND LOCAL POLICY CONTEXT

Greater Manchester Policy Context

- 1.1 The borough is part of the Greater Manchester Combined Authority (GMCA), which is made up of the ten local authorities.
- 1.2 The Greater Manchester Strategy was adopted in 2017 which was written for all ten local authorities to outline the ambitions of the city region (see Chapter 5.0 Identifying Local Need).
- 1.3 The Greater Manchester's Plan for Jobs, Homes and the Environment (known as GMSF), was started in 2016 and was a joint development plan between all ten Greater Manchester local authorities. However, in December 2020 Stockport Metropolitan Borough Council decided not to continue with the GMSF 2020. Therefore the GMSF 2020 was revised and the Places for Everyone Joint Development Plan (PfE) (Publication Plan, Regulation 19) was published in 2021, covering the nine remaining Greater Manchester local authorities (including Oldham Council).

GMCA Places for Everyone Joint Plan¹ (Publication Plan, 2021)

- 1.4 The vision and objectives for Places for Everyone Plan aligns to the Greater Manchester Strategy (see Chapter 5.0 Identify Local Need).

Population and demographics

- 1.5 The Plan states that the population of the nine districts is approximately 2.5 million, having grown by almost 185,000 in a decade. The population of Greater Manchester is forecast to have grown by around another 190,000 people by 2037 (of which just over 170,000 will be within the nine districts). This growth, in turn, will contribute to a significant increase in households. 69% of the population growth is expected to be in those aged 65 and over, and approximately 40% of the growth will be amongst those aged 75 and over. Growth in the working age population (18- 64) will be lower (approximately 40% of the total growth), but still significant at around 75,000.
- 1.6 An analysis by the Office for National Statistics of over 100 towns and cities in England and Wales identified Oldham amongst the most deprived areas in the country.
- 1.7 The key challenges identified in Places for Everyone Plan are to:
 - Deliver high levels of economic growth to support the prosperity of Greater Manchester, whilst ensuring that all parts of our boroughs and all our residents share in the benefits; and
 - Deliver the highest possible quality of life for all our residents and address existing problems such as health disparities and air quality that currently detract from it.

¹ [Places for Everyone \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk/places-for-everyone)

Strategy

1.8 With regards the Oldham, the Plan aims to:

- Make the most of key locations and assets - including a strong network of green and blue infrastructure including river valleys, lowlands uplands and woodlands.
- Address disparities - Oldham is a borough which performs significantly worse than Bury and the southern boroughs. The socio-economic measures include levels of economic activity, qualifications, occupation, household incomes, house prices, poor health, population change and levels of housing development.
- Efficient use of land resources - A key role of the Plan is to manage the conflicting demands, whilst at the same time protecting the environment, urban green spaces, the countryside and the identity of different places.

1.9 It will be important to increase the attractiveness of the northern areas to a wider range of people. In particular, there is the potential to increase the number of higher income households who choose to live in the northern areas of Greater Manchester. This Plan allocates a number of sites in the northern areas specifically to increase attractiveness of the northern areas to highly paid, highly skilled workers, including at such sites as Stakehill in Oldham.

Policy JP-Strat 6: Northern Areas

1.10 The Plan aims to increase the attractiveness of northern areas of Greater Manchester (including Oldham). To achieve this, development in this location will be of good quality and design, supported by the necessary infrastructure and amenities including improved access to green spaces.

Policy JP-Strat 12: Main Town Centres

1.11 Oldham is one of the main town centres and development will be carefully managed to ensure that the local distinctiveness of each main town centre is retained and enhanced. Opportunities will also be taken to protect and enhance natural and historic assets in the town centres.

Policy JP-Strat 13: Strategic Green Infrastructure

1.12 The following strategic GI assets will be protected and enhanced as key features:

- River valleys and waterways (JP-G 3 River Valleys and Waterways);
- Lowland wetland and mossland (see Policy JP-G 4 Lowland Wetlands and Mosslands);
- Uplands (see Policy JP-G Uplands); and
- Trees and woodland (see Policy JP-G 7 Trees and Woodland).

1.13 The protection and enhancement of these key strategic GI assets is complemented by a suite of policies to protect and enhance the network of GI, including protecting and enhancing sites of ecological value. This will enable residents to access and maximise the benefits of GI on their health and wellbeing.

Policy JP-S 1: Sustainable Development

- 1.14 To help tackle climate change, development should aim to maximise its economic, social and environmental benefits. Furthermore measures will be taken that will future proof the city region to mitigate environmental challenges and water based measures to adapt and reduce the impacts of climate change (see Policy JP-S 4 Resilience and Policy JP-S 5 Flood Risk and the Water Environment).

Policy JP-S 4: Resilience

- 1.15 Development will be managed to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges. Key measures include:
- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation;
 - Increasing the size, spread, quality and interconnectedness of the GI networks, enabling the city region, its citizens and wildlife to adapt to changing conditions;
 - Taking an integrated catchment-based approach to managing flood risk; and
 - Supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

JP-S 5: Flood Risk and the Water Environment

- 1.16 An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by returning rivers to a more natural state and developments will be required to incorporate SuDS features.

Policy JP-S 6: Clean Air

- 1.17 A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the GI network and where air quality targets are not being met.

Housing

- 1.18 The Plan states that Oldham needs a total of **13,131 homes** up to 2037. The housing need for Oldham is 10,884 homes from 2021 to 2037 (PfE)..
- 1.19 The population of the Plan area is projected to increase in population by 158,194 (6.2%) from 2021 to 2037. Oldham has a projected population increase of 16,700, however in general the northern boroughs have a lower growth projection than the southern boroughs.

Policy JP-H 1: Scale, Distribution and Phasing of New Housing Development

- 1.20 Oldham's projected new housing growth is broken down as follows:
- Annual average (2020-2037) - 680
 - 2021-2025 (annual) - 352

- 2030-2037 (annual) - 868
- Total 2021-2037 - 10,884

Policy JP-G 2: Green Infrastructure Network

- 1.21 A strategic approach will be taken to the protection, management and enhancement of GI in order to protect and enhance the ecosystem services which the GI network provides, flood management, climate change mitigation and adaptation. Alongside this primary function an enhanced GI network will support wider public health benefits, including promotion of active travel, food growing and recreational opportunities.
- 1.22 The protection, management and enhancement of GI will contribute to the development of a Nature Recovery Network for Greater Manchester.
- 1.23 In Oldham the South Pennine Moors and Moston Brook Corridor has been identified as opportunity areas to be improved as part of the GI network.

Policy JP-G 3: River Valleys and Waterways

- 1.24 River valleys and waterways will be protected and improved as central components of our GI network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment.

Policy JP-G 4: Lowland Wetlands and Mosslands

- 1.25 The distinctive flat, open landscape and network of habitats of ecologically valuable lowland wetlands and mosslands will be protected, enhanced and restored, with a strong emphasis on reconnecting local communities to the natural and historic environments.

Policy JP-G 5: Uplands

- 1.26 Greater Manchester's uplands extend around the northern and eastern edges of the conurbation, through Bolton, Bury, Rochdale, Oldham, Tameside and Stockport. The area includes parts of the West and Southern Pennines and the Dark Peak and sits within a much larger moorland landscape stretching eastwards into the Peak District National Park and northwards into Lancashire.
- 1.27 Upland areas contain important component parts of the GI network, including significant areas of blanket bog priority habitat, Sites of Biological Importance (SBIs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), woodlands and habitats vulnerable to climate change.

Policy JP-G 6: Urban Green Space

- 1.28 To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important GI functions:
- existing urban green space will be protected and enhanced in balance with other considerations; and

- the Council will work with developers and other stakeholders to deliver new high quality urban green spaces which meet accessibility standards.

1.29 Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.

Policy JP-G 8: Standards for Greener Places

1.30 GMCA will develop standards in relation to:

- **Access to natural green space**, which seek to maximise the overall proportion of people in our boroughs who have access to natural green space. The Accessible Natural Greenspace Standards (ANGSt) published by Natural England will provide the principal starting point as their focus on ensuring good accessibility to different sizes of green space for all residents make them an appropriate approach at a sub-regional level. More detailed standards regarding specific habitats, designations, quality or functions of green space may be set out in district local plans, taking account of local circumstances and opportunities; and
- A **"Green Factor"**, which sets out the level of on-site GI that new developments are expected to provide so as to meet their occupants' needs and contribute to the extent and interconnectedness of the wider network. The Green Factor will provide a baseline expectation based on the proportion of the site that is covered by different types of GI features.

Policy JP-G 9: A Net Enhancement of Biodiversity and Geodiversity

1.31 Across the Plan as a whole, a net enhancement of biodiversity resources will be sought by:

- increasing the quality, quantity, extent and diversity of habitats;
- improving connections between habitats, to protect and enhance the provision of corridors, ecological networks and steppingstones;
- Enhancing the management of existing habitats;
- Protecting sites designated for their nature conservation and/or geological importance;
- Facilitating greater access to nature, particularly within urban areas; and
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network.

Policy JP-P 1 Sustainable Places

1.32 The aim is to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied place. Places should be distinctive, visually stimulated, socially inclusive, resilient, adaptable, safe, functional and convenient, accessible, well connected, inviting and high quality.

Policy JP-P 6: Health

- 1.33 Good health is one of the key determinants of quality of life. As well as being of great importance in its own right. Healthy life expectancy in Greater Manchester is currently three to four years below the national average for men and women. There are considerable inequalities of health outcomes within Greater Manchester, with average life expectancy in the least deprived areas being more than a decade longer than in the most deprived areas.
- 1.34 To help tackle health inequality new development will be required to maximise its positive contribution to health and wellbeing and support healthy lifestyles.

Policy JP-P 7: Sport and Recreation

- 1.35 A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.

Policy JP-C 1: An Integrated Network

- 1.36 In order to help deliver an accessible, low carbon Greater Manchester with world class connectivity, we will support a range of measures including green space and GI networks.

Policy JP-C 5: Walking and Cycling

- 1.37 In order to help deliver a higher proportion of journeys made by walking and cycling, a range of measures will be supported including creating safe, attractive and integrated walking and cycling routes, active neighbourhoods and utilising GI networks.

Proposed Strategic Allocations

- 1.38 Table 4 below sets out the proposed strategic allocations within Oldham and details relevant to this Open Space Study.

Table 1: List of Places for Everyone Allocations (Oldham)

Places for Everyone 2021 Policy No.	2021 Policy Name	Details
JPA 12	Beal Valley	<p>Around 480 homes;</p> <p>High-quality walking and cycling infrastructure;</p> <p>Retain and enhance the hierarchy of biodiversity within the site including areas of priority habitat and the Twingates local nature reserve;</p> <p>Protect and enhance the habitats and corridor along the River Beal; and</p> <p>Provide for new and/or the improvement of existing open space, sport and recreation facilities commensurate with the demand generated in line with local planning policy requirements. This includes the expansion of, and improvement to existing, facilities at Heyside Cricket Club.</p>
JPA 13	Bottom Field Farm (Woodhouses)	<p>Around 30 homes;</p> <p>High-quality walking and cycling infrastructure;</p> <p>Provide for new and/or the improvement of existing open space, sport and recreation facilities, commensurate with the demand generated and local surpluses and deficiencies, in line with local planning policy requirements; and</p> <p>Deliver multi-functional GI and high-quality landscaping.</p>

Places for Everyone 2021 Policy No.	2021 Policy Name	Details
JPA 14	Broadbent Moss	Around 1,450 homes; Contribute towards GI enhancement opportunities in the surrounding Green Belt; Retain and enhance areas of biodiversity within the site, most notably the priority habitats; Protect and enhance the habitats and corridor along the River Beal; and Provide for new and/or the improvement of existing open space, sport and recreation facilities.
JPA 15	Chew Brook Vale (Robert Fletchers)	Around 90 homes; Incorporate multi-functional green and blue infrastructure; Retain and enhance biodiversity within and adjoining the site; Be designed to relate positively to Chew Brook and other watercourses running through the site; and Provide for new and/or the improvement of existing open space, sport and recreation facilities.

Places for Everyone 2021 Policy No.	2021 Policy Name	Details
JPA 16	Cowlshaw	<p>Around 460 homes;</p> <p>Deliver multi-functional GI (incorporating the retention and enhancement of existing public rights of way);</p> <p>Retain and enhance the hierarchy of biodiversity;</p> <p>Provide for new and/or the improvement of existing open space, sport and recreation facilities, commensurate with the demand generated and local surpluses and deficiencies, in line with local planning policy requirements. Includes the retention or relocation, if required, and improvement of the existing play area off Kings Road, within the site; and</p> <p>Deliver a meaningful and measurable net gain in biodiversity, integrating them as part of the multi-functional GI network with the wider environment.</p>
JPA 17	Land south of Coal Pit Lane (Ashton Road)	<p>Around 175 homes;</p> <p>Deliver multi-functional GI (incorporating the retention and enhancement of existing public rights of way);</p> <p>Retain and enhance the hierarchy of biodiversity;</p> <p>Deliver a meaningful and measurable net gain in biodiversity, integrating them as part of the multi-functional GI network with the wider environment;</p> <p>Provide for new and/or the improvement of existing open space sport and recreation facilities; and</p> <p>Contribute towards GI enhancement opportunities in the surrounding Green Belt.</p>

Places for Everyone 2021 Policy No.	2021 Policy Name	Details
JPA 18	South of Rosary Road	Around 60 homes; Deliver multi-functional GI (incorporating the retention and enhancement of existing public rights of way); Provide for new and/or the improvement of existing open space, sport and recreation facilities; and Contribute towards GI enhancement opportunities in the surrounding Green Belt.

Local Policy Context

Joint Core Strategy and Development Management Policies, Development Plan Document² (November 2011) (Joint DPD)

1.39 The Joint DPD was adopted in November 2011 and sets out a long-term spatial vision, objectives and the planning and development strategy for the borough up to 2026.

1.40 The vision for the borough states that:

"Oldham will be a borough transformed by economic diversification, growth and prosperity, regeneration, sustainable development and community cohesion that respects the local natural, built and historic environments. It will have safer and stronger sustainable urban and rural communities; from Chadderton, Failsworth, Hollinwood, Woodhouses, Lees, Oldham, Royton and Shaw to Uppermill, Greenfield, Delph, Denshaw, Diggle, Dobcross, Austerlands, Grasscroft, Grotton, Lydgate, Scouthead and Springhead. We will make the most from our geography, cultural and transport links with Greater Manchester, Leeds and the Peak Park. Oldham will be a confident place with safe neighbourhoods and clean, green spaces for all to enjoy. A university town with good education, learning and training to improve the skills and choices of our citizens. An address of choice - a healthy and active place with suitable housing for all - with services of choice."

1.41 Open space and nature conservation is a key part of the Council's vision, including:

- Adapt to and mitigate against climate change and promote sustainable development;
- Maintain current Green Belt and will designate locally protected countryside land (Other Protected Open Land) and safeguarded land

² [oldham council joint dpd adopted 9 november 2011 \(1\).pdf](#)

- (`Land Reserved for Future Development`)). Oldham will support improvements to the Peak Park, particularly around Dovestone in Saddleworth, which acts as a green lung for Greater Manchester, allowing people to enjoy and benefit from this key recreation asset on our doorstep;
- Value, protect, conserve and enhance its local natural, built and historic environments, GI, biodiversity, geodiversity and landscapes, and their settings;
 - Respect the positive features and characteristics that add to our sense of place and identity by ensuring development respects the positive aspects and distinctiveness of our urban and rural landscapes; and
 - Provide better opportunities for residents to lead healthy, active and longer lives and have access to key health and well-being services and facilities.

Vision by Area

- 1.42 **Boroughwide** - Developments will be sensitive to Oldham's built, historic and natural environments, including its GI network, which all contribute to its local character, distinctiveness and sense of place.
- 1.43 **East and West Oldham** - Green Belt around Beal Valley will be maintained and the landscape character of the Beal Defined Valleys will be protected, conserved and enhanced. Alexandra Park will continue to be protected as a key asset in Oldham's GI network. Oldham Edge as a natural open area with sports pitches will contribute to the feeling of openness and the quality of life for local residents and visitors. By 2026 any deficiencies in the quantity of open spaces will have been rectified, with all open spaces in the area of good or very good quality.
- 1.44 **Royton, Shaw and Crompton** - The Green Belt to the north of the area bordering Rochdale will be maintained. The large open countryside area at Cowlshaw will continue to be protected from development. High Crompton, Royton and Tandle Hill parks will contribute to the local quality of life. By 2026 any open space deficiencies in the area will have been overcome to a good or very good quality standard.
- 1.45 **Failsworth and Hollinwood** - The Rochdale Canal corridor will be a key asset in terms of recreation, image and quality of life. Working with partners, including Manchester City Council, the Moston Brook corridor will be brought back to life for the local community. The Council will have addressed any open space deficiencies by 2026, and all open spaces in the area will be of good or very good quality.
- 1.46 **Chadderton** - Any deficiencies in open spaces will have been rectified by 2026, and all open spaces in the area will be of good or very good quality.

1.47 **Saddleworth and Lees** - Closeness to the Peak Park and the South Pennine Moors makes this the most rural part of the borough with its picturesque landscapes. It includes Uppermill, Lees, Greenfield, Delph, Diggle, Dobcross, Denshaw, as well as Austerlands, Grasscroft, Grotton, Lydgate, Scouthead and Springhead. Dovestone will be a key gateway to the Peak Park, not only for local residents but for people from further afield in Oldham and beyond in Greater Manchester. The Huddersfield Narrow Canal will continue to develop as a tourist attraction. We will continue to protect the good accessibility to most types of open space in the Saddleworth villages and by 2026 will have addressed the deficiencies in access to provision for children and young people in the villages and the deficiency to outdoor sport facilities in Denshaw. By 2026 deficiencies in the quantity of all open space typologies in the villages will have been rectified and all open spaces in the area will be of good or very good quality

Objectives

1.48 There are five broad areas covered by the Joint DPD objectives: sustainable development and climate change; housing; environment; and communities. The objectives relevant to open space within the Borough are:

- SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough;
- SO4 To improve and value the borough's environment; and
- SO5 To create safer and stronger inclusive communities.

1.49 The following policies are relevant to open space within the Borough.

Policy 1: Climate Change and Sustainable Development

1.50 Policy 1 states that development should adapt to and mitigation against climate change, address the low carbon agenda, contribute towards sustainable development, help create a sense of place, improve the quality of life for residents and vision and enhance the Borough's image. Furthermore any improvements that benefit the health and well-being of people in Oldham will be supported.

1.51 The borough will promote sustainable and high quality design that respects Oldham's local character, distinctiveness and sense of place, and enhances the Borough's image. It will also maintain the Borough's Green Belt, protect locally designated 'Other Protected Open Land' (OPOL) and 'Land Reserved for Future Development' (LRFD), as well as respecting the Borough's natural, built and historic environments, GI, biodiversity, geodiversity and landscapes.

Policy 2: Communities

1.52 Policy 2 aims to promote and address the needs of local neighbourhoods, creating sustainable communities across the borough. Proposed development should also aim to promote community cohesion and contribute to improved health and well-being of people in Oldham.

Policy 3: An Address of Choice

- 1.53 Oldham is part of Greater Manchester's north east housing market area, along with Rochdale, Tameside and parts of Manchester. The Council will accommodate at least 289 dwellings per year, net of clearance, on average over the Joint DPD period up to 2026.
- 1.54 At least 80% of the housing provision will be on previously developed land. The focus for new housing will be in sustainable and accessible locations. This includes regeneration areas (including Oldham Town Centre and the Housing Market Renewal areas), and areas within and accessible to the Borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages). The approximate percentage of the Borough's housing within areas are:
- East and West Oldham - 60%
 - Failsworth and Hollinwood - 10%
 - Saddleworth and Lees - 10%
 - Royton, shaw and Crompton - 10%
 - Chadderton - 10%
- 1.55 These figures will be updated by the Joint Plan (2021).

Policy 5: Promoting Accessibility and Sustainable Travel Choices

- 1.56 The Council will guide development to the most accessible locations, and promote and encourage use of public transport, Metrolink, walking and cycling. To achieve this the Council will promote walking and cycling by ensuring developments are located so as to link to an attractive and safe network of routes where possible.

Policy 6: Green Infrastructure

- 1.57 The Council values the local natural, built and historic environments, GI, biodiversity, geodiversity and landscapes, and their wider settings. The Council will identify, protect, conserve and enhance this multi-functional GI network in the Borough and maximise the benefits associated with GI, such as health and climate change adaptation.
- 1.58 Key GI features include the recently restored Rochdale and Huddersfield Narrow Canals, an extensive rights of way network and our wide range of open spaces such as the award-winning Alexandra Park.
- 1.59 Development proposals, where appropriate, must:
- Promote and enhance the borough's GI network. This currently consists of nature conservation sites, strategic recreation routes, green corridors and links, canals and open spaces;
 - Make a positive contribution to GI assets and its functions in priority areas identified in the Greater Manchester GI Framework and elsewhere where there are deficiencies in quantity, quality, accessibility and functionality;
 - Support opportunities to contribute towards the habitat creation and repair of Biodiversity Opportunity Areas identified in the Greater Manchester

Ecological Framework (including South Pennine Moor SAC/SPA and Moston Brook Corridor);

- Have regard to historic landscape;
- Enhance and reinforce distinctive elements of the borough's landscapes; and
- Support the implementation of plans and projects which significantly contribute to the borough's GI. These include the Moston Brook project, Leesbrook Nature Park, Pennine Edge Forest Trail, Peak Park Northern Gateway project, Sustrans Connect2 projects, Beal Valley and canal and river valley enhancement schemes.

1.60 The two main canals in the Borough are the Rochdale Canal and the Huddersfield Narrow Canal. There are also main rivers including the Beal, Irk, Medlock and Tame.

1.61 Open spaces in the Borough include parks and gardens; natural and semi natural green space; green corridors; outdoor sports; amenity greenspace; recreational provision for children and young people; allotments and community gardens; cemeteries and churchyards; and civic spaces.

1.62 There are two European designated sites that fall partly within the Borough. These are the Rochdale Canal (SAC) and South Pennine Moors (SAC and SPA).

Policy 9: Local Environment

1.63 Policy 9 states that quality of life is affected by the state of the local environment. Tackling pollution, addressing amenity and ensuring the safety of developments will have impacts on health and well-being and the environment. Promoting safe neighbourhoods and clean, green spaces for all to enjoy will benefit everyone who lives, works and visits Oldham.

Policy 11: Housing

1.64 Based on local evidence new housing will be focused on:

- Family housing (three bedrooms and above), particularly within regeneration areas, to widen the choice of housing available and address issues of overcrowding;
- A mix of housing within Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill as appropriate, to encourage people to live within these areas; and
- High-value housing to retain and attract residents throughout the borough.

1.65 All residential development must provide adequate garden or other outside amenity space.

Policy 14: Supporting Oldham's Economy

1.66 It is important that Oldham has a range of sites to support the local economy. Employment areas are spread across the borough and provide land for existing firms to expand and for new firms to locate here.

- 1.67 Natural England's report 'The Economic Value of Green Infrastructure'³ (2008) states that environmental attractiveness, enhances the value of property, further boosting the local economy. The approach also recognises that workers with access to open spaces and GI are healthier and more productive.

Policy 15: Centres

- 1.68 Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill make significant contributions to the borough. They act as focal points for its commercial, shopping, social, civic, community and cultural activities, and play a major part in the borough's identity and image. A key aim for the Joint DPD is to promote and enhance the vitality and viability of all the Borough's centres.

Policy 17: Gateways and Corridors

- 1.69 Developments at key gateways and along transport corridors should be high quality uses and contribute towards making the routes greener and more attractive.
- 1.70 The council will support the Pedestrian Strategy and will support the Public Rights of Way Improvement Plan (2008-2017) which includes proposals to improve existing public rights of way and to create a 'Green Walk' linking Oldham Edge to Alexandra Park and 'Green Loop' connecting Oldham Town Centre to key green space sites and rights of way routes to the south and east of Oldham.
- 1.71 The council will support the cycle network and bridleways in the borough and the Sustainable Modes of Travel (to school) Strategy, which includes proposals to improve existing infrastructure to facilitate more sustainable travel to school.

Policy 19: Waterways and Flooding

- 1.72 Sustainable urban drainage systems (SuDS) will be encouraged for new developments and will ensure that culverting or channelisation of watercourses are avoided, unless limited access is required over the watercourse. Developments must remove existing culverts and artificial channels and restore the watercourse to a more natural state or open up and enhance existing culverted or channelised watercourses, where appropriate. Green corridors next to watercourses will also be retained and enhanced where possible.

Policy 20: Design

- 1.73 The contribution that high quality design can make to regeneration and sustainable development is widely recognised. High quality design brings economic, social and environmental benefits, adding to quality of life, attracting new business and investments and reinforcing civic pride.
- 1.74 Good design is a key element in achieving sustainable development. It can contribute to providing a safer and more attractive public realm, contribute to high levels of accessibility for all ages, genders and abilities. It can also contribute to urban greening and increased biodiversity.

³ [The Economic Value of Green Infrastructure.pdf \(greeninfrastructurenw.co.uk\)](#)

Policy 21: Protecting Natural Environmental Assets

- 1.75 The Council highlights that new development and growth pressures must be balanced by protecting, conserving and enhancing our local natural environments, GI, biodiversity, geodiversity and landscapes to ensure a high quality of life is sustained. The council will value, protect, conserve and enhance the local natural environment and its functions and provide new and enhanced GI.

Policy 22: Protecting Open Land

- 1.76 The majority of the borough's open land is designated Green Belt. The main purpose of the Green Belt is to keep land permanently open. The Borough also has locally protected open countryside called 'Other Protected Open Land' (OPOL) (see Chapter 5, Open Land Topic Paper), which aims to preserve the distinctiveness of an area. Oldham also has a small amount of safeguarded land called 'Land Reserved for Future Development' (LRFD) which protects land for future development needs.

Policy 23: Open Spaces and Sports

- 1.77 Open space is identified as having a key role to play in the protection of the environment, enhancing the biodiversity of the borough and creating habitats for flora and fauna. Access to quality open space is essential to health and well-being, encouraging increased physical activity and exercise and contributing to improved mental health. Quality open space provision can contribute to social inclusion and community cohesion in Oldham and can support and enhance the image and appeal of the borough for residents and visitors.
- 1.78 The council will protect, promote and enhance existing open space in the borough, and will seek to secure new and improved well-designed open spaces where appropriate.
- 1.79 All residential developments should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable. The council will have regard to the proposed development and the open space surpluses and deficiencies in the area to determine whether on-site or off-site new provision, enhanced existing provision or a financial contribution will be required.
- 1.80 The required type and amount of provision in any instance shall be calculated in accordance with the council's current local standards of provision and the surplus and deficiencies of open space provision identified in the Open Space Study (PMP 2006-2010).
- 1.81 Where new, replacement or enhanced provision or a financial contribution is provided, the developer will be required to enter into a planning obligation with the council for the provision and maintenance of the open space. This will be in accordance with the national circular on planning obligations and the council's Good Practice Guide.
- 1.82 The loss of open space will only be permitted where:
- Land is allocated for built development;

- Proposals relate to on previously development land
- Proposals relate to a masterplan, policy, programme, strategy or action plan approved by the Council or Oldham partnership
- Small scale development which is ancillary or complementary to the open space function of the site, and the quality and character of the site is maintained.
- New outdoor or indoor sport or recreation facility which is of sufficient benefit to the development of sport and recreation, or to the open space function, to outweigh the harm resulting from its loss, and it could not be reasonably located elsewhere, and does not create or worsen an existing deficiency of open space in the area.

1.83 The Council aims for all open space to reach 'Good' and above quality according to the Green Flag Award criteria.

Policy 24: Historic Environment

1.84 Oldham has a rich historic environment with many significant and valuable features, structures and characteristics. Registered Parks and Gardens in the Borough include Alexandra Park, Chadderton Cemetery and Greenacres Cemetery. However other open spaces throughout the Borough interact with other historic designations.

Policy 25: Developer Contributions

1.85 The Council will work with partners and developers to secure, where appropriate, the provision of additional, extended or improved physical, social and GI.

1.86 Developers are required to provide or contribute through a commuted sum to the costs of appropriate infrastructure that results from the development and/or to mitigate the effects of the proposal. Infrastructure contributions will be sought unless it can be demonstrated by the developer that it is not financially viable and would prejudice the proposed development, or there are wider community and regeneration benefits for not seeking a contribution.

Unitary Development Plan (Saved Policies) (adopted 2006)⁴

1.87 On 9th November 2011 the Council adopted the Joint DPD, which supersedes the majority of the 2006 Unitary Development Plan. Saved policies which are relevant to open space are detailed below.

1.88 Policy D1.5 Protection of Trees on Development Sites requires the protection and/or mitigation of tree lost due to development. There is a ratio of three new trees planted for every mature or semi-mature tree lost.

1.89 The UDP also provides allocations for mixed used and residential development. Further details of the allocations have are provided below.

Unitary Development Plan (saved policies)

1.90 The below tables show the mixed use and housing allocations listed in the Unitary Development Plan 2006 (saved policies).

⁴ [Saved UDP Policies document | Oldham Council](#)

B1.3 Mixed Use Allocations

Table 2 B1.3 Mixed use allocations

Policy (ref)	Address	Area (ha)	Details
B1.3 (M1)	Frenches Wharf/Wellington Road, Greenfield, Saddleworth	4.67	Mixed use development including businesses and industry, tourism, residential and retail uses. Tourism uses should capitalise on the site's location along the Huddersfield Narrow Canal.
B1.3 (M2)	Lumb Mill, Huddersfield Road, Delph, Saddleworth	1.4	Mixed use development including business and industry and residential.
B1.3 (M3)	Land at Oldham Road/ Hardman Street, Failsworth	1.56	Mixed use development including business and industry, commercial (excluding retail) and residential.
B1.3 (M4)	Huddersfield Road/ Dunerley Street, Oldham	2.61	Mixed use development including the redevelopment of Grade II listed Hill Stores with a mix of office, retail and residential.

H1.1 Housing Land Release – Phase 1

Table 3 H1.1 Housing land release - Phase 1

Ref	Site	Area (ha)	Indicative Capacity
H1.1.2	Land off Fields New Rd/Ramsey Street, Chadderton	3.41	136
M3	Land at Oldham Rd/Hardman Street, Failsworth*	1.56	10
H1.1.6	S.t Mary's Way, Oldham	2.56	180
H1.1.10	Athens Way, Lees	0.55	22

Ref	Site	Area (ha)	Indicative Capacity
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth*	1.4	62
H1.1.15	Bailey Mill, Oldham Rd, Saddleworth	0.86	50
M1	Frenches Wharf/Wellington Road, Greenfield Saddleworth*	4.76	99
H1.1.19	Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth	1.34	30
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	1.49	45
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	0.39	15
H1.1.22	Vulcan Street, Oldham	1.23	61
H1.1.23	Pretoria Road, Oldham	0.46	14
H1.1.24	Sandy Mill, Royton	2.2	90
M4	Huddersfield Road/Dunkerley Street, Oldham*	2.61	50
H1.1.26	Spencer Street, Oldham	3	150
H1.1.27	Hartford Mill/Land off Milne Street, Oldham	2.84	160

Ref	Site	Area (ha)	Indicative Capacity
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	0.94	38
H1.1.29	Blackshaw Lane, Royton	0.6	18
H1.1.30	Greenfield Bowling Club, Greenfield	0.5	15
H1.1.31	Tamewater Mill, Delph	0.51	39
Total			1310

*listed under B1.3 Mixed Use Allocation

H1.2 Housing Land Release – Phase 2

Table 4 - H1.2 Housing land release - phase 2

Policy	Site	Area (ha)	Indicative Capacity
H1.2.3	Ashton Road, Woodhouses	1.71	51
H1.2.4	Medlock Road, Woodhouses	0.66	20
H1.2.6	Lilac View Close, Oldham/Crompton	0.59	18
H1.2.10	Knowls Lane, Lees	5.8	232
H1.2.11	Ripponden Road, Denshaw, Saddleworth	0.63	19
H1.2.13	Holden Fold Lane, Royton	0.4	12
H1.2.16	Lower Lime Road, Oldham	2.59	78
H1.2.17	Danisher Lane, Oldham	0.46	18

Policy	Site	Area (ha)	Indicative Capacity
Total			451

Allocated Sites

- 1.91 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.
- 1.92 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.

Major Developed Site in the Green Belt

- 1.93 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.

- 1.94 This allocation will be replaced by the PfE allocation JP 15 Chew Brook Vale.

Neighbourhood Plans⁵

- 1.95 There are no made Neighbourhood Plans.
- 1.96 Saddleworth Parish Council and The New Chadderton Partnership are working with Oldham Council to prepare Neighbourhood Plans for Saddleworth and Chadderton.

⁵ [Neighbourhood Planning | Neighbourhood Planning | Oldham Council](#)

Supplementary Planning Documents (SPD)

Urban Design SPD⁶ (October 2007)

- 1.97 The Urban Design SPD expands on local planning policies and sets design principles for all types of development with the boroughs of Oldham and Rochdale. The principles identify what development should do to achieve design quality.
- 1.98 Principal 2b states that development must contribute to a distinctive place, which includes incorporating where possible and appropriate new, well designed publicly accessible open spaces, landmark elements and landscape.
- 1.99 Principal 3a highlights the need for open space, public spaces and walking/ cycle routes should be overlooked by building frontages to create spaces which are safe and crime free. Furthermore open spaces should be supported with on-going supervision, maintenance and management to deter vandalism and anti-social behaviour but also create a sense of community pride.
- 1.100 Principal 4c supports a variety and choice in public realm including passive recreation and play for the local community through new development.
- 1.101 Principal 8c states that development proposals must be designed to incorporate measures for the conservation of water resources and, where relevant, flood prevention. Proposals should also incorporate sustainable urban drainage where feasible and appropriate.
- 1.102 Principal 8e states that development must make a positive contribution to the greening of the urban environment and supporting biodiversity. This includes the integration of existing open space and landscape features.

Oldham Town Centre Conservation Area Appraisal and Management Plan SPD⁷ (August 2019)

- 1.103 The Oldham Town Centre Conservation Area Appraisal and Management Plan SPD provides additional guidance on relevant policies contained in the Joint Core Strategy and Joint DPD.
- 1.104 Chapter 2.0 Assessment of Significance states that there have been enhancement to the public realm in recent years however these areas feel underused and lack a sense of identity.

⁶ [Oldham and Rochdale Urban Design Guide Supplementary Planning Document | Oldham Council](#)

⁷ [Oldham CAAMP SPD April 2019 | Oldham Council](#)



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