

Oldham Local Plan

**Publication Plan Integrated Assessment
Appendix 17: Oldham Impact Assessment**

January 2026



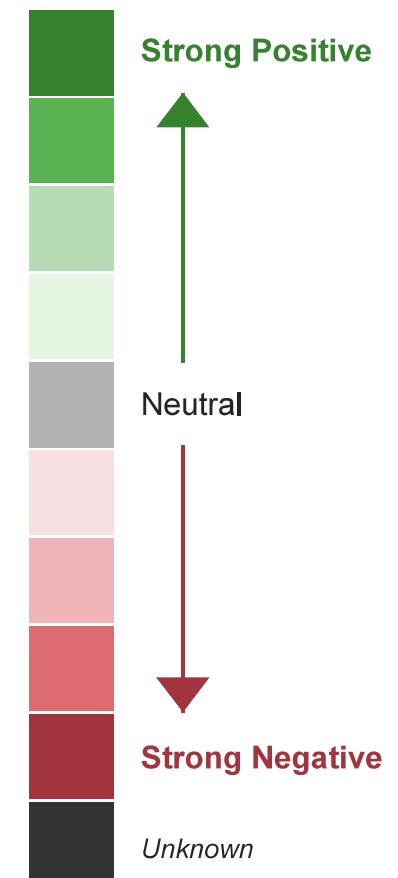
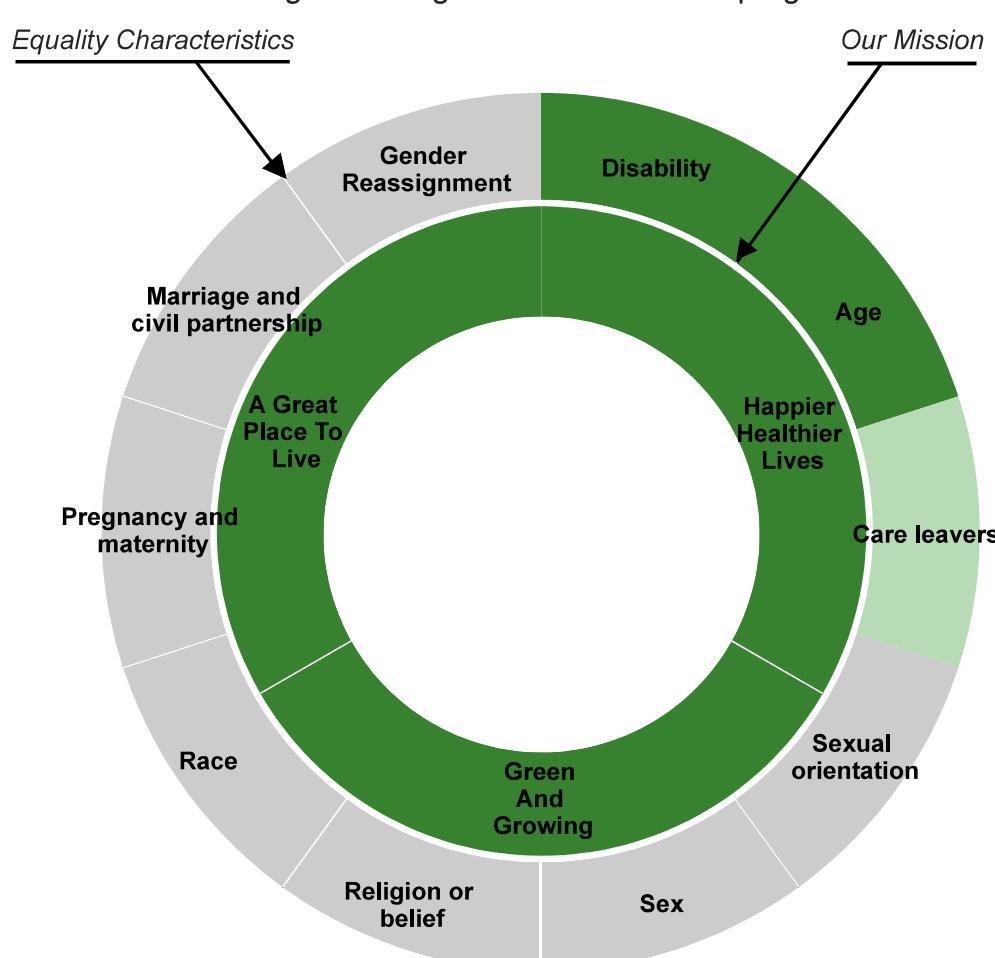
**Oldham
Council**

Oldham Local Plan - Publication Plan

Strategic Planning and Information : in progress

Portfolio	Decent Homes
Directorate	Place
Service/Team	Economy

Is this IA related to a Budget Reduction proposal? No



Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Care leavers	Moderate Positive	Possible	Long Term	2	<p>Oldham's Local Plan will have a moderate positive effect on the borough's care leavers. The Plan seeks to promote a diverse housing offer to meet the differing needs of all Oldham's residents. Policy H4 - Providing for Local Housing Needs will support residential development for looked after children and care leavers, where the proposed development is compliant with other policies in PfE and the Local Plan.</p> <p>In deciding applications for new children's homes and semi-independent supported-living facilities, Policy H4 states that the council will seek to ensure that new provision:</p> <ol style="list-style-type: none"> 1. Is in a sustainable and accessible location, with easy access to education facilities, public transport and open space, sport and recreation; 2. Provides appropriate accommodation for the number of proposed occupiers and their needs; and 3. Gives priority to children and young people from the Oldham area in the first instance, in line with local needs. <p>With regards to criterion 2) for the development of all specialist housing provision, early discussions with the council through pre-application advice are encouraged to discuss local housing needs. Regard should be had to the evidence of housing need set out within the LHNA, and other local evidence, for specialist need groups.</p> <p>Applications for all children's residential care homes uses are required to provide a Statement of Community Engagement and Impact Assessment.</p> <p>Policy H1 - Delivering a Diverse and Sustainable Housing Offer further supports the borough's care leavers as it seeks to promote a diverse housing offer that ensures new homes are built in sustainable and accessible locations for all housing need groups. Policy CO3 - Community Facilities also seeks to maintain and improve access to a range of community (as defined in national planning policy) facilities in the borough, many of which support care leavers (for example youth centres and community centres).</p>

Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Age	Strong Positive	Very Likely	Long Term	8	<p>Oldham's Local Plan will have a strong positive effect on all ages but specifically the borough's young people and ageing population in the following ways:</p> <p>Firstly, the Plan seeks to promote a diverse housing offer to meet the differing needs of all Oldham's residents. This includes supporting the development of homes suitable for older people through Policy H4 – Providing for Local Housing Needs, which seeks to ensure that housing choices are available for Oldham's growing older population so that they can find suitable homes with easy access to community facilities, local services and public transport, that are well integrated within the wider neighbourhood. This could be through the provision of age-restricted general market housing, extra-care housing, sheltered housing / assisted living and nursing and care homes. In addition, Policy H4 requires all provision for older people to meet the design standards as set out in Policy D1 and several key principles including ease of movement, being sustainably located and having an accessibly designed built environment. The Local Plan also seeks to ensure that new homes are energy efficient and adaptable to address changing needs. In addition, Places for Everyone (which forms part of Oldham's Local Plan) Policy JP-H3 requires all new homes to be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.</p> <p>In support of young adults and students, Policy H5 – Affordable Housing supports the attraction and retention of young professionals as in some parts of the borough there are not suitable affordable homes for people to live in the area in which they grew up, leading to an out-migration of these households to neighbouring boroughs. Policy H6 – Houses in Multiple Occupation also supports this demographic as HMOs can be a valuable source of housing to meet the local housing needs of students and young adults.</p> <p>With regards to other aspects of the Plan:</p> <p>All young people should get the education that they deserve and have access to a good school which is promoted through Policy CO4 – Education and Skills which supports development proposals for education where they are located within the community it is intended to serve, provides high-quality facilities and is designed to minimise the impacts of associated traffic. Policy CO5 – Securing Educational Places through New Residential Development also seeks to address the unmet need, proportionate to the number of people aged 0-19, that a development is likely to generate. Access to adequate, affordable, and high-quality childcare (pre-school and school-age) provisions can play a key role in children's development alongside determining where and how the additional capacity to support new growth should be provided for meeting the needs of existing and new communities across the borough (CO4, CO5).</p> <p>Ensuring young people lead healthy lives is also promoted by the Local Plan. For example, Policy CO7 Hot food takeaways and Fast-food Outlets states that planning permission will not be granted for such uses where they are within 400m of a primary or secondary school and from places where children and young people congregate to prevent the promotion of adverse impacts on local health, pollution, and anti-social behaviour.</p> <p>Policy CO3 Community Facilities also seeks to maintain and improve access to a range of community (as defined in national planning policy) facilities in the borough, many of which support younger populations (for example youth centres, childcare centres and children's nurseries) as well as ageing populations through providing a network of integrated health and community resources. In addition, where the demand resulting from a major residential development will create, or exacerbate, a shortfall in health provision the council will seek the provision of new or improved health facilities to address the unmet need generated by the development as appropriate as outlined by Policy CO6 – New Development and Health.</p>

Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Disability	Strong Positive	Very Likely	Long Term	8	<p>Oldham's Local Plan will have a strong positive effect on the borough's disabled population. The Plan seeks to promote a diverse housing offer to meet the differing needs of all Oldham's residents. This includes supporting the development of homes suitable for disabled people through Policy H4 - Providing for Local Housing Needs, which seeks to ensure that appropriate provision of housing is provided for disabled people, including those with physical disabilities, learning disabilities and mental health needs. This could be through the provision of supported housing (of various degrees) and accessible and adaptable homes. In addition, Policy H4 requires all provision for disabled people to meet the design standards as set out in Policy D1 and several key principles - Promoting ease of movement on foot and with mobility aids; Being sustainably located, with access to public transport, local services and facilities (including a hospital or GP practice) and accessible to the development via active travel means; Featuring parking spaces and setting down points in proximity to entrances; and having accessible and appropriately designed built environments, including seating areas, step free spaces and gentle approaches suitable for wheelchair users and people with visual or mobility impairments.</p> <p>With regards to other policy areas:</p> <p>Policy H1 - Delivering a Diverse and Sustainable Housing Offer further supports the borough's disabled population as it seeks to promote a diverse housing offer that ensures new homes are built in sustainable and accessible locations. This is supported through Greater Manchester Accessibility Levels (GMAL) which provide a detailed and accurate measure of accessibility reflecting the number of services (bus, Metrolink and Rail) available within the catchment; the level of service at the public transport access points - i.e. average waiting time; and the operating areas of Local Link (flexible transport) service.</p> <p>Policy T1 - Delivering Oldham's Transport Priorities also seeks to maintain safe and suitable access for all users by improving accessibility. This could be through making it easier for people to get to services they need for their personal well-being and the things that will help them live healthier lives and through designing a safer, more accessible and environmentally sustainable transport system.</p> <p>The Local Plan also seeks to ensure that new homes are energy efficient and adaptable to address changing needs. For example, Places for Everyone (which forms part of Oldham's Local Plan) Policy JP-H3 requires all new homes to be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. Policy CO3 – Community Facilities also seeks to maintain and improve access to a range of cultural, community (as defined in national planning policy) and health facilities in the borough. Policy CO6 - New Development and Health aims to improve the quality and accessibility of health and social care facilities. As such, where the demand resulting from a major residential development will create, or exacerbate, a shortfall in health provision the council will seek the provision of new or improved health facilities to address the unmet need generated by the development as appropriate.</p> <p>Finally, criterion 6 of Policy D1 - A Design-Led Approach for Residential & Residential-Led Mixed-Use Development, supports the creation of inclusive neighbourhoods by embedding inclusive design within them.</p>

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
A Great Place To Live	Strong Positive	Very Likely	Long Term	8	<p>The Local Plan has a strong positive effect on residents' ability to feel proud of where they live, connected to their community and create a safer and fairer Oldham for people to live a good life.</p> <p>The vision of the Local Plan complements and provides the spatial expression of The Oldham Plan and the council's Corporate Plan and their vision to provide opportunities for all' and includes the aim that Oldham residents will have access to good, affordable homes, improved parks and green spaces and a more welcoming and redeveloped town centre enabling residents to gain a greater sense of community and pride for Oldham.</p> <p>Underneath the overarching theme of Building a Better Oldham the creation of connected and proud communities is a thread that weaves throughout the Local Plan. Policies contained within the Local Plan will encourage and facilitate development in the borough that provides opportunities for affordable homes, safer, more welcoming and more connected communities and sustainable models for culture. They will help to:</p> <ul style="list-style-type: none"> • Promote neighbourhoods where residents are proud to live, and work with us to keep them safe and welcoming. • Support better housing across Oldham, with increased social and private rented sector housing standards for all residents. • Provide a diverse, and affordable, housing offer that addresses local housing needs with homes that are energy efficient and adaptable. • Improve transport connections and connectivity for Oldham residents and enhance opportunities for active travel. • Promote improvements to parks and green spaces so they are accessible and vibrant outdoor environments for everyone to enjoy. • Enhance the vitality and vibrancy of Oldham Town Centre and our other centres, by creating new jobs, homes and spaces for people to enjoy. • Support the arts and cultural sectors in Oldham through a more sustainable model for culture and theatre. • Preserve and enhance the historic character of Oldham through local character and distinctiveness. <p>Specific Local Plan policies that relate to the mission of Great Place to Live include:</p> <p>Policies OTC1 – Oldham Town Centre, OTC2 – Protecting and Enhancing Oldham Town Centre Conservation Area, OTC3 – Creating a Better Public Realm for Oldham Town Centre and OTC4 – Green Infrastructure within and around Oldham Town Centre seek to enhance, redevelop and regenerate Oldham Town Centre through division into several quarters, or zones, that will be the focus for certain types of development such as residential, culture and leisure, education, commercial or core retail function. This is supported by the promotion of identity by ensuring the significance and appearance of the conservation area is preserved and its positive characteristics enhanced. The Local Plan has a strong positive effect on enhancing the town centre so that all residents and visitors feel welcome and safe by creating attractive gateways into the Town Centre, improving the experience around key public transport arrival points and introducing trees, soft planting and landscaping in appropriate locations.</p> <p>Policy D1 – Achieving High Quality Design: seeks to achieve a high standard of design, consistent with local design guides or design codes where available. This will ensure that developments will be inclusive to different users, promote appropriate greening where possible, promote health and well being through active design and minimise opportunities for anti-social behaviour and crime to promote safe and welcoming spaces.</p> <p>Policy H1 – Delivering a Diverse and Sustainable Housing Offer: supports the borough's population as it seeks to promote a diverse housing offer that ensures new homes are built in sustainable and accessible locations that are affordable for all local people.</p> <p>Policy IN3 – Delivering Social Value and Inclusion: ensures and identifies how development will support and deliver social value and inclusion throughout its lifetime. This will support Oldham residents into employment and/or training as new development can help to tackle deprivation by raising people out of poverty and reducing inequalities, whilst benefiting directly in terms of improved access to a larger, healthier and more highly skilled labour supply.</p> <p>Policies CO1 - The Protection of Open Space, Sport and Recreation Provision, together recognise that open space is an important part of the borough's green infrastructure network. Whilst it has a key role to play in the protection of the environment, enhancing the biodiversity of the borough and mitigating against climate change, access to quality open space is also essential to the health and well-being of communities, enabling increased physical activity and active travel, opportunities for social interaction and inclusion and contributing to improved mental health.</p> <p>Policies CO3 – Community Facilities, CO4 – Education and Skills and CO6 – New Development and Health seek to maintain and improve access to a range of cultural, community (as defined in national planning policy) and health facilities in the borough. The purpose of these policies allows for new cultural, community and health facilities and services in sustainable locations and to prevent the premature loss of important local facilities where their continued use is considered to remain a reasonable prospect. The Local Plan has a strong positive effect on how residents feel about the place and the people around them.</p> <p>Policy HE1 – The Historic Environment and Policy HE2 Securing the Preservation and Enhancement of Oldham's Heritage Assets together recognise the importance of preserving and enhancing Oldham's heritage assets. The rich and diverse heritage of Oldham plays a key role in helping to contribute to the quality of life and the growth of the area.</p> <p>Policy T1 – Delivering Oldham's Transport Priorities and Policy T2 - Travel Hubs and Park and Ride Facilities recognise the importance of connectivity across the borough and encourages and enables the movement of people and goods in the most sustainable, efficient and safe manner. This policy also supports Oldham's Transport Strategy through the prioritisation of active travel and active design alongside maintaining safe and suitable access for all users. Sustainable models for transport will encourage improvements towards healthier and well-connected spaces across the borough.</p>

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
Green And Growing	Strong Positive	Very Likely	Long Term	8	<p>The Local Plan has a strong positive effect on resident's access to affordable homes, better quality jobs, opportunities for green investment and carbon neutrality across the borough.</p> <p>The vision of the Local Plan complements and provides the spatial expression of The Oldham Plan and the council's Corporate Plan with their vision to provide opportunities for all'. This also includes the aim that Oldham will be a place where economic growth benefits all residents, creating opportunities for businesses to succeed while ensuring our community and environment thrive. We will have responded to the need for new quality job opportunities; the Biodiversity Duty and the Climate Change emergency through the investment in green technologies and the protection, restoration and enhancement of the natural environment and having a substantially reduced carbon footprint to meet the council's ambition to achieve carbon neutrality by 2030. Oldham will be a carbon neutral exemplar with a multifunctional Green Infrastructure network which brings multiple benefits to the natural and built environment as well as to the economic prosperity of its residents.</p> <p>Underneath the overarching theme of Building a Better Oldham providing opportunities to grow local businesses and create jobs, alongside embedding sustainability, energy efficiency and low (zero) carbon, are threads that weave throughout the Local Plan.</p> <p>Policies contained within the Local Plan provide a robust framework for ensuring that Green Infrastructure is enhanced whilst also attracting key economic sectors in tandem with ensuring diverse and sustainable housing development. They will:</p> <ul style="list-style-type: none"> • Encourage the use of decentralised, renewable and low carbon energy in new developments and through their construction, design and layout minimise energy consumption. • Ensure the effective and efficient use of land, reusing existing buildings and materials where possible, including making the most of our mill legacy, and ensuring that housing developments meet minimum density requirements. • Provide a diverse, and affordable, housing offer that addresses local housing needs with homes that are energy efficient and adaptable. • Enhance the vitality and vibrancy of Oldham Town Centre and our other centres, by creating new jobs, homes and spaces for people to enjoy. • Use the benefits from Green Infrastructure creation, enhancement and protection to underpin our response to climate change and carbon reduction whilst providing connected and resilient networks. • Improve opportunities for active travel and enable development in sustainable and accessible locations. • Support the recovery and protection of species and habitats in line with The Greater Manchester Local Nature Recovery Strategy. <p>Specific Local Plan policies that relate to the mission of Green and Growing include:</p> <p>Policy N3 – Enhancing Green Infrastructure Through Development: will ensure that all development makes an appropriate contribution for green infrastructure provision to address local needs and opportunities for it. This supports the Oldham Green Infrastructure Strategy and follows the key themes of thriving wildlife for Oldham; carbon neutral Oldham; healthy and active communities; green access for all; distinctive landscapes; slowing the flow and a quality water environment; and sustainable growth and green jobs.</p> <p>Policy CC1 – Renewable and Low Carbon Energy: supports this by stimulating investment in new jobs and businesses, with a range of environmental and economic benefits, such as reduced air pollution and lower energy bills for residents and businesses.</p> <p>Policy E2 – Business and Employment Areas: seeks to ensure the borough has a range of sustainable employment areas to support the local economy. This policy enables the provision of new job opportunities as well as sustainable sites that support the local economy which helps uplift the population of the borough through more and better-quality jobs.</p> <p>Policy H1 – Delivering a Diverse and Sustainable Housing Offer supports the borough's population as it seeks to promote a diverse housing offer that ensures new homes are built in sustainable and accessible locations that are affordable for all local people.</p> <p>Policy T1 – Delivering Oldham's Transport Priorities recognises the importance of connectivity across the borough and encourages and enables the movement of people and goods in the most sustainable, efficient and safe manner. This policy also supports Oldham's Transport Strategy through the prioritisation of active travel and active design alongside maintaining safe and suitable access for all users. Sustainable models for transport will encourage improvements towards healthier and well-connected spaces across the borough.</p> <p>Policy N2 – Restoring Nature supports the net increase in biodiversity across the borough and ensures that existing habitats will be protected and enhanced whilst also restoring and creating habitats to improve the connectivity of the development site and beyond. This will also support the Greater Manchester Local Nature Recovery Strategy in delivering these priorities and actions for nature recovery.</p> <p>Our approach to tackling the climate change emergency and improving job opportunities has many benefits and outcomes that link to our economic and climate priorities in that it will help to ensure Oldham residents can afford to live comfortably in their homes; will increase access to an enhanced Green Infrastructure network, and attract new businesses and support existing ones to grow.</p>

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
Happier Healthier Lives	Strong Positive	Very Likely	Long Term	8	<p>The Local Plan has a strong positive effect on residents' ability to get together and access activities that will improve their physical or mental health to live a good life.</p> <p>The vision of the Local Plan complements and provides the spatial expression of The Oldham Plan and the council's Corporate Plan with their vision to provide 'opportunities for all' and includes the aim that Oldham residents will have access to the care, support, and opportunities they need to live a good and healthy life through the commitment to tackling poverty, improving health and well-being, providing high-quality social care, and promoting lifelong education.</p> <p>Underneath the overarching theme of Building a Better Oldham the creation of healthy and supported communities is a thread that weaves throughout the Local Plan. Policies contained within the Local Plan will encourage and facilitate development in the borough that provides opportunities for healthy lifestyles, contributes to the creation of long-term education programmes, and helps to provide high-quality social care. They will help to:</p> <ul style="list-style-type: none"> • Create healthy, inclusive and safe places that are well connected to key services and facilities and high-quality open spaces. • Enhance the vitality and vibrancy of Oldham Town Centre and our other centres, by creating new jobs, homes and spaces for people to enjoy. • Support the improvement of our parks and green spaces so they are accessible and vibrant outdoor environments for everyone to enjoy. • Support the children and young people in the borough so they can reach their full potential. • Create an environment where residents of all ages will see improvements in their mental health and wellbeing. <p>Specific Local Plan policies that relate to the mission of Happier Healthier Lives include:</p> <p>Policy CO3 – Community Facilities, CO4 – Education and Skills and CO6 – New Development and Health seek to maintain and improve access to a range of cultural, community (as defined in national planning policy) and health facilities in the borough. The purpose of these policies allows for new cultural, community and health facilities and services in sustainable locations and to prevent the premature loss of important local facilities where their continued use is considered to remain a reasonable prospect. The Local Plan has a strong positive effect on how residents feel about the place and the people around them.</p> <p>Policy CO1 - The Protection of Open Space, Sport and Recreation Provision and CO2 New and Improved Open Space. Sport and Recreation Provision, together recognise that open space is an important part of the borough's green infrastructure network. Whilst it has a key role to play in the protection of the environment, enhancing the biodiversity of the borough and mitigating against climate change, access to quality open space is also essential to the health and well-being of communities, enabling increased physical activity and active travel, opportunities for social interaction and inclusion and contributing to improved mental health.</p> <p>Policy CO7 – Hot Food Takeaways and Fast-Food Outlets: seeks to prevent negative impacts to local health, pollution or anti-social behaviour alongside preventing these amenities from being within 400m of schools or areas where children congregate. This will help mitigate cases of unhealthy diets and health problems particularly among children as health problems and behaviours that are established early in life following through to adulthood. This also helps to maintain and support the economic vitality and communal sense of place and viability of Oldham Town Centre and the borough's other centres.</p> <p>Policy IN3 – Delivering Social Value and Inclusion: ensures and identifies how development will support and deliver social value and inclusion throughout its lifetime. This will support Oldham residents into employment and/or training as new development can help to tackle deprivation by raising people out of poverty and reducing inequalities, whilst benefiting directly in terms of improved access to a larger, healthier and more highly skilled labour supply.</p> <p>Policy T1 – Delivering Oldham's Transport Priorities: recognises the importance of connectivity across the borough and encourages and enables the movement of people and goods in the most sustainable, efficient and safe manner. This policy also supports Oldham's Transport Strategy through the prioritisation of active travel and active design alongside maintaining safe and suitable access for all users. Sustainable models for transport will encourage improvements towards healthier and well-connected spaces across the borough.</p> <p>Policy N3 – Enhancing Green Infrastructure Through Development: will ensure that all development makes an appropriate contribution for green infrastructure provision to address local needs and opportunities for it. This supports the Oldham Green Infrastructure Strategy and follows the key themes of thriving wildlife for Oldham; carbon neutral Oldham; healthy and active communities; green access for all; distinctive landscapes; slowing the flow and a quality water environment; and sustainable growth and green jobs.</p>