

# Oldham

# Local Plan

**Publication Plan: Setting the Scene Topic Paper**

**January 2026**



**Oldham**  
Council

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## 1. Introduction and Purpose

- 1.1. This is the Setting the Scene Topic Paper and is one of 13 topic papers produced to inform the Oldham Local Plan: Publication Plan.
- 1.2. All Topic Papers can be found online at [Oldham Council's website](#).<sup>1</sup>
- 1.3. This Setting the Scene Topic Paper is slightly different from the other thematic topic papers that have been published, in that it sets out the context for the Oldham Local Plan: Publication Plan, its purpose, and how it relates to current and changing national planning policy and the Places for Everyone Joint Development Plan Document.

## 2. Background

- 2.1. Our current development plan, the [Joint Core Strategy and Development Management Development Plan Document \(the Core Strategy\)](#)<sup>1</sup> was adopted November 2011. This largely replaced the 2006 Unitary Development Plan (UDP). This largely replaced the 2006 Unitary Development Plan (UDP), however several UDP policies were 'saved'. A number of the '[saved UDP](#)'<sup>2</sup> policies have since been replaced by the Greater Manchester Waste Plan, the Greater Manchester Minerals Plan and the Places for Everyone Joint Plan. Oldham Local Plan: Publication Plan Appendix 1 shows each saved UDP policy which has been replaced (including those superseded the Local Plan itself).
- 2.2. The [Greater Manchester Joint Waste Plan](#)<sup>3</sup> was then adopted 1 April 2012. This was prepared jointly between the ten Greater Manchester (GM) authorities, and it identifies how GM will deliver the spatial vision for waste development to 2027. It:
  - sets out policies that enable the adequate provision of waste management facilities in appropriate locations for municipal, commercial, and industrial, construction and demolition and hazardous wastes; and
  - identifies the potential locations of waste management facilities and sets out development management policies that will assist in the determination of planning applications.

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<sup>1</sup> The Joint Core Strategy and Development Management Development Plan Document can be found at:

[https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/978/joint\\_core\\_strategy\\_and\\_development\\_management\\_policies\\_development\\_plan\\_documents\\_dpds](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds)

<sup>2</sup> A list of the saved Unitary Development Plan policies can be found at:

[https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/1005/saved\\_unitary\\_development\\_plan\\_policies](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/1005/saved_unitary_development_plan_policies). This takes account of saved UDP policies that may have subsequently been replaced by the Greater Manchester Waste and Minerals Plans, but not Places for Everyone.

<sup>3</sup> The Greater Manchester Joint Waste Plan can be found

at: [https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/269/greater\\_manchester\\_waste\\_development\\_plan\\_document](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/269/greater_manchester_waste_development_plan_document)

- 2.3. Following this the [Greater Manchester Joint Minerals Plan](#)<sup>4</sup> was then adopted 26 April 2013. This was again prepared jointly between the ten GM authorities, and it sets out the locations in Greater Manchester where mineral extraction may take place, safeguards mineral resources with potential for future extraction and provides guidance on all aspects of resource protection, including the sustainable transportation of minerals.
- 2.4. In 2014 the 10 Greater Manchester local authorities resolved to prepare a Joint Development Plan, known as the Greater Manchester Spatial Framework (GMSF) and which became Places for Everyone (PfE) following the decision of Stockport Council to withdraw from the GMSF. As part of its preparation, the Joint Plan was the subject of various stages and consultations, as follows:
- November 2014 - Scope of the plan and the initial evidence base (Regulation 18 of the 2012 Regulations)
  - November 2015 - Vision, strategy and strategic growth options (Regulation 18 of the 2012 Regulations)
  - October 2016 – Draft Greater Manchester Spatial Framework (Regulation 18 of the 2012 Regulations)
  - The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 (GMSF 2019) (Regulation 18 of the 2012 Regulations)
  - Publication version of Places for Everyone (Pre-Submission Consultation) 2021 (Regulation 19 of the 2012 Regulations)
- 2.5. PfE was submitted to the Secretary of State on February 14, 2022, pursuant to Regulation 22 of the Local Planning Regulations ('Submission stage'). This marked the beginning of the independent examination into the plan, the final stage in the plan making process. Three Inspectors were appointed to examine whether the submitted plan met the tests of soundness defined in NPPF and the relevant legislative requirements, including the Duty to Co-operate.
- 2.6. Following completion of the examination and consultation on proposed Main Modifications, the Inspectors Report was published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine local authorities on 15 February 2024. The Report concluded that subject to inclusion of the Main Modifications, the Plan is sound, complies with all relevant legal requirements and provides an appropriate basis for the planning of the nine boroughs. The Inspectors were also satisfied that where necessary the local planning authorities engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the Duty to Co-operate had been met.

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<sup>4</sup> The Greater Manchester Joint Minerals Plan can be found at:  
[https://www.oldham.gov.uk/info/201229/current\\_local\\_planning\\_policy/272/greater\\_manchester\\_minerals\\_development\\_plan\\_document](https://www.oldham.gov.uk/info/201229/current_local_planning_policy/272/greater_manchester_minerals_development_plan_document)

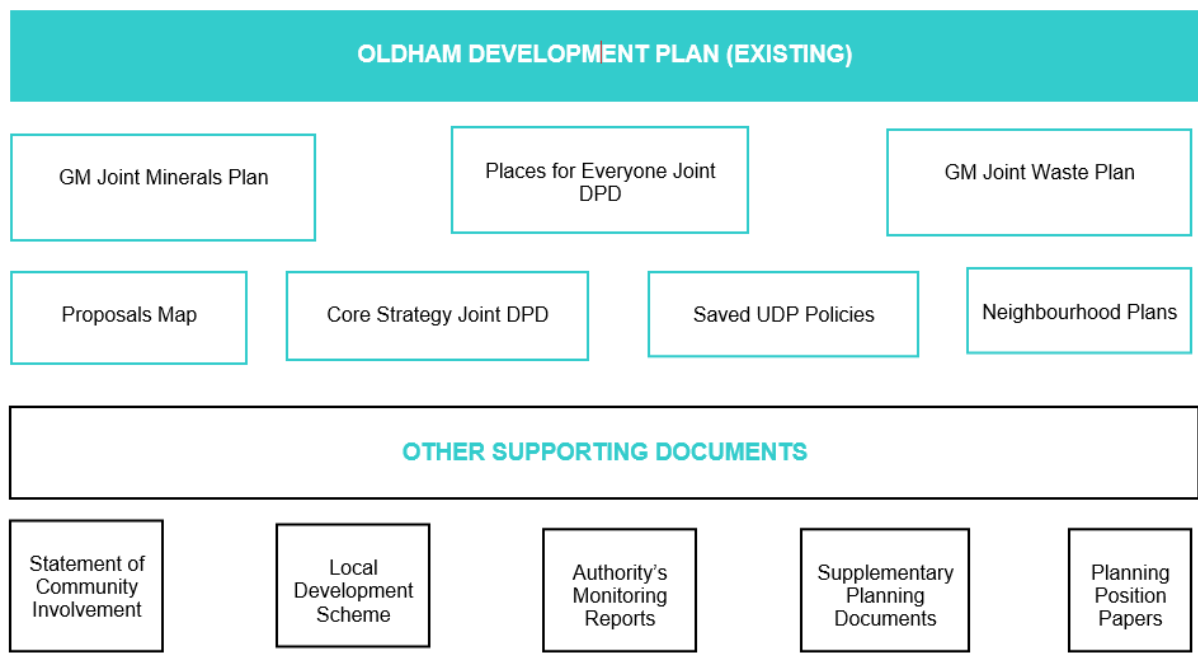
- 2.7. Details of these stages can be found on the [Places for Everyone](#) website.<sup>5</sup>
- 2.8. Following receipt of the Inspectors Report and incorporation of the agreed Main Modifications, PfE took effect and became part of the statutory development plan for each of the nine PfE authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) on 21 March 2024.
- 2.9. PfE provides the strategic framework for the Oldham Local Plan, and:
- Sets out specific requirements to be taken forward through the plan in relation to housing, offices, and industry and warehousing.
  - Identifies the main areas where growth will be focused as part of its spatial strategy.
  - Identifies the important environmental assets which will be protected and enhanced.
  - Allocates sites for employment and housing outside of the urban area to meet our growth needs. In Oldham this is JPA2 Stakehill (a cross-boundary allocation with Rochdale), JPA10 Beal Valley, JPA11 Bottom Field Farm, JPA12 Broadbent Moss, JPA13 Chew Brook Vale, JPA14 Cowlshaw, JPA15 Land south of Coal Pit Lane and JPA16 South of Rosary Road.
  - Supports the delivery of key infrastructure, such as transport and utilities; and
  - Defines a new Green Belt boundary.
- 2.10. Upon its adoption several Core Strategy policies were wholly or partially replaced by PfE<sup>6</sup>. Any parts not replaced were retained to remain part of the respective statutory development plan. An updated position of how the Core Strategy and saved UDP policies have been replaced by the Oldham Local Plan: Publication Plan, Places for Everyone and the Greater Manchester Waste and Minerals Plans is provided at Appendix 1 (of the Publication Plan).
- 2.11. The existing development plan structure for Oldham is illustrated in Figure 1 below.

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<sup>5</sup> Details of the stages that went into the preparation of Places for Everyone can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

<sup>6</sup> See Appendix A; Table A.4 of Places for Everyone found at: <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>

Figure 1: Existing Oldham Development Plan Structure



### 3. The Oldham Local Plan and National Planning Policy

- 3.1. The [National Planning Policy Framework](#)<sup>7</sup> (NPPF) sets out the Government's planning policies for England and how these should be applied, including guidance on the making of local plans.
- 3.2. Since preparation commenced on the review of Oldham's Local Plan in summer 2017 have been several iterations of national planning policy. The latest version of [NPPF](#) was published in December 2024, and amended in February 2025 (thereafter referred to as NPPF 2024).
- 3.3. Planning law requires that applications for planning permissions are determined in accordance with the development plan, unless material considerations indicate otherwise<sup>8</sup>. Chapter 3 of the NPPF and national planning guidance on [Plan-Making](#)<sup>9</sup>, sets out how local plans should be prepared.
- 3.4. Paragraph 16 of NPPF 2024 states that '*Plans should:*
- a. be prepared with the objective of contributing to the achievement of sustainable development;*
  - b. be prepared positively, in a way that is aspirational but deliverable;*
  - c. be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
  - d. contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
  - e. be accessible through the use of digital tools to assist public involvement and policy presentation; and*
  - f. serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).'*
- 3.5. Paragraph 17 sets out that the development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. As with PfE, these can be contained in joint plans produced by authorities working together.
- 3.6. Paragraph 18 then goes on to say that '*Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.'*

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<sup>7</sup> The National Planning Policy Framework (December 2024, as amended February 2025) can be found at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

<sup>9</sup> National planning guidance on Plan-making can be found at <https://www.gov.uk/guidance/plan-making>

- 3.7. Paragraph 19 confirms that the *‘development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time’*.
- 3.8. In the case of Oldham’s development plan:
- PfF provides the strategic policies for the Borough; and
  - The Oldham Local Plan will provide the non-strategic policies (with a focus on ‘development-management’ policies).
- 3.9. Annex 1 of NPPF 2024 sets out how the Framework should be implemented and provides transitional arrangements depending on what stage a plan in preparation is at. For the purposes of local plans, the policies in NPPF 2024 will apply from 12 March 2025 unless one or more the criteria in paragraph 234 apply.
- 3.10. In this regard paragraph 234c states that:
- ‘For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply [...] the plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020;’*.
- 3.11. Paragraph 235 goes on to state that *‘Where paragraph 234a, b, c, d or e apply, the plan will be examined under the relevant previous version of the Framework.’*.
- 3.12. PfE is the ‘parent’ plan and was examined under the December 2021 Framework, therefore in preparing the Oldham Local Plan consideration has been given to that version of the Framework. In the preparation of the Oldham Local Plan consideration has therefore been given to NPPF December 2021<sup>10</sup>.
- 3.13. We have however, sought to ensure that wherever appropriate policies within the Oldham Local Plan: Publication Plan accord with NPPF 2024, as the most recent planning policy published, to ensure longevity over the plan period. References made to national planning policy within the Plan, and associated supporting documents and Topic Papers, are therefore to NPPF 2024 unless otherwise stated. How this relates to matters such as the government’s standard methodology for calculating local housing need is explained further below.

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<sup>10</sup> The archived content of NPPF 2021 can be found at:<https://webarchive.nationalarchives.gov.uk/ukgwa/20230830172251/https://www.gov.uk/government/publications/national-planning-policy-framework--2>



## 4. The Oldham Local Plan and Places for Everyone

- 4.1 As previously stated, the Oldham Local Plan is a ‘non-strategic’ plan that focuses on development-management policies which will support delivery of PfE in Oldham, as well as our local priorities and regeneration ambitions.
- 4.2 This section of the Topic Paper takes the opportunity to set out, and summarise, those strategic policies of relevance to Oldham. To illustrate how and where ‘strategic’ matters have been addressed. Showing that collectively, the strategic policies set out in PfE and the non-strategic policies in the Oldham Local Plan, will provide a robust planning framework for the future development and regeneration of the Borough.

### Strategic Policies

- 4.3 Paragraph 17 of NPPF 2024 sets out that the development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area. As stated in paragraph 20 these strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:
- a. *‘homes (including affordable housing), employment, retail, leisure and other commercial development;*
  - b. *infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
  - c. *community facilities (such as health, education and cultural infrastructure); and*
  - d. *conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation’.*
- 4.4 Taking each chapter of PfE in turn, the main strategic matters and policies of relevance to Oldham are set out in Table 1 overleaf.

Table 1: Places for Everyone strategic matters and policies of relevance to Oldham

PfE Chapter	PfE Policy
<b>Spatial Strategy</b>	<p>The central theme of the PfE spatial strategy is to deliver inclusive growth across the city region, with everyone sharing in the benefits of rising prosperity. The three main aspects to this are:</p> <ul style="list-style-type: none"> <li>• Making the most of the key locations and assets best-placed to support economic growth;</li> <li>• Creating more favourable conditions for growth by providing high quality investment opportunities that help to address disparities; and</li> <li>• Creating places which will be more resilient to climate change through, for example, ensuring more efficient use of land resources.</li> </ul> <p>Policies within this Chapter establish the overall spatial strategy for PfE and provide a strategic framework for local plans. Those relating to Oldham are:</p> <ul style="list-style-type: none"> <li>• <b>Policy JP-Strat6: Northern Areas</b>, which seeks a significant increase in the competitiveness of the northern areas. With a strong focus on making as much use as possible of suitable brownfield land through urban regeneration, enhancing the role of the town centres and diversifying the residential offer. Improving transport connections and accessibility by public transport, cycling and walking is identified as a priority to ensure access to key employment opportunities.</li> <li>• <b>Policy JP-Strat7: North-East Growth Corridor</b>, which extends eastwards from Junction 18 of the M62, incorporating the Atom Valley Mayoral Development Zone, and will deliver a nationally-significant area of economic activity including JPA2 – Stakehill.</li> <li>• <b>Policy JP-Strat12: Main Town Centres</b>, states that the role of the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. This includes Oldham Town Centre.</li> <li>• <b>Policy JP-Strat12: Strategic Green Infrastructure</b>, lists the strategic green infrastructure assets that will be protected and enhanced, including River valleys and waterways, Uplands, and Trees and woodland.</li> <li>• <b>Policy JP-Strat14: A Sustainable and Integrated Transport Network</b>, sets out that the transport network will be improved through an ambitious programme of investment in public transport, cycling and walking. Completed by significant national and regional projects and support by policies set out in PfE.</li> </ul>

PfE Chapter	PfE Policy
<b>Sustainable and Resilient Places</b>	<p><b>Policy JP-S1: Sustainable Development</b>, sets out that development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable brownfield land and vacant buildings to meet development needs.</p> <p><b>Policy JP-S2: Carbon and Energy</b>, sets out the measures through which the PfE authorities will support the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions. This includes how new development will be required to meet net zero carbon ambitions and the Plans energy hierarchy.</p> <p><b>Policy JP-S3: Heat and Energy Networks</b>, sets out the measures that will support the provision of decentralised energy infrastructure and the PfE authorities objectives for low carbon growth, carbon reductions and an increase in local energy generation. This includes the identification of ‘Heat and Energy Network Opportunity Areas’ and how new development will be required to have regard them.</p> <p><b>Policy JP-S4: Flood Risk and the Water Environment</b>, sets out how an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and manage flood risk. Including the expectation that developments will manage surface water run-off through sustainable drainage systems and as close to source as possible, achieving greenfield run-off rates unless it is demonstrated to be impracticable. The policy goes onto state that District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues.</p> <p><b>Policy JP-S5: Clean Air</b>, sets out a range of measures for supporting improvements in air quality. With a focus on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.</p> <p><b>Policy JP-S6: Resource Efficiency</b>, sets out the measures through which PfE will contribute towards Greater Manchester’s ambition of becoming a leading green city region by 2038. This includes the use of sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.</p>

PfE Chapter	PfE Policy
<b>Places for Jobs</b>	<p><b>Policy JP-J1: Supporting Long-Term Economic Growth</b>, sets out how a thriving, inclusive and productive economy will be sought in all boroughs. Amongst several priorities this includes maximising the potential of the key growth locations set out in the Spatial Strategy, including JP-Strat6, JP-Strat7 and JPStrat12, to deliver inclusive growth across the sub-region by ensuring that employment growth opportunities are well connected and accessible to all residents.</p> <p><b>Policy JP-J2: Employment Sites and Premises</b>, sets out that a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost. This includes the opportunities brought forward in the key growth locations identified in JP-Strat6, JP-Strat7 and JPStrat12. As well as the employment land supply identified in JP-J3 and JP-J4 (see below) and the protection of existing employment sites.</p> <p><b>Policy JP-J3: Office Development</b>, sets out that at least 2,019,000sqm of accessible new office floorspace will be provided across the Plan area over the period 2022-2039. This includes town centres and the office development opportunities identified in the employment land supply, including that in Oldham (see Table 6.1 of PfE).</p> <p><b>Policy JP-J4: Industry and Warehousing Development</b>, sets out that at least 3,513,000sqm of new, accessible, industrial and warehousing floorspace will be provided across the Plan area over the period 2022-2039. This includes industry and warehousing development opportunities identified in the employment land supply, including that in Oldham (see Table 6.2 of PfE).</p>
<b>Places for Homes</b>	<p><b>Policy JP-H1: Scale, Distribution and Phasing of New Housing</b>, sets out that a minimum of 175,185 new additional dwellings will be delivered across the Plan area over the period 2022-2039, equating to an annual average of 10,305. For Oldham a requirement of 11,560 homes is set over the Plan period, stepped as follows - 404 a year from 2022-2025, 680 homes a year from 2025-2030, and 772 homes a year 2030-2039. Equating to an annual average of 680 homes a year.</p> <p>Policy JP-H1 sets out that where national policy requires a local planning authority to identify and update annually a supply of specific deliverable sites in their district, this will be assessed against the minimum delivery rates for the district set out in Table 7.2 of PfE, irrespective of any shortfalls or surpluses in other districts and in the Plan area overall (unless national policy requires a different figure to be used). Arrangements for the monitoring deliver rates is also provided.</p>

PfE Chapter	PfE Policy
	<p><b>Policy JP-H2: Affordability of New Housing</b>, sets out the approach to the delivery of affordable housing across the Plan area. This includes maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.</p> <p><b>Policy JP-H3: Type, Size and Design of New Housing</b>, sets out that development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. It also states that all new dwellings must:</p> <ol style="list-style-type: none"> <li>1. Comply with the nationally described space standards; and</li> <li>2. Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.</li> </ol> <p><b>Policy JP-H4: Density of New Housing</b>, sets out the new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. It identifies minimum density requirements for specific locations across the Plan area, the circumstances in which lower densities may be acceptable, and the broad split between houses and apartments that should be required.</p>
<b>Greener Places</b>	<p><b>Policy JP-G1: Landscape Character</b>, identifies landscape character types across the Plan area and states that development should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location. In implementing this strategic policy, regard will be had to the Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA). The landscape characters identified in Oldham are primarily Open Moorlands and Enclosed Upland Fringes (West / South Pennines) / (Dark Peak), Pennine Foothill (West / South Pennines), and Incised Urban Fringe Valleys. With a small amount of Urban Fringe Farmland and Pennine Foothills (Dark Peak).</p> <p><b>Policy JP-G2: Green Infrastructure Network</b>, sets out a strategic approach for the protection, management and enhancement of Green Infrastructure, and how this will contribute towards the development of a Local Nature Recovery Strategy for Greater Manchester.</p>

PfE Chapter	PfE Policy
	<p>A series of policies are then set out which explore further the individual aspects of the Green Infrastructure Network. Those of relevant to Oldham are:</p> <ul style="list-style-type: none"> <li>• <b>Policy JP-G3: River Valleys and Waterways;</b></li> <li>• <b>Policy JP-G5: Uplands</b>, this includes a requirement to ensure that new development does not have an adverse impact on protected habitats of the South Pennine Moors SAC, the Peak District Moors SPA and the South Pennine Moors Phase 2 SPA from urban edge effects, loss of and/or disturbance to functionally linked habitats and recreation disturbances;</li> <li>• <b>Policy JP-G6: Urban Green Space;</b></li> <li>• <b>Policy J-G7: Trees and Woodland.</b></li> </ul> <p><b>Policy J-G8: A Net Enhancement of Biodiversity and Geodiversity</b>, sets out the activities through a which net enhancement of biodiversity resources across the Plan area will be sought. It identifies the mitigation hierarchy that development will be expected to follow and, amongst other measures, sets out that a measurable net gain in biodiversity of no less than 10% will be required.</p> <p><b>Policy JP-G9: The Green Belt</b>, defines the Green Belt as per the Policies Map and that the beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes.</p>
<b>Places for People</b>	<p><b>Policy JP-P1: Sustainable Places</b>, is an overarching design policy that sets out the key attributes that all new development, where appropriate, should be consistent with. This includes matters such being socially inclusive; resilient and adaptable to the environment and changing needs; resource efficiency; and indoor and out environments.</p> <p><b>Policy JP-P2: Heritage</b>, sets out how the PfE authorities will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings; and that local plans will set out the key historic elements that contribute to a districts identity. The policy also states that where heritage assets have been identified as being at risk, local plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.</p> <p><b>Policy JP-P3: Cultural Facilities</b>, sets out the measures through which the PfE authorities will proactively develop and support cultural businesses and attractions across the plan area.</p>

PfE Chapter	PfE Policy
	<p><b>Policy JP-P4: New Retail and Leisure Uses in Town Centres</b>, identifies the upper tiers of the retail hierarchy across the plan area including Oldham Town Centre (which is designated as a main town centre). It sets out that centres at lower levels of the hierarchy will be defined in district local plans.</p> <p><b>Policy JP-P5: Education, Skills and Knowledge</b>, sets out how the PfE authorities will support enhancements in education, skills and knowledge across the Plan area. This includes ensuring delivery of sufficient school places to respond to the demands from new housing.</p> <p><b>Policy JP-P6: Health</b>, sets out the measures through which new development will be required to tackle health inequality. This includes ensuring that, where appropriate, the provision of new or improved health facilities is sought as part of new developments proportionate to the additional demand that they would generate; and that relevant new developments are supported by Health Impact Assessments.</p> <p><b>Policy JP-P7: Sport and Recreation</b>, sets out the measures through which our network of high quality and accessible sports and recreation facilities will be protected and enhanced. It also states that where appropriate more comprehensive and detailed recreational standards and standards for provision for designated play areas will be set out in district local plans, having regard to existing and future needs.</p>
<b>Connected Places</b>	<p>PfE includes a range of policies through which the PfE authorities, in partnership with Transport for Greater Manchester, will help deliver an accessible, low-carbon Greater Manchester with world-class connectivity.</p> <p>The first being <b>Policy JP-C1: An Integrated Network</b>, which includes measures around transforming transport infrastructure and services by securing investment in new and improved transport infrastructure and services; and delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure.</p> <p><b>Policy JP- C2: Digital Connectivity</b>, set out the measures through which the provision of affordable, high-quality, digital infrastructure will be sought.</p> <p><b>Policy JP-C3: Public Transport</b>, sets out the measures through which the PfE authorities will help to deliver major improvements to public transport.</p>

PfE Chapter	PfE Policy
	<p><b>Policy JP-C4: The Strategic Road Network</b>, sets out that PfE authorities will work with Department for Transport, National Highways, Transport for the North and TfGM to ensure a co-ordinated approach to the planning and delivery of potential interventions on the SRN and at interfaces with the local street network, as local plans, site Masterplans and planning applications come forward in accordance with Department for Transport, National Highways, and other UK Government policy and guidance as applicable.</p> <p><b>Policy JP-C5: Streets for All</b>, sets out that streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. As part of this the policy sets out the expectations for the design and management of streets coming forward as part of new development.</p> <p><b>Policy JP-C6: Walking and Cycling</b>, sets out the measures through which the PfE authorities will help to deliver a higher proportion of journeys made by walking and cycling. This includes the create and design of new infrastructure, the creation of active, permeable and legible routes, and the utilisation and enhancement of green infrastructure.</p> <p><b>Policy JP-C7: Freight and Logistics</b>, sets out measures through which the PfE authorities will support the more efficient and sustainable movement of freight. This includes enabling the provision of consolidated distribution centres and the use of low and zero-emission vehicles for local and last mile deliveries; and the provision of overnight parking and appropriate service / delivery arrangements.</p> <p><b>Policy JP-C8: Transport Requirements of New Development</b>, sets out the requirement for new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. This will be done by a series of measures on connectivity and permeability; design; public transport; parking infrastructure; access and services; construction management; and the requirement for Transport Assessments, Transport Statements and Travel Plans where appropriate. The final point includes the need to consider air quality impacts on Holcroft Moss as per the <a href="#">Holcroft Moss Planning Obligations Supplementary Planning Document</a><sup>11</sup> (SPD).</p>
<b>Strategic Allocations</b>	PfE identifies the following strategic allocations in Oldham:

<sup>11</sup> The Holcroft Moss Planning Obligations SPD can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/joint-supplementary-planning-documents/holcroft-moss-planning-obligations-spd/>



PfE Chapter	PfE Policy
	<p><b>Policy JPA 2: Stakehill</b>, is a cross-boundary allocation with Rochdale Council that seeks to deliver around 150,000m<sup>2</sup> of high-quality, adaptable industrial and warehousing floorspace; and 1,680 high-quality homes (in Rochdale only). This allocation provides a significant opportunity for both Oldham and Rochdale to contribute to the future economic growth of Greater Manchester, capitalising on its proximity and connectivity to the motorway and rail network. It has potential to provide a significant contribution to the sub-regional requirement for employment floorspace within key economic sectors and attract additional investment and economic activity to the area.</p> <p><b>Policy JPA10: Beal Valley</b>, seeks to deliver around 480 homes and includes the requirement to make a proportionate and evidence-based contribution to the delivery of the new Metrolink stop and new park and ride facility as part of JPA12, which in part will help to serve and improve the accessibility and connectivity of both allocations;</p> <p><b>Policy JPA11: Bottom Field Farm (Woodhouses)</b>, seeks to deliver around 30 homes. The site received planning permission for 27 homes (FUL/347760/21) in September 2023 and it is currently under construction.</p> <p><b>Policy JPA12: Broadbent Moss</b>, seeks to deliver around 1,450 homes and, alongside JPA10, will make provision for a new Metrolink stop and Park &amp; Ride facility to serve both allocations, improving their accessibility and connectivity and that of the surrounding area. 77 homes were completed at Hebron Street (which is within the allocation boundary) in 2021/22 (PA/343341/19).</p> <p><b>Policy JPA13: Chew Brook Vale (Robert Fletchers)</b>, seeks to deliver around 138 homes.</p> <p><b>Policy JPA14: Cowlshaw</b>, seeks to deliver around 460 homes. Development of the allocation has been implemented on two parcels – Cowlshaw Abattoir (RES/346720/21) which received planning permission for 201 homes and is under construction, and Denbigh Drive (FUL/346529/21) which received planning permission for 42 homes and is under construction (nearing completion). The remaining parcel is identified for around 222 homes and a planning application for the development of this parcel is expected soon.</p> <p><b>Policy JPA15: Land South of Coal Pit Lane (Ashton Road)</b>, seeks to deliver around 175 homes.</p> <p><b>Policy JPA16: South of Rosary Road</b>, seeks to deliver around 60 homes. The site received planning permission (subject to legal agreement) for 72 dwellings (FUL/354869/25) in December 2025.</p>

PfE Chapter	PfE Policy
	Collectively these strategic allocations have the capacity to deliver around 2,100 homes in Oldham as part of the overall housing land supply.
<b>Delivering the Plan</b>	<p>This section sets out policies that will support the implementation and delivery of the Plan.</p> <p><b>Policy JP-D1: Infrastructure Implementation</b>, sets out how working with providers the PfE authorities will ensure the effective development and implementation of the infrastructure needed to deliver the Plan. Part of the approach is a requirement for applicants to prepare an infrastructure phasing and delivery strategy to be agreed by the local planning authority for sites where build out will be delivered by different developers or in phases. Such a strategy must outline what needs to be provided by when and who will fund and deliver it.</p> <p><b>Policy JP-D2: Developer Contributions</b>, sets out that the PfE authorities will require developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms.</p>

- 4.5 PfE also includes a Monitoring Framework that identifies the indicators that will be used to monitoring implementation and delivery of the Plan against its vision and objectives. The outcomes of PfE are reported through monitoring reports published by each district – in our case, the [Oldham Monitoring Report](#)<sup>12</sup>.

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<sup>12</sup> The latest and previous versions of Oldham's Monitoring Report can be found at: [https://www.oldham.gov.uk/info/201230/monitoring/263/oldhams\\_monitoring\\_report](https://www.oldham.gov.uk/info/201230/monitoring/263/oldhams_monitoring_report)

## 5. Delivering the Council's Priorities

- 5.1 The Oldham Local Plan represents the spatial expression of the Oldham Partnership's Oldham Plan and the Council's Corporate Plan. It is a key tool through which the Council can help to support the Partnership's missions which are golden threads that run through it.
- 5.2 [The Oldham Plan 2024-2030](#)<sup>13</sup>, prepared by the Oldham Partnership, sets out a clear set of priorities for the Borough that respond to the needs and aspirations of our communities. It recognises that no single organisation can tackle all our challenges alone and brings together leaders from across the Council, health services, housing, education, safety, and local businesses.
- 5.3 The Partnership's vision for Oldham is '*a place where everyone can thrive, with great education, good jobs, safe homes and access to necessary services. We aim to build a greener, healthier borough focused on sustainability and well-being for all*'.
- 5.4 The Oldham Plan translates this vision in the following three missions:
- **A Great Place to Live** – through providing more affordable, quality homes, improving public spaces, and creating a strong economy with vibrant communities.
  - **Healthier, Happier Lives** – through ensuring that everyone has access to the care, support, and opportunities they need to live a good life. With a commitment to tackling poverty, improving health and well-being, providing high-quality social care, and promoting lifelong education.
  - **Green and Growing** – where economic growth benefits all residents, creating opportunities for businesses to succeed while ensuring our community and environment thrive. Through attracting new investment, supporting local business and leading in green technologies, quality job opportunities will be generated, and people will be equipped with the skills they need to succeed.
- 5.5 Oldham Council's [Corporate Plan 2024-2027](#)<sup>14</sup> reflects the Partnership's missions and sets out how the Council will support their delivery. In an ever-changing environment, where strategies must remain flexible and responsive, our cooperative ambition drives us forward, guided by a core set of values and behaviours. These principles form the foundation of Oldham Council's approach, ensuring that we stay true to our core purpose and direction.

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<sup>13</sup> The Oldham Plan 2024-2030 can be found at:[https://www.oldham.gov.uk/info/201261/oldham\\_plan/3207/oldham\\_plan](https://www.oldham.gov.uk/info/201261/oldham_plan/3207/oldham_plan)

<sup>14</sup> The Council's Corporate Plan 2024-2027 can be found at:  
[https://www.oldham.gov.uk/info/200146/strategies\\_plans\\_and\\_policies/2888/corporate\\_plan](https://www.oldham.gov.uk/info/200146/strategies_plans_and_policies/2888/corporate_plan)

## 6. The Oldham Local Plan Review

- 6.1 This section looks at the need to review Oldham's Local Plan and its preparation to date up to the Publication Plan.

### The need to review Oldham's Local Plan

- 6.2 As set out above, the Council must prepare a local plan to provide an up-to-date and positive planning framework for the area, that will help to meet our housing needs and address the Borough's other economic, environmental and social objectives.
- 6.3 PfE sets the strategic policies for the Borough, but there is still a need for local policies that support the implementation of PfE across Oldham and deliver the Council's priorities and regeneration ambitions. This, in addition to the current Core Strategy being adopted in 2011 and the need reflect changes in national planning policy, has led to the need to prepare a new Local Plan for Oldham.
- 6.4 The Government is in the process of reforming the current system for preparing local plans, to ensure that going forward plans are faster to prepare and simpler for end users to access and understand. Guidance on how plans are to be prepared under the new plan-making system is still to be published. In the meantime, Government has published a [plan-making regulations explainer](#)<sup>15</sup> to show the direction of travel for the new system.
- 6.5 For those Plans progressing to adoption under the current plan-making legal framework (which includes the review of the Oldham Local Plan) Government requires these to be submitted for examination by 31 December 2026.

### Preparation of the Oldham Local Plan to date

- 6.6 [The Town and Country Planning \(Local Planning\) \(England\) Regulation 2012](#)<sup>16</sup> ('the Regulations') set out the requirements for local authorities producing and consulting on local plans under the current plan-making system. There are various stages in the production of a Local Plan and Oldham Council is at the Regulation 19 (or Publication Plan) stage.
- 6.7 Before this point, to help shape the content of the Plan informal consultation has been carried out, pursuant to Regulation 18, as follows:
- Regulation 18 Notification – Summer 2017
  - Issues and Options – Summer 2021
  - Draft Local Plan – January to February 2024
- 6.8 [The Regulation 18 Notification stage](#)<sup>17</sup> provided an opportunity to consider the scope of the Oldham Local Plan review. The purpose being to get an understanding from

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<sup>15</sup> The Plan-making regulations explainer, published 27 November 2025 by the Ministry of Housing, Communities and Local Government can be found at: <https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer>

<sup>16</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 can be found at: <https://www.legislation.gov.uk/uksi/2012/767/contents>

<sup>17</sup> Details of the Regulation 18 Notification stage can be found at: [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/2738/local\\_plan\\_review\\_regulation\\_18](https://www.oldham.gov.uk/info/201233/local_plan_review/2738/local_plan_review_regulation_18)

the local community and stakeholders as to what they felt the local plan should contain, what the key planning issues for Oldham were and what should be the main aims of the Plan.

- 6.9 [The Issues and Option stage](#)<sup>18</sup> described the key challenges and broad issues facing Oldham and presented options on how these may be tackled through the Local Plan. It asked what kind of place the local community and stakeholders would like Oldham to be in 15 years; and asked questions relating to specific areas of planning, such as the location of future housing, design of new buildings and protection of our open spaces.
- 6.10 [The Draft Local Plan stage](#)<sup>19</sup> contains a vision for Oldham based on a set of plan objectives and draft planning policies covering a wide range of topic areas. It was informed by comments collected from two consultations previously run by the Council, ongoing studies and evidence. At this stage, not only was the purpose of the Plan to set out policies to guide how the Council will manage development coming forward and identify designation for protection and enhancement of the borough's historic and environmental assets (for example), it also proposed allocations to meet our future housing and employment needs.
- 6.11 Details of these earlier stages in the review of Oldham's Local Plan can be found on the council's [Local Plan Review](#)<sup>20</sup> pages, and in the Oldham Local Plan: Publication Plan Consultation Statement.

## **The Oldham Local Plan: Publication Plan**

- 6.12 The 'Publication Plan' stage is a formal consultation on the draft Oldham Local Plan pursuant to Regulation 19 of the Regulations. It is a statutory stage that provides an opportunity for organisations, and individuals, to submit their final views on the content of the Plan.
- 6.13 Following consultation the Publication Plan, representations made at the Regulation 19 stage, and other relevant supporting documentation will be submitted to the Secretary of State, for independent examination by the Planning Inspectorate.

## **The role and purpose of the Oldham Local Plan**

- 6.14 The role and purpose of the Oldham Local Plan has changed since preparation of, and consultation on, the Draft Local Plan. In particular, allocations for housing and employment development are no longer being proposed. Instead, the focus is in 'non-strategic' development management policies.
- 6.15 In summary, the main reasons for the change in focus for the Oldham Local Plan are that:
- PfE is now in place (following its adoption in March 2024). It now forms part of our development plan and provides us with a suite of policies that set the strategic planning framework for the Borough. As part of the development plan for the

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<sup>18</sup> Details of the Issues and Options stage of the Local Plan review can be found at: [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/1809/issues\\_and\\_options](https://www.oldham.gov.uk/info/201233/local_plan_review/1809/issues_and_options)

<sup>19</sup> Details of the Draft Local Plan stage can be found at: [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review/3095/draft\\_local\\_plan](https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan)

<sup>20</sup> The Council's Local Plan review pages can be found at: [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review](https://www.oldham.gov.uk/info/201233/local_plan_review)

Borough regard must be had to the policies within PfE when preparing and assessing development proposals. It is therefore unnecessary to repeat strategic planning matters addressed through PfE, and it would be unhelpful to do so and lead to ambiguity.

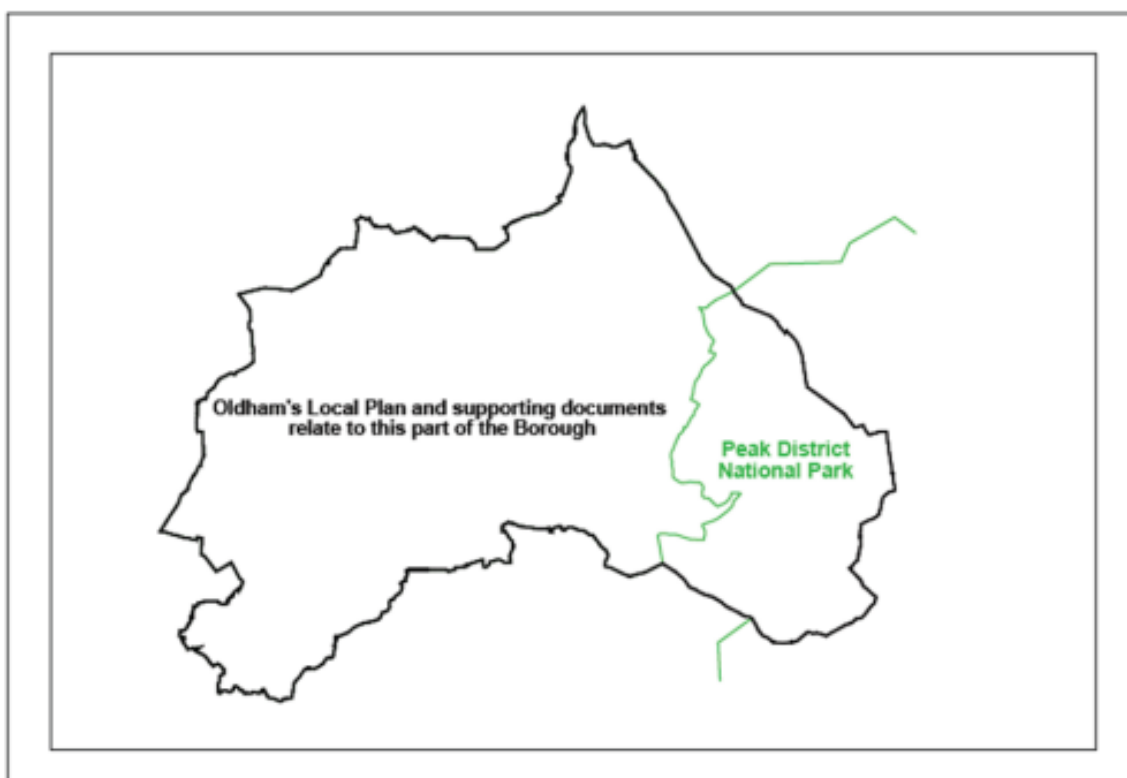
- Since preparation of the Draft Local Plan changes in national planning policy have taken place and proposed planning reforms have been announced that will introduce a new-style plan making system. The Council is aware that at some point in the future a new-style plan will need to be prepared. However, we do still feel that there is a need for more 'local-level' non-strategic policies not only to bring our development management policies up to date but also to complement those in PfE and reflect the Borough's priorities and regeneration ambitions. As such, the Council is continuing to prepare the Oldham Local Plan under the transitional arrangements set out in national planning policy that requires 'old-style', or 'legacy', plans to be submitted for examination by December 2026.

6.16 Detailed reasons for the change in focus are explained further below in section XX.

### Geographical scope of the Oldham Local Plan

6.17 The Local Plan covers the whole Borough except for the part which falls within the Peak District National Park, as shown in Figure 2 below.

Figure 2: Oldham Borough and Peak District National Park



### The Oldham Local Plan plan-period

6.18 Paragraph 22 of the National Planning Policy Framework states that: '*strategic policies should look ahead over a minimum of 15 years from adoption, to anticipate and respond to long-term requirements and opportunities*'.

- 6.19 Given that the Oldham Local Plan focuses on non-strategic 'development management' policies to support the implementation of PfE it is considered reasonable and appropriate to align it with the plan-period of the Joint Plan, that is 2022-2039.

### Oldham Local Plan and the Duty to Co-operate

- 6.20 Duty to Co-operate has been a requirement of the planning system following its insertion into the Planning and Compulsory Purchase Act 2004 by the Localism Act 2011. The Duty requires local planning authorities to engage constructively, actively and on an on-going basis with neighbouring authorities, and other prescribed bodies, on strategic matters that cross administrative boundaries.
- 6.21 On 27 November 2025, the Minister of State for Housing and Planning wrote<sup>21</sup> to the Planning Inspectorate setting out Governments intention to revoke the Duty to Co-operate requirement under the current plan-making system. The Duty will therefore cease to apply when the Regulations come into force in 2026, including for plans at examination at that point.
- 6.22 Whilst it is the intention that the formal Duty to Co-operate will be revoked, there is still a need for local planning authorities to continue to collaborate across their boundaries, especially in relation to addressing unmet development needs from neighbouring areas, and in line with the policies in the NPPF on 'maintaining effective co-operation'.
- 6.23 Given the role and purpose of the Oldham Local Plan and that its focus is on non-strategic 'development management' policies there are limited strategic matters of a cross-boundary nature to be considered, above and beyond those addressed through PfE.
- 6.24 Nevertheless, the opportunity has been taken, through the Oldham Local Plan: Publication Plan Statement of Common Ground, to identify those matters that may have cross-boundary implications and to outline Oldham Council's commitment for continued collaboration with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies.

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<sup>21</sup> The letter from the Minister of State for Housing and Planning to the Planning Inspectorate can be found at:  
[https://assets.publishing.service.gov.uk/media/69286415345e31ab14ecf67d/Local\\_Plans\\_letter\\_to\\_PI\\_NS.pdf](https://assets.publishing.service.gov.uk/media/69286415345e31ab14ecf67d/Local_Plans_letter_to_PI_NS.pdf)



## 7. Delivering growth through the Oldham Local Plan

### Meeting our Local Housing Need

- 7.1 Oldham Local Plan: Publication Plan Policy H1- Delivering a Diverse and Sustainable Housing Offer sets out the Council's approach to promoting a housing offer that meets the differing needs of all Oldham's residents.
- 7.2 Oldham's local housing need (the number of new homes needed) is set out in Places for Everyone (PfE). PfE sets out that Oldham is required to deliver at least 11,560 homes over the period of 2022-2039, which equates to an average of 680 homes per year. The (minimum) housing requirement is phased through a stepped housing requirement as set out in Table 7.2 of PfE and reiterated at Table H1 of the Oldham Local Plan.
- 7.3 The [PfE Housing Topic Paper](#)<sup>22</sup> sets out the methodology for the calculation of the stepped housing requirement. The housing requirement is calculated using the government's standard methodology for calculating local housing need, as is set out in NPPF (December 2020) – the version of the NPPF which applies to PfE.
- 7.4 The Government's standard methodology for calculating local housing need has been revised in the latest version of NPPF (December 2024). However, in line with the transitional arrangements set out in paragraphs 234c and 235 of NPPF, it is still relevant to use the PfE housing requirement for this Local Plan. Furthermore, the methodology for calculating housing and employment need across the PfE plan area was found sound as part the Plan's examination and considered an appropriate basis for the planning of the nine boroughs. Further information can be found in the Publication Plan: Housing Topic Paper.

### Delivering Employment

- 7.5 There is a need for Oldham to contribute towards achieving the overall employment floorspace requirements set out in PfE policies JP-J3 'Office Development' and JP-J4 'Industry and Warehousing Development'. The policies set out the requirements of at least 2,019,000 sqm of office floorspace and 3,513,000 sqm of industrial and warehousing floorspace, to be provided across the PfE plan area by 2039.
- 7.6 PfE, tables 6.1 (JP-J3) and 6.2 (JP-J4) set out the distribution of the identified supply for offices and industry and warehousing across each of the PfE districts. However, PfE does not set out distributed requirements for offices and industry and warehousing floorspace for each district. The reasoned justification of JP-J3 and JP-J4 explained that the approach taken in each of the policies was to allow each authority to take local circumstances into account when drafting their Local Plans.
- 7.7 Oldham Local Plan: Publication Plan Policy E1, sets out the borough's employment floorspace requirements for the plan period (2022-2039).
- 7.8 To ensure that Oldham makes a sufficient contribution to meeting the overall employment requirements identified in PfE an appropriate methodology has been

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<sup>22</sup> The PfE Housing Topic Paper can be found at: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/pfe-previous-stages/places-for-everyone-2021-regulation-19/supporting-documents-2021/?folder=06%20Places%20for%20Homes#fList>

applied to determine an Oldham employment floorspace requirement. The methodology used to inform Policy E1, is that which was put forward by the nine PfE districts through Main Modifications proposed during the examination of the plan. This methodology calculated Oldham's proportion of the total supply of office and industry and warehousing floorspace across the nine PfE districts as shown in PfE tables 6.1 (JP-J3) and 6.2 (JP-J4). Then applied this proportion to the overall office and industry and warehousing requirement figures in PfE policies JP-J3 and JP-J4.

- 7.9 Ultimately, the Inspectors determined that such a modification was not necessary to make PfE sound, however this approach is considered an appropriate methodology to quantify how Oldham will contribute towards the requirements set out in PfE.
- 7.10 Further detail on the methodology used, and employment requirements, can be found in the Publication Plan: Economy and Employment Topic Paper.

### Allocations

- 7.11 Most of the development required to deliver PfE's Spatial Strategy is in the existing urban area, giving the highest priority to brownfield land.
- 7.12 PfE identifies the existing land supply that has been identified for office, industrial / warehousing and housing to meet the growth requirements set out therein over the plan period. This land supply is updated annually by each district, including ourselves'. It identifies suitable brownfield sites and where appropriate the optimisation of density ratios, in line with the overall strategy and PfE Policy JP-H4: Density of New Housing. Oldham's housing land supply includes a 15% buffer (of dwellings) for flexibility and market choice (accounting for sites within the housing land supply not coming forward as anticipated), which is recommended in NPPF and especially important when identifying land over a long period.
- 7.13 PfE (paragraph 11.3) states that *'as appropriate, district Local Plans will allocate sites from this supply reflecting the distribution set out in tables 6.1, 6.2 and 7.2, to ensure that the spatial strategy can be met'*.
- 7.14 As the focus of the Oldham Local Plan is on non-strategic policies it is not felt appropriate, or necessary, to allocate individual sites for housing and employment development. Evidence of the Borough's housing and employment land supply being sufficient to meet our needs, and its deliverability over the plan-period, is set out within the Homes and Economy and Employment Topic Papers.

## 8. Conclusion

- 8.1 This Topic Paper sets the scene for the Oldham Local Plan. It shows that collectively, the strategic policies set out in PfE and the non-strategic policies in the Local Plan, will provide a robust planning framework for the future development and regeneration of the Borough.
- 8.2 In line with paragraph 16 of NPPF 2024, the Oldham Local Plan:
- contributes to the achievement of sustainable development across the Borough;
  - has been prepared positively, in a way that is aspirational but deliverable – supporting the spatial strategy and delivery of growth set out in PfE;
  - has been through several stages of consultation and continuing dialogue as part of Duty to Co-operate which has ensured that it has been shaped by early, proportionate and effective engagement with the local community, other relevant authorities, infrastructure providers and statutory consultees;
  - provides a local planning policy framework that supports the implementation of PfE whilst avoiding unnecessary duplication of policies contained within the Joint Plan.

### Meeting legal and procedural requirements

- 8.3 As stated in paragraph 36 of NPPF, Local plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound.
- 8.4 In terms of legal and procedural requirements:
- The Oldham Local Plan: Publication Plan is supported by an Integrated Assessment, incorporating a Habitat Regulations Assessment, to ensure that appropriate consideration is given to the elements of sustainable development.
  - The Plan has been prepared in accordance with our Statement of Community Involvement, most recently adopted July 2021.
  - Given the role and purpose of the Oldham Local Plan there are limited strategic matters of a cross-boundary nature to be considered, above and beyond those addressed through PfE. Nevertheless, the Council has continued to collaborate with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies. Details are set in the Oldham Local Plan: Publication Plan Statement of Common Ground.

### Meeting the tests of soundness

- 8.5 The tests of soundness are listed at paragraph 36 of NPPF 2024. Plans are 'sound' if they are a) positively prepared; b) justified; c) effective; and d) consistent with national planning policy.
- 8.6 Paragraph 37 of NPPF states that tests of soundness will be applied to non-strategic policies in a proportionate way, considering the extent to which they are consistent with relevant strategic policies for the area (such as those contained in PfE).

- 8.7 In relation to these tests of soundness it is considered that the Oldham Local Plan: Publication Plan is:

**Positively prepared** – *‘a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development’.*

PfE provides the strategic planning framework under which the Oldham Local Plan sits and supports the delivery of. It comprises the spatial strategy for the nine PfE authorities and sets out their objectively assessed need for housing and employment growth. Paragraphs 6.20 to 6.24 above also sets out how duty to co-operate has been met.

**Justified** – *‘an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence’.*

The Oldham Local Plan: Publication Plan Integrated Assessment sets out how, in the preparation of the Plan, reasonable alternatives have been considered. This is set within the context of PfE and its spatial strategy, as well as the ambitions and priorities set out in The Oldham Plan, the Council’s Corporate Plan and our [Building a Better Oldham](#)<sup>23</sup> regeneration initiative. The Plan has been informed by a robust and proportionate evidence base. How this evidence based as influenced in policies in the Oldham Local Plan is set out in the thematic topic papers. The Oldham Local Plan Documents List provides a list of the evidence that has helped shape the Plan.

**Effective** – *‘deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground’.*

The Oldham Local Plan: Publication Plan supports delivery of PfE and the Borough’s housing and employment needs.. Both PfE and the Oldham Local Plan: Publication Plan are supported by a monitoring framework that will enable the PfE authorities, and the Council, to assess the implementation and effectiveness of the policies contained within the plans. Monitoring is essential to ensure that the plan delivers its vision and objectives, and to identify where policy intervention or review may be required.

Whilst cross-boundary strategic matters have been primarily dealt with through PfE. the Council continues to ensure effective joint working with neighbouring authorities and other relevant public bodies.

Finally, deliverability of the Oldham Local Plan: Publication Plan is also evidenced by the Infrastructure Delivery Plan and Statement of Common Ground.

**Consistent with national policy** – *‘enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant’.*

PfE was examined under the version of NPPF published in December 2021. In preparing the Oldham Local Plan consideration has therefore been given to previous version of NPPF (2021 and 2023) as per the guidance on transitional arrangements

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<sup>23</sup> Details of Building a Better Oldham can be found at [https://www.oldham.gov.uk/info/201248/building\\_a\\_better\\_oldham](https://www.oldham.gov.uk/info/201248/building_a_better_oldham)

set out in NPPF, paragraphs 234c and 235. We have however, also sought to ensure that wherever appropriate policies within the Oldham Local Plan: Publication Plan accord with the most recent planning policy published (NPPF 2024), to ensure its longevity over the plan period.