

# Oldham Local Plan

Publication Plan: Consultation Statement

January 2026



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# 1. Introduction

## Purpose of the Report

- 1.0 Oldham Council is preparing a new local plan for the borough. Once agreed (formally adopted) it will replace the current Local Plan (the [Joint Core Strategy and Development Management Policies Development Plan Document](#)<sup>1</sup>) that was adopted in 2011, and any [saved planning policies](#)<sup>2</sup> from the Unitary Development Plan (UDP) 2006.
- 1.1 This Consultation Statement has been prepared in accordance with Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012 and demonstrates how public involvement is consistent with Oldham's Statement of Community Involvement (SCI).
- 1.2 This Statement, accompanying the Publication Local Plan, details the consultation that has been undertaken at each stage of the Local Plan preparation to date – that is the Regulation 18 Notification, Issues and Options and Draft Local Plan. It sets out the consultation methods that have been employed, summarises the responses received and explains how the Local Plan has evolved because of the consultation.
- 1.3 The Consultation Statement will be updated at each of stage of consultation and when the Council submits the Local Plan to the Secretary of State for Independent Public Examination.

## Statement of Community Involvement

- 1.4 The Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to produce a Statement of Community Involvement (SCI).
- 1.5 The SCI identifies how the Council will involve the community in the consideration of planning applications, the preparation and revision of the Local Plan and it also sets out policies for giving advice or assistance on neighbourhood planning.
- 1.6 The SCI was first adopted as Council policy in April 2007 after an independent examination and public consultation. It was then reviewed in 2010, 2016, 2019, 2020 and 2021 to reflect changes in regulations and guidance during this time as well as the commencement of the Greater Manchester Spatial Framework (GMSF), now Places for Everyone (PfE). The current [SCI 2021](#)<sup>3</sup> was adopted by the Council on 28th July 2021.
- 1.7 The SCI 2021 sets out a range of consultation methods that the Council could use to engage in the preparation of the Local Plan. Paragraph 4.65 of the SCI states that as

<sup>1</sup> This document can be found online 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> This document can be found online 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)

<sup>3</sup> This document can be found online at [https://www.oldham.gov.uk/homepage/1252/statement\\_of\\_community\\_involvement\\_2021](https://www.oldham.gov.uk/homepage/1252/statement_of_community_involvement_2021)

a minimum all draft Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) will benefit from the following approaches to community engagement:

- Public Notice outlining details of the Local Plan documents will be published;
- a press release with details of the Local Plan documents will be issued;
- the Local Plan documents will be published on the Council's website;
- the Local Plan documents will be made available at Oldham's public libraries;
- the Local Plan documents will be made available at the Council's principal office, i.e. at Access Oldham; and
- a letter or email will be sent to those relevant parties on the Local Plan mailing list, including statutory consultees, Oldham Partnership and Oldham Councillors explaining that the Local Plan documents are available for consultation and information on where they can be found.

1.8 During the Regulation 18 Notification consultation (see paragraphs 2.1 to 2.9 below) SCI 2016 was in place and during the Issues and Options consultation (see paragraphs 3.1 to 3.5) SCI 2020 was in place. An [archive for previous SCI's](#)<sup>4</sup> is available online on the Council's website. The minimum requirements set out at paragraph 4.65 of the SCI 2021 were the same in both the 2016 and 2020 SCI's. The only exception being that in SCI 2020 reference was made to special arrangements required in response to coronavirus restrictions.

1.9 Additional consultation techniques that the Council may make use of over and above this minimum, if considered appropriate and resources permitting, are set out in Table 1 of SCI 2021.

1.10 The evidence in this Consultation Statement demonstrates that the scope of consultation and the range of techniques that have been employed to reach people to date exceed that required in the Council's SCI (in place at the time of the relevant consultation) and accord with the requirements of the Regulations.

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<sup>4</sup> An archive of previous Statement of Community Involvements can be found at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

## 2. Regulation 18 Notification

### Consultation undertaken

2.1 To begin preparation of the Local Plan the Council carried out a 'Regulation 18' Notification consultation. Comments were invited over a six-week period from 10 July to 21 August 2017.

2.2 This was an early stage in the Regulation 18 process where the Council sought views from the local community and stakeholders about:

- What the Local Plan should contain;
- What the key planning issues are for Oldham; and
- What the aims of the Local Plan should be.

2.3 The [Regulation 18 Notification](#)<sup>5</sup> can be viewed on the Council's website and at Appendix 1a.

2.4 In accordance with paragraph 4.37 of the [2016 SCI](#)<sup>6</sup> the following minimum requirements were met:

- Public Notice outlining details of the Local Plan document was published in the Oldham Evening Chronicle on Monday 10 July 2017 (see Appendix 1b).
- A press release with details of the Local Plan document was issued (see Appendix 1c).
- Details of the Regulation 18 Notification were published on the Council's website (see Appendix 1d). Content can still be viewed on the Regulation 18 Notification<sup>7</sup> consultation stage by visiting the Council's Local Plan review webpage.
- The Local Plan document was made available at public libraries and the Council's principal office (see Appendix 1e for copy of poster put on display).
- The Local Plan document was sent to all relevant Statutory Consultees, Oldham Council Councillors, the Oldham Partnership and relevant parties on the Local Plan mailing list electronically and explaining that the Regulation 18 Notification was available for consultation (see Appendix 1f to 1i).

2.5 Alongside the Regulation 18 Notification the Council prepared an Integrated Assessment Scoping Report. This is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework. As required the Council consulted the following three consultation bodies on the Scoping Report for a minimum of five weeks:

- Historic England;
- Natural England; and

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<sup>5</sup> This document can be found online 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)

<sup>6</sup> This document can be found online at

[https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

<sup>7</sup> Information on the Regulation 18 Notification and its consultation can be found online 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)

- Environment Agency.

2.6 A copy of the email send to the three prescribed consultation bodies can be found at Appendix 1j.

2.7 The [Integrated Assessment Scoping Report](#)<sup>8</sup> can be viewed on the Council's Local Plan review webpage.

2.8 Key messages that arose from the Regulation 18 Notification are set out in Table 1 below.

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<sup>8</sup> This document can be found online at  
[https://www.oldham.gov.uk/downloads/file/7666/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/file/7666/integrated_assessment_scoping_report)

Table 1: Summary of key messages from Regulation 18 Notification

<b>Key Issue Relationship with other plans:</b>
<ul style="list-style-type: none"> <li>• Need to make clear how the Local Plan will relate to GMSF (now Places for Everyone) and how delineation will be made between strategic and non-strategic policies.</li> <li>• Need to support Saddleworth Neighbourhood Plan.</li> </ul>
<b>Green Belt and rural policies:</b>
<ul style="list-style-type: none"> <li>• Oppose the release of Green Belt for development needs.</li> <li>• The Local Plan should allocate non-strategic sites at the micro level for development. Need to allow the development of low-quality Green Belt or safeguarded land.</li> <li>• The Local Plan should identify land to be safeguarded for future development needs. Green Belt policies should remain strong.</li> <li>• There is a need for rural policies.</li> </ul>
<b>Other Protected Open Land:</b>
<ul style="list-style-type: none"> <li>• Oppose loss / development on Other Protected Open Land (OPOL).</li> <li>• OPOL sites need to be reviewed and fully / partly released for development.</li> </ul>
<b>Brownfield land:</b>
<ul style="list-style-type: none"> <li>• Preference for development on brownfield land first before greenfield land.</li> <li>• Mills and vacant buildings / land should be used for redevelopment. The need to establish a brownfield register.</li> </ul>
<b>Transport Infrastructure - Congestion:</b>
<ul style="list-style-type: none"> <li>• Concerns around traffic / congestion and road safety.</li> </ul>
<b>Sustainable transport:</b>
<ul style="list-style-type: none"> <li>• Improvements in walking and cycling infrastructure needed.</li> <li>• The need for frequent reliable public transport.</li> <li>• Housing should have electric vehicle charging points.</li> </ul>
<b>Accessibility needs to be addressed:</b>
<ul style="list-style-type: none"> <li>• Footpaths and pavements need to be planned for wheelchair users.</li> <li>• Some areas have no / very narrow pavements.</li> <li>• Need more disabled car parking spaces.</li> <li>• Buildings need to be accessible to wheelchair users.</li> </ul>
<b>Green Infrastructure:</b>
<ul style="list-style-type: none"> <li>• The need to maintain and enhance green infrastructure, including nature designations and provide safe open space, including recreation facilities, to deliver a wide range of benefits.</li> <li>• Impacts from development on biodiversity need to be considered.</li> </ul>

- Landscape character must be protected, conserved and enhanced.

#### **Social Infrastructure:**

- Concerns around social infrastructure e.g, school places, health care, leisure centres etc.

#### **The need for other infrastructure:**

- Electricity, gas, water and sewerage.
- Broadband - the need to improve broadband speeds.

#### **Housing type:**

- The need for affordable and social housing that meet local need.
- Size, type and tenure are important considerations.
- No need for executive style homes.
- Do not wish to see a lot of high tower accommodation.
- Need housing for older people wishing to downsize.
- The need for adapted homes for people with disabilities.
- Need to tackle homelessness and homes for younger people.
- Need to address the impact of Houses of Multiple Occupation.

#### **Housing numbers:**

- Figures need to be revisited.
- Supply of housing land should be increased.
- Need to demonstrate sites are deliverable.
- Need a combination of large and small sites to deliver housing.

#### **Locations:**

- Need to be in accessible locations and next to public transport.
- Town centres can be redeveloped for higher density housing that respects landscape and character.
- Consider proximity to wastewater treatment works as could have adverse impacts.
- Consider sites previously used for employment.

#### **Employment:**

- Need to rethink the industrial strategy, considering the location to Manchester.
- Do not need more warehouses.
- The need for job creation and economic growth that matches growing sectors.
- Support digital businesses.
- Need a range of employment sites in suitable locations. Support small businesses and technology companies in Saddleworth.

#### **Centres and retail:**

- Must define hierarchy of centres and define extent of centres and primary shopping areas.
- Retail study needs updating.

- Need to ensure appropriate provision of retail. The need for shops - independent and national.
- New retail should not leave existing buildings derelict. Impact on traffic should be a defining factor.
- Should invest in smaller local centres and introduce new retail areas to support neighbourhoods where there is no retail provision.
- Support mixed use developments.
- Need high quality amenities.
- Need to provide parking and improve local transport to encourage residents to shop local.
- Too many fast-food shops.
- Need to introduce Article 4 Directions.

#### **Culture:**

- The need to safeguard and promote culture activities and venues.
- The need to promote tourism Heritage: Heritage is an asset in the Borough and should be used to enhance the Borough and protect distinctiveness.
- Need to ensure the conservation and enhancement of the historic environment.
- Need to ensure new sites do not have an adverse impact on heritage assets.

#### **Design:**

- Need to reduce crime and anti-social behaviour.
- Housing must be in keeping with the area.
- Need to be careful not to spoil adversely impact areas.
- Development should have to meet standards such as BREEAM.
- Design policies should not be too prescriptive.

#### **Flood Risk and water quality:**

- Development should not take place in areas prone to flooding.
- Water storage should take place in the uplands.
- Impermeable surface water runoff must be considered. Sustainable drainage encouraged.
- Need to consider Groundwater Source Protection Zones.

#### **Climate Change and Energy:**

- High energy efficiency and renewable energy sources should be imposed on new developments.
- Affordable warmth is important.
- Support for larger renewable / low carbon energy schemes.
- There is poor air quality.

#### **Health:**

- Issues of obesity, mental health and wellbeing, loneliness and inequalities across the Borough.
- Impacts from air quality.

**Communication:**

- Issues raised over consultation techniques
- Website is dated and unhelpful.

2.9 A summary of the comments received to the [Regulation 18 Notification](#)<sup>9</sup> can be found online on the Council's website.

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<sup>9</sup> This document can be found online at  
[https://www.oldham.gov.uk/downloads/file/6989/regulation\\_18\\_summary\\_of\\_comments](https://www.oldham.gov.uk/downloads/file/6989/regulation_18_summary_of_comments)

### 3. Issues and Options

- 3.1 The second stage of consultation in the Local Plan review was on the Issues and Options document 5th July to 29th August 2021.
- 3.2 This built upon the comments received from the Regulation 18 Notification and was informed by on-going studies and evidence work. It described the key challenges facing Oldham and sought views on the issues facing Oldham and the kind of place residents would like Oldham to be. Alongside questions and options relating to specific areas of planning such as the location of future housing, design of new buildings and protection of open spaces.

#### Consultation undertaken

- 3.3 In accordance with paragraph 4.65 of the [2020 SCI](#)<sup>10</sup> the following minimum requirements were met:
  - Public Notice (see Appendix 2a) outlining details of the Local Plan document was published in the Oldham Evening Chronicle on 5 July 2021 (see Appendix 2b).
  - A press release with details of the Local Plan document was issued (see Appendix 2c).
  - Details of the Issues and Options consultation were published on the Council's website. Content can still be viewed on the [Issues and Options consultation](#)<sup>11</sup> stage by visiting the Council's Local Plan review webpage.
  - The Issues and Options consultation documentation was made available at public libraries and the Council's principal office (see Appendix 2d for copy of poster put on display and Appendix 2e for copy memo sent to all libraries).
  - The Local Plan document was sent to all relevant Statutory Consultees, Oldham Council Councillors, the Oldham Partnership and relevant parties on the Local Plan mailing list electronically and explaining that the Local Plan Document is available for consultation (see Appendix 2f and 2g).
- 3.4 Various social media posts were also issued at regular intervals during the Issues and Options consultation.

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<sup>10</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

<sup>11</sup> Details regarding the Issues and Options consultation can be found online 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)

## Comments received

3.5 A summary of the comments raised at the Issues and Options consultation is provided in Table 2 below. A summary of the comments received to the [Issues and Options](#) consultation<sup>12</sup> can be found online on the Council's website.

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<sup>12</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/file/7824/issues\\_and\\_options\\_comments\\_and\\_response\\_schedule](https://www.oldham.gov.uk/downloads/file/7824/issues_and_options_comments_and_response_schedule)

Table 2: A summary of the Issues and Options consultation responses

<p><b>Vision for Oldham:</b></p> <p>General support for the Vision which was considered positive in its intent and ambitions.</p> <p>Encouraging an appropriate scale of housing and employment growth and protecting the natural and historic environment were broadly supported.</p> <p>Comments highlighted the need to include reference to improving health and wellbeing for the residents of Oldham.</p>
<p><b>Plan Objectives:</b></p> <p>The objectives were generally supported, particularly in relation to the supply of housing to meet housing needs.</p> <p>Some amendments were suggested including that multi-functional sustainable drainage should be prioritised and including references to transport in objectives PO4, PO5, PO6 and PO7.</p>
<p><b>Homes:</b></p> <p>Concerns relating to building homes on Green Belt.</p> <p>Support for developing brownfield sites.</p> <p>Concerns relating to an over-reliance on brownfield sites.</p> <p>General support for providing for the needs of an ageing population.</p> <p>Some support for all new homes to be built as lifetime homes however concerns around viability.</p> <p>General support for housing mix, but some responses highlight the need to be flexible as a prescriptive mix can be restrictive as needs and demand will vary depending on location. Some support for 30% affordable housing across the Borough, however some developers/agents expressed the need to undertake assessments for need as well as the viability implications of providing an affordable housing requirement.</p> <p>Mixed response around Vacant Building Credit (VBC).</p> <p>The level of private rented accommodation should not be set as a policy requirement.</p> <p>Concern was expressed for the increase in Houses in Multiple Occupation (HMOs).</p> <p>Mixed response to questions relating to custom and self-build with support for custom and self-build towards overall housing supply but acknowledgment that there can be challenges in delivery.</p> <p>Support for a specific policy on the use of properties as children's homes.</p> <p>A mixed response was received to the question relating to minimum density assumptions.</p> <p>More clarity was sought in relations to centres and comments that residential density should be based on local character.</p>

**Economy and Employment:**

Impact of online shopping on the economy must be considered.

Concerns of an oversupply of logistics warehousing due to Northern Gateway.

Mills should be considered on an individual basis in terms of employment use.

Oldham's Green New Deal and tackling climate change should be at the heart of the development of the economy and employment.

Support for a flexible approach to employment areas, sites considered on own merits and some site specific comments.

In relation to allocating employment land, one comments was received in support for a combination of providing some new employment land and improving sustainable connectivity to existing and neighbouring districts key employment sites.

Request that sites with heritage assets have Historic Impact Assessments and that sites in close proximity to SAC and SSSI's are assessed in Habitats Regulations Assessment.

Support for the inclusion of a policy that protects and promotes cultural venues.

Suggestions for building on Oldham's tourism base.

Growing need for overnight/long stay accommodation in appropriate rural locations (log cabins, camp sites).

Need to promote our green areas.

Should support Northern Roots as a sustainable attraction for visitors as well as for the range of other environmentally friendly benefits it will bring.

Support for the retention of a farm diversification policy.

**Our Centres:**

Support for the distinction between the different centres in the Borough.

Suggestions that the existing retail hierarchy should be replaced as it does not reflect the retail distribution of the area.

Suggestion that the type of housing that would be suitable for centres would be single person households and older people.

**Addressing Climate Change:**

Support for climate change policy to be intrinsically linked to wider policies in the Plan including those related to design of new development and the provision of green and blue infrastructure.

Suggestion that chapter could make reference to Greater Manchester's Environment Plan targets.

Support for Modern Methods of Construction (MMC) and mapping out opportunities for renewable and low carbon energy though some developers consider a policy is unnecessary.

<p>Support for policies managing surface water runoff which accord with either national standards or standards referenced in the Greater Manchester SFRA.</p> <p>Support for SUDs and using natural processes to mitigate flood risk.</p> <p>Comments that the natural environment is important for mental health.</p> <p>Concerns raised over the development of the Green Belt and Other Protected Open Land.</p> <p>General support for Green Belt enhancement opportunities.</p>
<p><b>The Natural Environment and Open Land:</b></p> <p>Mixed responses to the question of whether sites that have met Local Green Space criteria should be designated as such.</p> <p>Some felt that sites not meeting the criteria should not be de-designated as Other Protected Open Land (OPOL).</p> <p>Some OPOL sites were put forward as needing safeguarding from future development.</p> <p>Suggestion that the Accessible Natural Greenspace Standard (ANGSt) could be a useful tool.</p>
<p><b>Green Infrastructure:</b></p> <p>Some comments advocated the need to protect ancient woodland.</p> <p>Should use brownfield land rather than greenfield.</p> <p>A mixed response to the options put forward to ensure that green infrastructure is embedded across the Borough and in the built environment.</p> <p>General support for biodiversity net gain to be delivered as close to the site as possible.</p> <p>Support for net gain being delivered on local projects.</p> <p>Mixed response in terms of whether a higher than minimum biodiversity net gain should be applied to developments.</p> <p>General support for restricting the paving of front gardens. Some respondents favoured setting minimum garden requirements.</p> <p>Varying responses in relation to open space, preferences for on-site provision and pooling.</p> <p>Recommendations that decisions for open space provision are made based on evidence.</p> <p>Peak District National Park requested to be referenced in enhancing the access to the wider countryside.</p> <p>Support for space for food growing new developments.</p> <p>Support for a policy regarding the protection of trees.</p>
<p><b>The Built Environment – Historic Environment:</b></p> <p>Most respondents agreed that the extensions to the Oldham Town Centre Conservation Area should be included on the policies map. However, one respondent stated that the conservation area should not be extended.</p>

Important policy areas specific to Oldham are the future use of textile mills and seeking to enhance Oldham Town Centre Conservation Area with the aim to remove it from the 'at risk' register.

Localised policies supported.

A mixed response was received to the question of the proposed policy approach to high, medium and low priority mills and mill clusters.

**The Built Environment – Design:**

Support for the production of a Local Design Code.

Some comments around detailed design policies needing to be flexible and not hinder development delivery or stifle imaginative high-quality design.

**Transport and Improving Connectivity:**

General support for suggestions to improve transport and connectivity.

Additional key services could include digital connectivity (broadband and mobile phone).

Suggestion that major developments should have access to all or the majority of services. Level of public transport accessibility should be high.

General support for the principle of 20-minute neighbourhoods, although one commented that this is not practical in a rural environment such as Saddleworth.

General support for all new development to provide EV charging points.

Support for a standalone policy for utilising the Streets for All guidance.

A policy may also be required that ensures that all access roads into new developments and all roads within new developments that are to be delivered by developers, are designed to be compliant with Streets for All principles. Support for Bee Network proposals to be identified on the proposals map.

TfGM suggest that the proposals map shows the 'confirmed infrastructure' only (i.e. Oldham's sponsored schemes).

Support for public transport pass as part of some new developments.

**Communities:**

Recognise the importance of protecting heritage assets and assets of community value.

The Council should commit to maintaining the register of assets of community value.

Mixed responses in relation to Hot Food Takeaway question. Support for a policy which restricts the location of hot food takeaways within 400m of a school and in areas with high levels of obesity, but another commented that proximity-based policies are weak and conflicting and that there should be no assumption that takeaway outlets will only sell cheap fast food.

Health Impact Assessments should be mandated for all developments.

Support for protecting suitable sites for potential future education facilities/services.

Mixed response as to whether pubs should be included within the definition of community facilities.

Community facilities should also include churches, libraries and schools.

Support for Article 4 Direction in rural areas.

Support for social value in developments policy.

Support for a policy outlining the agent of change principle.

Support for separate policies relating to the local environment.

**Infrastructure:**

Financial contributions should be channelled into communities where the development occurs.

Suggestion that policy be worded to support utility sites in Green Belt /Open Countryside for operational purposes.

Support for policy seeking the provision of supporting necessary infrastructure.

A policy that provides a formula and clarity over what planning obligations will likely be sought is supported.

Suggestion that any policy should allow for flexibility and site-specific circumstances.

Suggestion that the Council produce a Planning Obligations SPD.

**Monitoring:**

A range of comments suggesting further indicators that should be included.

Advice that monitoring indicators should meet the requirements of the Environmental Assessment of Plans and Programmes 2004 to included suitable monitoring indicators in the Sustainability Appraisal, Local Plan or post adoption statement.

**Overarching:**

Comments received relating to PfE and specific planning application which are separate to the Local Plan Issues and Options consultation.

More could be added to the Spatial Portrait - a brief narrative on the evolution of the Borough's historic environment and the growth of the town during the 19th century.

## 4. Draft Local Plan

- 4.1 The third stage of consultation in the Local Plan review was on the Draft Local Plan document 10th January to 25th February 2024.
- 4.2 This built upon the comments received from the Regulation 18 Notification, Issues and Options consultation and was informed by on-going studies and evidence work. It contained a vision for Oldham, a set of plan objectives and draft planning policies covering a wide range of topic areas including housing, open land, centres, our economy, climate change, design, transportation and our communities.

### Consultation undertaken

- 4.3 In accordance with paragraph 4.65 of the [2020 SCI](#)<sup>13</sup> the following minimum requirements were met:
  - Public Notice (see Appendix 3a) outlining details of the Local Plan document was published in the Oldham Evening Chronicle on 11 January 2024 (see Appendix 3b).
  - A press release with details of the Local Plan document was issued (see Appendix 3c).
  - Details of the Draft Local Plan consultation were published on the Council's website. Content can still be viewed on the [Draft local Plan consultation](#)<sup>14</sup> stage by visiting the Council's Local Plan review webpage.
  - The Draft Plan consultation documentation was made available at public libraries and the Council's principal office (see Appendix 3d for copy of poster put on display and Appendix 3e for copy memo sent to all libraries).
  - The Local Plan document was sent to all relevant Statutory Consultees, Oldham Council Councillors, the Oldham Partnership and relevant parties on the Local Plan mailing list electronically and explaining that the Local Plan Document is available for consultation (see Appendix 3f and 3g).
- 4.4 Various social media posts were also issued at regular intervals during the Draft Local Plan consultation and the consultation was hosted on the Council's consultation portal, 'The Big Oldham Convo' (see Appendix 3h)

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<sup>13</sup> This document can be found online at [https://www.oldham.gov.uk/downloads/download/479/local\\_development\\_framework\\_statement\\_of\\_community\\_involvement](https://www.oldham.gov.uk/downloads/download/479/local_development_framework_statement_of_community_involvement)

<sup>14</sup> Details regarding the Draft Local Plan consultation can be found online 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)

## Comments received

4.5 A summary of the comments raised at the Draft Local Plan consultation is provided in Table 3 below. A schedule of responses received to the consultation will be published alongside the Publication Local Plan.

**Table 3: A summary of the Draft Local Plan consultation responses**

<p><b>Spatial Portrait:</b></p> <p>Some comments made requesting alterations and additions to the Spatial Portrait in relation to referencing mills and the Historic England At Risk Register date, biodiversity, peat, active travel, Peak District National Park and bus franchising.</p>
<p><b>Vision:</b></p> <p>General support for the Vision with some suggestions to strengthen it, including making reference to opportunities for sport, an integrated transport system and amending the plan period to 2040 as a minimum.</p>
<p><b>Plan Objectives:</b></p> <p>The objectives were generally supported, with some amendments suggested including the addition of how peat soils can mitigate against climate change, strengthening references to the Peak District National Park, mentioning Local Nature Recovery Strategies and Wildlife Trusts Building with Nature Project, including sports facilities and referencing sustainable modes of transport.</p>
<p><b>Homes:</b></p> <p>Comments submitted regarding the sites within the SHLAA / Housing Land Supply and their deliverability.</p> <p>Concern that more allocations are needed than those proposed for allocation to meet the Borough's housing need.</p> <p>Promoting a diverse housing offer welcomed, however the policy on housing mix should not be too prescriptive and a specific Oldham Town Centre mix should be considered. Comments that density standards should be in accordance with the NPPF and appropriate flexibility should be provided to allow developers to take account of site-specific conditions.</p> <p>Comments that viable, greenfield and edge-of-settlement sites form part of a sustainable solution to meeting the Borough's needs, not just high-density developments in the urban area.</p> <p>General support for providing homes for older people and for disabled people, however questions / concerns regarding whether the identified thresholds and a blanket approach were appropriate.</p> <p>Without a viability assessment some respondents felt they could not comment on the affordable housing policy.</p> <p>Comments that more evidence is required to underpin the policy on Custom / Self Build and Community – led housing.</p> <p>A number of site-specific comments submitted regarding the suitability of proposed housing and mixed-use allocations along with further work that may be needed.</p>
<p><b>Economy and Employment:</b></p> <p>Site-specific comments received regarding the suitability of some of the proposed Business and Employment Areas and employment allocations, along with further work that may be needed.</p>

Comments regarding the agent of change principle being included.

**Tourism:**

General support for the policies.

Comments regarding the need to improve Oldham's night-time economy, the need for more independent and artisan businesses and that a bus service to Dove Stones would be good.

References to accessing tourism destinations by sustainable transport and active travel modes should be included.

Farm diversification policy welcomed.

Holiday accommodation should be referenced in both policies.

**Our Centres:**

Amendment to Oldham Town Centre and Shaw Centre requested to include Alexandra Retail Park and Asda respectively.

Comments made regarding the need to improve our centres as they are falling into disrepair.

Criticism that Policy C3 requires a lower than NPPF Impact Assessment threshold and do not think there is enough evidence to justify it.

General support that the policies should reduce the need to travel by car.

**Oldham Town Centre:**

Comments on the inclusion of Oldham Coliseum in the conservation area and its preservation.

Comments that the Civic Centre site is an important landmark and should not be lost.

Support for making more use of Oldham Town Centre for residential, though an objection to building big blocks of flats throughout the town centre.

Support for improved public realm and a request to consider surface water management as part of this.

Support for green infrastructure improvements in Oldham Town Centre.

**Addressing Climate Change:**

General support for policies that promote carbon neutral development but request policies should be implemented in line with December 2023 Written Ministerial Statement with regards to building regulations and zero carbon homes. Should not go above government targets.

Comment that GMCA will not meet their commitment of carbon neutrality without taking into account the regions peat soils.

In relation to renewable and low carbon energy regard should also be had to the Functionally Linked Land and the protection of deep peat soils should also be referenced.

The setting of the National Park and reference to water catchment land should be listed as constraints for renewable and low carbon energy.

In relation to flood risk general support for the policy but comments regarding considering flood risk from canals in Flood Risk Assessments where applicable. Comments that it may be appropriate include reference to surface water risks in this paragraph relating to the sequential test. Reference is also made to the need to consult with United Utilities regarding any risk of flooding from reservoirs.

General support for sustainable drainage policy though Canals and River Trust state that discharges to their network require consent and recommended some suggested text.

Further comment that the opportunity for nature-based solutions should be reflected in the wording of the policy and that applicants must make space available in their proposals for multi-functional sustainable drainage. Requests that allocations in PfE can be exempt from the requirement for a site-wide drainage, foul and surface water strategy.

Comments regarding water efficiency include that adopting the optional standard for water efficiency of 110 litres per person per day is not justified nor consistent with national policy.

Comment requiring clarity in terms of how applicants for major non-residential developments should comply with the policy and that the target measure of water used for BREEAM 'Excellent' and 'Very Good' are the same.

General support for Groundwater Source Protection Zones policy.

### **Natural Environment and Open Land:**

General support for the policies.

Recommend strengthening references to the Peak District National Park in relation to their new Duty.

Requests for further releases from the Green Belt and a full Green Belt review.

Comment that the Green Belt policy is too detailed which it does not have to be as NPPF provides clear guidelines. Further policy detail on appropriate developments within the Green Belt not required. The 30% figure for extensions to existing buildings in the Green Belt must be fully justified.

Site-specific comments made in relation to potential Local Green Spaces regarding their suitability.

### **Addressing the Biodiversity Emergency:**

General support for Protecting Nature policy.

Request a review of current green corridors.

Comments made requesting Lapwings are added to the list of protected species and a request that reference is made to the protection of ecological corridors and to make sure that development does not adversely affect their function.

Reference to peat should be made and priority species.

In relation to Biodiversity Net Gain (BNG), comments were received regarding the different elements of the biodiversity metric, being able to purchase statutory credits and requiring over 10% BNG where justified. Comments that policy on BNG needs to be kept under review.

Reference requested to invasive species and wider ecological networks.

Request policy makes clear that biodiversity mitigation / enhancement should not be located directly over water and wastewater assets.

In relation to green infrastructure, it was stated that there is no evidence to support encouraging food production within a residential development and a number of respondents commented that the requirement for 20% tree cover is unclear and ambiguous and does not comply with paragraph 16(d) of the NPPF.

There were comments supporting the use of GI in providing a nature-based solution to climate change.

Policy text on waterbodies and opportunities for enhancement was suggested.

The tree replacement ratios proposed were criticised as having the potential to have a significant impact on the land uptake for any development and may have significant implications for the density of developments and described as overly prescriptive and not supported by any technical evidence or policy basis.

### **Historic Environment:**

General support for the policies. Request for footnotes to be added.

Some site-specific comments made regarding the Mills Strategy. Request for public to be added before benefits.

Request for 'designated and undesignated' in brackets in canals policy.

### **Creating a Better and Beautiful Oldham:**

General support for the policies.

Recommendations to include text around of the principles of healthy design, utility constraints active design and surface water management.

Requests that allocations in PfE can be exempt from the requirement to reduce the scale of bulky buildings.

Wording for inclusion on development proposals linking to opportunities to manage surface water and reduce flood risk submitted.

Comments that Design Review is a tool that should be used appropriately and in a proportionate manner.

Some concerns regarding the policy concerned with tall buildings in relation to ecology, the potential impact on air navigation and what evidence base has been used to inform it.

### **Creating a Sustainable, Active, Accessible Network for Oldham:**

Request reference should be given towards offsite improvements to walking and cycling infrastructure.

Comments made to encourage Active Design Guidance being referenced within this section.

Comment that it is not consistent with national policy to require new development reduce road casualties, improve highways safety and address traffic congestion.

Encourage that economic and transport links with Manchester Airport are considered.

Comments that the requirement for non-residential developments to include a minimum of 20% of spaces with charging facilities, may be challenged as it is envisaged that a significant amount of EV charging is anticipated to be done at home.

Transport Assessments and Statements should include information on all modes of travel including public transport not just vehicle and pedestrian movements.

Comments made regarding including specific reference to the requirement of screening all transport assessments for all allocated development policies (specifically more than 100 vehicles or 20 Heavy Good Vehicles which may pass Holcroft Moss SSSI along the M62).

### **Communities:**

General support for the open space policies, with the exception of Sport England who state that a standards-based approach is not supported.

General support for the Cultural, Community and Health Facilities policy, however comments that the NHS requires flexibility with regards to the use of its estate and whether it is surplus to requirement is judged by local health commissioners and NHS England.

In relation to securing education places through developments, comments received that as a Viability Assessment has not been produced comments cannot be made.

Request that greater clarity over how developer contributions will be sought to meet the need for early years, post-16 and SEND Places.

Comment that the requirement for Health Impact Assessment (HIA) for developments of 100 dwellings or more without any specific evidence that an individual scheme is likely to have a significant impact upon the health and wellbeing of the local population and is not justified by national guidance.

Comments made regarding the public transport and key services definitions.

### **Protecting Our Local Environment:**

General support for the policies.

Comment that the Local Plan should include a policy for the protection of Best and Most Versatile (BMV) agricultural land.

Comment that the Local Plan should captures the agent of change principle to protect the operation of existing businesses / operations from encroachment issues.

Comment that policy should be re-worded to refer to the potential submission of land stability reports to address land instability issues.

In relation to air quality alignment should be made to PfE with regard the proposed mitigation that is required to avoid adverse effects at Holcroft Moss SSSI under JP-G9 (now JP-G8) Policy JP-C7 (now JP-C8).

### **Infrastructure and Delivery:**

Comments regarding the lack of a Viability Assessment and how that makes it not possible to comment on the viability of the policies proposed in this Plan.

Concern that the Council are restricting the circumstances where it is possible to submit a Viability Assessment.

Request that air traffic safety is referenced in relation to new masts or telecommunications equipment.

Request financial contributions associated to the management of Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and Holcroft Moss SSSI are included.

Comment that there is a need to set out education infrastructure requirements for the plan period within an Infrastructure Funding Statement.

It may be necessary to co-ordinate the timing for the delivery of development with the timing for delivery of infrastructure, wording setting out this should be included.

NHS, Council and other partners must work together to forecast the health infrastructure and related delivery costs required to support the projected growth and development across the Local Plan area.

Mixed comments received regarding the need for a Social Value policy; some support but another comment that it is an unnecessary burden.

### **Monitoring:**

Some amendments to indicators and suggestions for new indicators were submitted.

### **Overarching:**

To be consistent with NPPF, the plan period should be extended to 2040 at the earliest.

Too much reliance on brownfield land.

The documents are too long and too complicated.

The health and well-being benefits of local green space are clear as well as other benefits of not traveling to enjoy countryside. More development puts pressure on our greenspace, including sensitive ecology and we hope the Oldham Local Plan will be cautious about where needed new development goes.

Manchester Airport must be afforded policy protection to ensure that its operational safety and efficiency are not compromised.

# Appendix 1 – Regulation 18 Notification consultation

## Appendix 1a – Copy of the Regulation 18 Notification

**TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012**  
**(REGULATION 18)**

**NOTICE OF CONSULTATION ON THE SUBJECT AND SCOPE OF OLDSHAM  
LOCAL PLAN**

Notice is given that Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Plan Document adopted November 2011. Views are sought on what the Local Plan ought to contain.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where this development should be built as well as areas where development should be restricted.

It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

**Greater Manchester Spatial Framework**

Together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

**Proposed scope of the Oldham Local Plan**

The Oldham Local Plan will deal with matters at the local level setting out the spatial vision, strategic objectives and strategy for Oldham and cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to:

<ul style="list-style-type: none"><li>• Sustainable development</li><li>• Housing</li><li>• Other Protected Open Land</li><li>• Built environment and heritage</li><li>• Retail and town centres</li><li>• Climate change and flood risk</li><li>• Communities, health and well-being</li></ul>	<ul style="list-style-type: none"><li>• Natural environment</li><li>• Economy and employment</li><li>• Green Belt</li><li>• Design</li><li>• Transport and accessibility</li><li>• Infrastructure</li><li>• Open spaces, sports and recreation</li></ul>
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The Oldham Local Plan will be accompanied by an adopted Proposals Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, incorporating Sustainable Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.

The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.

**Comments**

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Plan should be seeking to address and the reasonable options for addressing these.

To inform this, the Council is currently seeking views on what you think the Local Plan should contain in terms of what you feel are the key planning issues for Oldham and what should in broad terms, be the main aims of the Local Plan.

Comments are invited over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.

Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address on no later than 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team:

By phone on: 0161 770 4061  
Or by email to: [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

## Appendix 1b – Copy of Public Notice for Regulation 18 Notification

## Appendix 1c – Copy of Press Release issued for Regulation 18 Notification

As Oldham Council starts work preparing its Local Plan (LP) we are asking residents how they think the borough should develop in coming years.

This document helps to guide and manage future growth and development so we can meet the needs of the borough and its population.

The LP contains planning policies that will be used as the basis for determining applications and identifies sites where developments should be built as well as areas for protection.

It is essential that the council has an up to date Local Plan in order to provide a framework for development. Failure would reduce control over where building can take place.

Together with the other Greater Manchester local authorities, the council is involved in the preparation of the Greater Manchester Spatial Framework – and our LP will form a complementary part of that.

Areas the Oldham LP will cover include:

- Sustainable development
- Natural environment
- Housing
- Economy and employment
- Other Protected Open Land
- Built environment and heritage
- Green Belt
- Design
- Retail and town centres
- Transport and accessibility
- Climate change and flood risk
- Communities, health and well-being
- Infrastructure
- Open spaces, sports and recreation

As a key early stage in the preparation of the LP we will be producing a report setting out the main issues that the Plan should be seeking to address and the reasonable options for addressing these.

We want to hear what you think the Local Plan should contain in terms of key planning issues and what should be the document's main aims.

Councillor Barbara Brownridge, Cabinet Member for Neighbourhoods and Communities, said: "Oldham, and the region as a whole is changing, especially when it comes to employment patterns and job types, and if we are to play a leading role in a changing economy then our borough needs to reflect that.

"As a council we know the borough needs more housing, but this is your opportunity to tell us your thoughts about transport and roads, the green belt and the local economy, for example. These are all important for sustainable and inclusive growth.

"We know residents feel strongly about these issues so it's important people get involved and have their say on the Local Plan."

You can comment from July 10 to 5pm on August 21, 2017.

Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/> or via email to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

Alternatively you can post comments to Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310, Level 3, Civic Centre, West Street, Oldham OL1 1UH.

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

For further information or any questions contact [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or call 0161 770 4061.

## **NOTES TO EDITORS**

**The Oldham Local Plan will be accompanied by an adopted Proposals Map. Preparation of the Local Plan will be accompanied by an Integrated Assessment, incorporating Sustainable Appraisal, Health and Equality Impact Assessments and a Habitats Regulation Assessment.**

**The Oldham Local Plan will apply to the whole borough, except for that part of the borough that is the planning responsibility of the Peak District National Park Authority.**

## Appendix 1d – Copy of Regulation 18 Notification Website Text

### Regulation 18 Notification

Oldham Council is seeking the views of residents as we prepare a new Local Plan. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Document'), which was adopted November 2011.

The Local Plan helps to guide and manage future growth and development so we can meet the needs of the borough and its population. It contains planning policies that will be used as the basis for determining planning applications and identifies sites where developments should be built, as well as areas for protection.

It is essential that the council has an up to date Local Plan in order to provide a framework for development. Failure to do so would reduce control over where building can take place.

Together with the other Greater Manchester local authorities, the council is involved in the preparation of the Greater Manchester Spatial Framework – and our Local Plan will form a complementary part of the Spatial Framework.

The Local Plan will deal with matters at the local level setting out the spatial vision, strategic objectives and strategy for Oldham and cover planning policies and site allocations, where they provide additional policy direction for Oldham, in relation to:

- Sustainable development
- Housing
- Other Protected Open Land
- Design
- Retail and town centres
- Climate change and flood risk
- Infrastructure
- Natural environment
- Economy and employment
- Built environment and heritage
- Green Belt
- Transport and accessibility
- Communities, health and well-being
- Open spaces, sports and recreation

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the options for addressing these.

**To inform this work we are seeking views about what the local community and stakeholders think:**

- a). the Local Plan should contain and what are the key planning issues for Oldham; and**
- b). what, in broad terms, should be the main aims of the Local Plan.**

The formal Regulation 18 Notification can be viewed [here](#).

*How to comment:*

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than **by 17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response. For further information or any questions contact [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or call 0161 770 4061.

### **Integrated Assessment Scoping Report**

The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document; however its findings will be integrated into the IA.

The role of an IA is to promote sustainable development through assessing the emerging Local Plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the Plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process (Stage A). It identifies the scope and level of detail to be included in the IA report. The council has prepared an IA Scoping Report to satisfy Stage A.

The council is now required to consult the following three consultation bodies on the Scoping Report for a minimum of five weeks:

- Historic England;
- Natural England; and
- Environment Agency.

The Integrated Assessment can be viewed [here](#)

# What kind of place do you want Oldham to be?

**The council is starting to  
prepare a new Local Plan  
for the borough.**

The Local Plan will guide future development across Oldham.

**As part of this we would like to know:**

- what are the key planning issues for Oldham; and
- what should be the main aims of the Local Plan?

To find out more about the Local Plan and how to comment  
visit our website at [www.oldham.gov.uk/localplan](http://www.oldham.gov.uk/localplan)

Alternatively, contact the Strategic Planning and Information Team  
on **0161 770 4061** or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

Comments are invited over a six week period  
from 10 July to 5pm, 21 August 2017.



## Appendix 1f: Copy of Regulation 18 Notification email / letter text to all relevant Statutory Consultees

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



Mon 10/07/2017 08:46

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached.

### Integrated Assessment Scoping Report

The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document. However, its findings will be integrated into the IA. The scope of these assessments is explained in more detail in the IA Scoping Report.

The role of an IA is to promote sustainable development through assessing the emerging local plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework.

Stage A (Setting the context and objectives, establishing the baseline and deciding on the scope) involves the following tasks:

1. Identify other relevant policies, plans and programmes and strategies;
2. Collect baseline information;
3. Identify sustainability, health and equality issues;
4. Develop the IA appraisal framework; and
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

In light of the technical nature of the IA the council is now carrying out a 'focussed' consultation with key consultees on the IA Scoping Report for six weeks.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/downloads/download/1168/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/download/1168/integrated_assessment_scoping_report)

### How to comment:

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



Mon 10/07/2017 08:46

1. *Carry out desktop consultation;*  
3. Identify sustainability, health and equality issues;  
4. Develop the IA appraisal framework; and  
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

In light of the technical nature of the IA the council is now carrying out a 'focussed' consultation with key consultees on the IA Scoping Report for six weeks.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/consultations/downloads/1168/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/consultations/downloads/1168/integrated_assessment_scoping_report)

**How to comment:**

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/loc/planning/spl>

Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spl@oldham.gov.uk](mailto:spl@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you, we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [apl@oldham.gov.uk](mailto:apl@oldham.gov.uk)

Yours sincerely



Stephen Irvine  
Head of Planning and Infrastructure

## Appendix 1g: Copy of Regulation 18 Notification email to all Oldham Councillors

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



Mon 10/07/2017 08:54

Dear Councillor,

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Plan Document'), which was adopted November 2011.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the reasonable options for addressing these.

To inform this work, we are seeking views about what the local community and stakeholders think:

- a). the Local Plan should contain and what are the key planning issues for Oldham; and
- b). what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification enclosed.

A short briefing note has also been attached providing further information regarding the purpose of the consultation, why we need to do it and its relationship with the emerging Greater Manchester Spatial Framework.

### How to comment

Comments are invited on the scope of the Local Plan over a six-week period from 10th July to 21st August 2017.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by 17:00 on 21st August 2017:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

### Other Local Plan Documents

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

Stephen Irvine  
Head of Planning and Infrastructure

## Appendix 1h: Copy of Regulation 18 Notification email to all the Oldham Partnership

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



[Reply](#) [Reply All](#) [Forward](#) [...](#)  
Mon 10/07/2017 08:46

Dear [REDACTED]

**Note: Please forward this email on to relevant organisations to make them aware of the designation.**

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Document'), which was adopted November 2011. Views are sought on what the Local Plan ought to contain.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework (GMSF). The approach set out within the emerging Local Plan will form an integral part of the GMSF.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the reasonable options for addressing these.

To inform this work we are seeking views what the local community and stakeholders think:

- a). the Local Plan should contain and what are the key planning issues for Oldham; and
- b). what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached.

### How to comment

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by **17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you, we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

Stephen Irvine  
Head of Planning and Infrastructure

## Appendix 1i: Copy of Regulation 18 Notification email / letter text to all 'others' on the Local Plan Mailing List

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18)



Mon 10/07/2017 08:45

Dear Sir or Madam

Oldham Council is preparing a new Local Plan for the borough. This will replace the existing Local Plan (the 'Joint Core Strategy and Development Management Plan Document'), which was adopted November 2011.

### What is a Local Plan?

The Local Plan will help to guide and manage future growth and development to meet the needs of Oldham and its population. The Local Plan will contain policies that will be used as the basis for determining planning applications and will identify sites, setting out where new development should be built as well as areas for protection. It is, therefore, essential that the Council continues to have an up to date Local Plan in order to provide for the proper planning of the area.

You are no doubt aware that, together with the other authorities across Greater Manchester, Oldham Council is involved in the preparation of the Greater Manchester Spatial Framework. The approach set out within the emerging Local Plan will form an integral part of the Greater Manchester Spatial Framework.

### Proposed Scope of the Oldham Local Plan

As a key early stage in the preparation of the Local Plan, we will be producing a report setting out the main issues that the Local Plan should be seeking to address and the options for addressing these.

To inform this work we are seeking views about what the local community and stakeholders think:

- a. the Local Plan should contain and what are the key planning issues for Oldham; and
- b. what, in broad terms, should be the main aims of the Local Plan.

Further details regarding the Local Plan and its proposed scope can be found on the Regulation 18 Notification attached and on our website at [https://www.oldham.gov.uk/info/200585/local\\_plan](https://www.oldham.gov.uk/info/200585/local_plan)

### How to comment

Comments are invited over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by **17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

### Other Local Plan Documents

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

Stephen Irvine  
Head of Planning and Infrastructure

## Appendix 1j: Copy of Regulation 18 Notification and Integrated Assessment Scoping Report email / letter text sent to the 'prescribed consultation bodies'

Re: Consultation on the subject and scope of the Oldham Local Plan (Regulation 18) and Integrated Assessment Scoping Report



Mon 10/07/2017 08:46

The Local Plan will be supported by an Integrated Assessment (IA). The IA will include the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and a Health Impact Assessment (HIA). The Habitats Regulations Assessment (HRA) will still be a standalone document. However, its findings will be integrated into the IA. The scope of these assessments is explained in more detail in the IA Scoping Report.

The role of an IA is to promote sustainable development through assessing the emerging local plan against economic, environmental and social objectives. It is a way of ensuring that the preferred approach in the plan is the most appropriate when assessed against any reasonable alternatives. It also allows for any potential adverse effects to be identified and mitigated and for improvements to environmental, social and economic conditions to be made.

The Scoping Report is the first stage of the IA process. It identifies the scope and level of detail to be included in the IA report. The Scoping Report sets out the context and identifies relevant environmental, economic and social issues, objectives and an assessment framework.

Stage A (Setting the context and objectives, establishing the baseline and deciding on the scope) involves the following tasks:

1. Identify other relevant policies, plans and programmes and strategies;
2. Collect baseline information;
3. Identify sustainability, health and equality issues;
4. Develop the IA appraisal framework; and
5. Consult the consultation bodies on the scope of the IA report.

The council has prepared an IA Scoping Report to satisfy Stage A. The IA Scoping Report has been structured to include a section on each of the above tasks.

The council is now required to consult the following three consultation bodies on the Scoping Report for a minimum of five weeks:

- Historic England;
- Natural England; and
- Environment Agency.

As one of the three consultation bodies we request your comments on the scope of the IA.

The IA Scoping Report can be viewed on the council's website at [https://www.oldham.gov.uk/downloads/download/1168/integrated\\_assessment\\_scoping\\_report](https://www.oldham.gov.uk/downloads/download/1168/integrated_assessment_scoping_report)

### How to comment:

Comments are invited on the scope of the Local Plan and the IA Scoping Report over a six-week period from **10th July to 21st August 2017**.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments (on the scope of the Local Plan only) can be submitted online at <http://oldham-consult.limehouse.co.uk/portal/oc/planning/spi/>

Alternatively, comments on the scope of the Local Plan and IA can be emailed to [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk) or returned by post to the following address no later than by **17:00 on 21st August 2017**:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation, your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

**Other Local Plan Documents**

Since we last contacted you we have published Oldham's Monitoring Report 2015-16 which can be viewed on the council's website, in local libraries and at the Civic Centre planning reception.

Oldham's Monitoring Report 2015 - 16 provides details on whether the council is meeting the milestones set out in the LDS for preparing the various Local Plan documents. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4061 or by email at [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk).

Yours sincerely

Stephen Irvine  
Head of Planning and Infrastructure

## Appendix 2 – Issues and Options consultation

### Appendix 2a – Copy of Issues and Options Public Notice

**OLDHAM COUNCIL LOCAL PLAN REVIEW  
The TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012 (AS AMENDED)  
(REGULATION 18)**

**OLDHAM LOCAL PLAN: ISSUES AND OPTIONS**

**Statement of Availability**

**Document Title**

Oldham Local Plan: Issues and Options

**Subject Matter**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Policies Development Plan Document adopted November 2011. Views are sought on the Issues and Options for the Local Plan and its supporting documents.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted. It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

Places for Everyone Joint Development Plan Document (PfE) is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PfE will form part of the Local Plan for Oldham. Please note: PfE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

**Availability of Documents:**

The Issues and Options Report, together with supporting documents: Integrated Assessment (including the Equalities Impact Assessment), Habitats Regulations Assessment and Regulation 18 Summary of Comments received and the Council's Response can all be viewed on the council's website:

[https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation)

In addition, where open, hard copies will be placed in the borough's libraries. Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit:

[https://www.oldham.gov.uk/info/201170/coronavirus\\_update\\_and\\_advice/2432/coronavirus\\_libraries](https://www.oldham.gov.uk/info/201170/coronavirus_update_and_advice/2432/coronavirus_libraries)

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

**How to Comment:**

The Issues and Options Report, together with its supporting documents is subject to an eight-week consultation period that runs from 5th July until 29th August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham.objective.co.uk/portal/>

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk);

Or, addressed to

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5.00 pm on 29th August 2021

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

If you require further information about this consultation, please contact the Strategic Planning and Information section via telephone on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

## Appendix 2b – Copy of Public Notice in Oldham Times 5 July 2021

day July 5, 2021

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**OLDHAM COUNCIL LOCAL PLAN REVIEW**  
The TOWN AND COUNTRY PLANNING  
(LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012 (AS AMENDED) (REGULATION 18)  
OLDHAM LOCAL PLAN: ISSUES AND OPTIONS  
Statement of Availability

**Document Title:** Oldham Local Plan: Issues and Options  
**Subject Matter:** Oldham Council is preparing a new Local Plan to replace the existing Local Plan Strategy and Development Management Policies Development Plan Document adopted November 2011. Views are sought on the issues and Options for the Local Plan and if it's supporting documents.

**What is a Local Plan?**  
A Local Plan is a plan that is drawn up to guide and manage local growth and development such as housing, offices, industry, leisure and retail. It contains planning policies that will be used as the basis for determining planning applications and identifies where development should be planned as part of the area where development is acceptable. It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

**Places for Everyone Joint Development Plan Document (JDP) is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside and Wigan). The JDP will form part of the Local Plan for Oldham. Please note: JDP and allocations included within it are not being consulted on as part of the Local Plan issues and Options.**

**The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.**

**Availability of Documents:**  
The Issues and Options Report, together with supporting documents, Integrated Assessment (including the Equalities Impact Assessment), Habitats Regulation Assessment and Regulation 18 Summary of Comments received and the Council's Response can all be viewed on the council's website: [http://www.oldham.gov.uk/info/200558/oldham\\_jdp/1833/consultation](http://www.oldham.gov.uk/info/200558/oldham_jdp/1833/consultation)

**In addition, where open, hard copies will be placed in the borough's libraries.** Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit: [https://www.oldham.gov.uk/info/201170/coronavirus\\_update\\_and\\_advice/243/coronavirus\\_libraries](https://www.oldham.gov.uk/info/201170/coronavirus_update_and_advice/243/coronavirus_libraries)

**How to Comment:**  
The Issues and Options Report, together with its supporting documents, is subject to an eight-week consultation period that runs from 5th July until 29th August 2021.

**The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at <http://oldham.objective.co.uk/portal/>**

**Alternatively, comments can be emailed to:** [SPL.Consultations@oldham.gov.uk](mailto:SPL.Consultations@oldham.gov.uk)  
**Or, addressed to:** Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

**Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5.00 pm on 29th August 2021.**

**Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.**

**If you require further information about this consultation, please contact the Strategic Planning and Information section via telephone on 0161 770 4105 or by email at [SPL.Consultations@oldham.gov.uk](mailto:SPL.Consultations@oldham.gov.uk).**

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## Appendix 2c – Copy of the Issues and Options Press Release

### Have your say on the future of planning and development in Oldham

Published: Monday, 05th July 2021

People across Oldham are urged to take part in a new consultation which will help to shape the future of planning and development across the borough.

The Local Plan will guide development in Oldham up to 2037 setting the rules with which new homes and industrial buildings have to comply, and establishing where they can be built. It will also guide how we make decisions on whether or not planning applications can be granted.

To ensure the plan reflects what is most important to residents, Oldham Council has launched an 'Issues and Options' consultation.

Cllr Hannah Roberts, Cabinet Member for Housing and Planning, said: "Planning affects many aspects of our lives and our environment – from where we live, work, shop and how we spend our leisure time.

"In producing the Local Plan, we will not just consider land uses but we will also consider other issues that can be affected by land use, including health, education and community safety. It is important we get a wide range of opinions and views so that we can create the most effective plan possible."

In particular we would like your views on:

The issues Oldham, and your particular area of the borough, faces;

- What kind of place you would like Oldham to be in 15 years; and
- Specific areas of planning, such as the location of future development, design of new buildings and protection of our open spaces.
- The Local Plan complements Places for Everyone (formerly Greater Manchester Strategic Framework) - our strategic plan for housing and growth - by defining what will be approved and rejected.

We want to know what matters most to our residents and businesses so that we have the buildings, homes and jobs that work for Oldham.

Issues addressed by the consultation reflect a previous community consultation on the developing Local Plan. Key considerations that we would like your thoughts on include:

- What homes we need for an ageing population
- How we provide a diverse housing offer including homes for disabled people, families, affordable homes and private rented homes
- Whether we should amend planning policy for homes in multiple occupation (HMOs) so that they can no longer be developed without planning permission (permitted development rights)
- Our policy approach to self-build, custom build and community right to build
- Providing for children's homes
- Making the most effective use of land and the density of developments
- Allocation of sites for development
- Retail, leisure, cultural venues, tourism and policies on farm diversification

- Steps we can take to address sustainable development including renewable and low carbon energy
- How we address flood risk
- Protecting and enhancing local green spaces, green infrastructure, open space, trees and biodiversity
- The policy approach to mills

Policies which address the design of buildings including provision for bike and bin storage and electric vehicle charging

Health and wellbeing including whether we should introduce a policy which restricts the location of hot food takeaways within 400m of a school; or in areas with high levels of obesity; or both

How planning can support education provision and if we should protect some suitable sites for potential future education facilities/services.

The Local Plan Issues and Options consultation is open now until 5pm on 29th August 2021 and you can feedback on as many or as few points as you like.

If you can, please submit comments via

[https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/) where you can find full details of the consultation. Alternatively, you can email your comments to SPI.Consultations@oldham.gov.uk.

The above documents can all be viewed on the council's website at [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview). Consultation documents will also be available to view at all public libraries in Oldham. Visit [oldham.gov.uk/libraries](http://oldham.gov.uk/libraries) for opening times.

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email SPI.Consultations@oldham.gov.uk.

If you are unable to submit comments online or via email, you can send them in writing, to be received by 5pm 29th August 2021, to:

Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310, Level 3, Civic Centre, West Street, Oldham, OL1 1UH

Please note all comments received (both electronically and by post) will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

## Appendix 2d – Copy of poster on Issues and Options consultation



# Oldham Local Plan

## Share your views

### Consultation on Oldham's Local Plan

**Take part in our consultation and help shape planning and development in Oldham over the next 15 years.**

The Local Plan is an important document which guides planning and development including how and where things are built and how planning applications are decided.

We're preparing a new Local Plan and want you to help us develop it by telling us what matters most to you when it comes to the future development of your town.

The Local Plan will help to set the rules with which new homes and industrial buildings have to comply, and establish where they can be built. It will boost health and well-being for our residents, support investment in our centres and make the most of the assets that make Oldham unique.

Find out more and take part at [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

**What is a Local Plan and why are you reviewing it?**

The council has to prepare a Local Plan to set the rules with which new homes and industrial buildings have to comply, and establish where they can be built. The current local plan is reaching the end of its lifespan.

The Local Plan addresses issues that are specific to Oldham.

Planning affects many aspects of our lives and our environment – from where we live, work, shop and how we spend our leisure time. In producing the Local Plan, we will not just consider land uses but we will also consider other issues that can be affected by land use, including health, education and community safety.

**What are the issues and options?**

You can either answer specific questions set out in the online consultation or share your views on any or all of the topics in the consultation – some of which are listed below:

- What homes we need for an ageing population
- How we provide a diverse housing offer including homes for disabled people, families, affordable homes and private rented homes
- Whether we should amend planning policy for homes in multiple occupation (HMOs) so that they can no longer be developed without planning permission (permitted development rights)
- Our policy approach to self-build, custom build and community right to build
- Providing for children's homes
- Making the most effective use of land and the density of developments
- Allocation of sites for development
- Retail, leisure, cultural venues, tourism and policies on farm diversification
- Steps we can take to address sustainable development including renewable and low carbon energy
- How we address flood risk
- Protecting and enhancing local green spaces, green infrastructure, open space, trees and biodiversity

- The policy approach to mills
- Policies which address the design of buildings including bike and bin storage and electric vehicle charging
- Health and wellbeing including whether we should introduce a policy which restricts the location of hot food takeaways within 400m of a school; or in areas with high levels of obesity; or both
- How planning can support education provision and if we should protect some suitable sites for potential future education facilities/services.

**The consultation closes at 5pm on 29 August 2021.**

**Share your views and help make Oldham a thriving place.**

**How do I take part?**

Go online: [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

email: [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Write to: Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310 Civic Centre, West Street, Oldham OL1 1UH

Scan the QR Code:



## Appendix 2e – Copy of memo sent to all libraries with instructions for how to display Issues and Options material

# Memo

<b>To</b>	All Libraries	<b>Date</b>	5 <sup>th</sup> July 2021
<b>From</b>	Simon Rowberry	<b>Ext</b>	4105
<b>Subject</b>	<b>Consultation on the Oldham Local Plan: Issues and Options</b>		

**This memo outlines details of a planning consultation and asks if you could help publicise it.**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

### **What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan must conform with Places for Everyone Joint Development Plan Document (PfE). PfE is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PfE will form part of the Local Plan for Oldham. Please note: PfE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

### **What is the Issues and Options stage?**

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 18 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this Issues and Options document. Emerging evidence has also helped to shape the Issues and Options document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 18 Notification Summary of Comments Received and the Council's Response).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

### **What are we asking in this consultation?**

We welcome comments on any part of the Issues and Options document. However, to guide and get the most from the consultation we have asked specific questions and presented spatial options within the document that we would like responses on.

The Issues and Options is supported by the following documents, which comments are invited on:

- Integrated Assessment (including the Equalities Impact Assessment and Health Impact Assessment);
- Integrated Assessment Scoping Report Update 1; and
- Habitats Regulations Assessment.

Further details regarding the Local Plan Issues and Options consultation can be found on the Statement of Availability attached.

The above documents can all be viewed on the council's consultation portal [https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/) and on the council's website at: <https://www.oldham.gov.uk/localplanreview>.

Topic papers and evidence are also available on the council's website.

### **Please display the following documents until 5pm on 29<sup>th</sup> August 2021 for members of the public to view:**

- Statement of Availability
- Oldham Local Plan Review: Issues and Options
- Oldham Local Plan Review: Issues and Options Appendices
- Integrated Assessment (including the Equalities Impact Assessment and Health Impact Assessment)
- Integrated Assessment Scoping Report Update 1
- Habitats Regulations Assessment
- Regulation 18 Notification Summary of Comments Received and the Council's Response

### **Place Standard:**

In addition to the Issues and Options documents we are also using a Place Standard tool as a way of engaging with the community. This is supplementary to the Issues and Options consultation documents.

The Place Standard can assist the council and the community to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes. The Place Standard is not a formal way of restricting development.

Completion of the Place Standard tool must take place by **5pm on 29th August 2021**.

For further information on the Place Standards and how to complete please visit:  
<https://www.oldham.gov.uk/localplanreview>.

### **How to comment**

The Issues and Options report, together with its supporting documents is subject to an eight-week consultation period that runs from **5th July until 29th August 2021**.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at

[https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/io2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/io2021/).

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk);

Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by **5pm on 29th August 2021**.

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be added to or removed from the mailing list please visit  
[https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation) or contact us via the details below.

Details of our data protection and commitments and the Strategic Planning and Information Privacy Notice can be found on the council's website at  
[https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation).

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Once again, thanks for your help in assisting us with getting people's views on planning issues.

Yours sincerely

Simon Rowberry,  
Interim Head of Planning

## Appendix 2f – Copy of email / letter text sent to all relevant Statutory Consultees, all Oldham Councillors and relevant parties on the Local Plan mailing list

### Consultation on the Oldham Local Plan: Issues and Options



Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

Underpinning the plan will be the principles of sustainable development. It will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

#### What is a Local Plan?

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan must conform with Places for Everyone Joint Development Plan Document (PfE). PfE is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PfE will form part of the Local Plan for Oldham. Please note, PfE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

#### What is the Issues and Options stage?

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 18 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this Issues and Options document. Emerging evidence has also helped to shape this document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 18 Notification Summary of Comments Received and the Council's Response). This can be viewed on the council's website at [https://www.oldham.gov.uk/in/20019/planning\\_and\\_building/1809local\\_plan\\_review](https://www.oldham.gov.uk/in/20019/planning_and_building/1809local_plan_review) and at public libraries (please check opening times).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

#### What are we asking in this consultation?

We welcome comments on any part of the Issues and Options document. However, to guide and get the most from the consultation we have asked specific questions and presented spatial options within the document that we would like responses on.

The Issues and Options is supported by the following documents, which comments are invited on:

- Integrated Assessment (including the Equality Impact Assessment and Health Impact Assessment);
- Integrated Assessment Scoping Report Update 1; and
- Habitats Regulations Assessment.

Further details regarding the Local Plan Issues and Options consultation can be found on the Statement of Availability attached.

The above documents can all be viewed on the council's consultation portal [https://oldham.objective.co.uk/portal/loc/planning/sp/local\\_plan\\_review/o2021/](https://oldham.objective.co.uk/portal/loc/planning/sp/local_plan_review/o2021/) and on the council's website at <https://www.oldham.gov.uk/localplanreview>.

Topic papers and evidence are also available on the council's website.

In addition, where open, hard copies will be placed in the borough's libraries. Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit [https://www.oldham.gov.uk/in/o20117/coronavirus\\_update\\_and\\_advice/2432/coronavirus\\_libraries](https://www.oldham.gov.uk/in/o20117/coronavirus_update_and_advice/2432/coronavirus_libraries).

## Consultation on the Oldham Local Plan: Issues and Options

SPI Consultations  
To [REDACTED]  
Cc [REDACTED]

Issues and Options Public Notice.pdf  
Local Plan Consultation A5.pdf

[https://www.oldham.gov.uk/info/20058/local\\_plan\\_review/243/coronavirus-libraries](https://www.oldham.gov.uk/info/20058/local_plan_review/243/coronavirus-libraries)

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

### Place Standard:

In addition to the Issues and Options documents we are also using a Place Standard tool as a way of engaging with the community. This is supplementary to the Issues and Options consultation documents.

The Place Standard can assist the council and the community to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes. The Place Standard is not a formal way of restricting development.

Completion of the Place Standard tool must take place by 5pm on 29<sup>th</sup> August 2021.

For further information on the Place Standards and how to complete please visit <https://www.oldham.gov.uk/localplanreview>

### How to comment

The Issues and Options report, together with its supporting documents is subject to an eight-week consultation period that runs from 5<sup>th</sup> July until 29<sup>th</sup> August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at [https://oldham.objective.co.uk/portal/oc/planning/spi/local\\_plan\\_review/fc2021/](https://oldham.objective.co.uk/portal/oc/planning/spi/local_plan_review/fc2021/)

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

### Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5pm on 29<sup>th</sup> August 2021.

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be removed from the mailing list please visit [https://www.oldham.gov.uk/info/20058/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/20058/local_plan/1825/consultation) or contact us via the details below.

Details of our data protection and commitments and the Strategic Planning and Information Privacy Notice can be found on the council's website at [https://www.oldham.gov.uk/info/20058/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/20058/local_plan/1825/consultation).

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Simon Rowberry  
Interim Head of Planning

## Appendix 2g – Copy of email sent to representative of the Oldham Partnership

### Consultation on the Oldham Local Plan: Issues and Options

JB Joanne Blair  
To [REDACTED]  
Cc [REDACTED]

Issues and Options Public Notice.pdf  
Local Plan Consultation A5.pdf

Mon 05/07/2021 14:55

**Note:** Please feel free to pass on details of this consultation to your partners and customers.

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Plan Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

#### What is a Local Plan?

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan must conform with Places for Everyone: Joint Development Plan Document (PfE). PfE is being jointly prepared by nine of the Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Upon adoption, PfE will form part of the Local Plan for Oldham. Please note, PfE and allocations included within it, are not being consulted on as part of the Local Plan Issues and Options.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

#### What is the Issues and Options stage?

The document we are seeking views on is called Issues and Options and follows on from the consultation that was carried out in the summer of 2017, called the 'Regulation 18 Notification'. The comments we received from so many residents and businesses have been invaluable in helping us identify the issues that the Local Plan needs to address in this Issues and Options document. Emerging evidence has also helped to shape to Issues and Options document.

We have published a consultation statement – summarising the comments received in 2017 and how we have addressed the key issues raised (Regulation 18 Notification Summary of Comments Received and the Council's Response). This can be viewed on the council's website at [https://www.oldham.gov.uk/info/200199/planning\\_and\\_building/1809/local\\_plan\\_review](https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review) and at public libraries (please check opening times).

The Issues and Options document describes the key challenges facing Oldham, sets out broad issues and presents options and questions that we need residents, businesses and interested parties in the borough to help us answer.

#### What are we asking in this consultation?

We welcome comments on any part of the Issues and Options document. However, to guide and get the most from the consultation we have asked specific questions and presented spatial options within the document that we would like responses on.

The Issues and Options is supported by the following documents, which comments are invited on:

- Integrated Assessment (including the Equality Impact Assessment and Health Impact Assessment);
- Integrated Assessment Scoping Report Update 1; and
- Habitats Regulations Assessment.

Further details regarding the Local Plan Issues and Options consultation can be found on the Statement of Availability attached.

The above documents can all be viewed on the council's consultation portal [https://oldham.objective.co.uk/portal/loc/planning/spl/local\\_plan\\_review/loc2021/](https://oldham.objective.co.uk/portal/loc/planning/spl/local_plan_review/loc2021/) and on the council's website at <https://www.oldham.gov.uk/localplanreview>.

Topic papers and evidence are also available on the council's website.

In addition, where open, hard copies will be placed in the borough's libraries. Please note that due to coronavirus restrictions the number of libraries open and their opening hours are subject to change. For the latest details on which libraries are open and their opening hours please visit [https://www.oldham.gov.uk/info/201170/coronavirus\\_update\\_and\\_advice/243/coronavirus\\_libraries](https://www.oldham.gov.uk/info/201170/coronavirus_update_and_advice/243/coronavirus_libraries)

You can also arrange to view a copy at the Civic Centre – please phone 0161 770 4105 to make an appointment or email [SP1.Consultations@oldham.gov.uk](mailto:SP1.Consultations@oldham.gov.uk).

**Place Standard:**

In addition to the Issues and Options documents we are also using a Place Standard tool as a way of engaging with the community. This is supplementary to the Issues and Options consultation documents.

The Place Standard can assist the council and the community to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes. The Place Standard is not a formal way of restricting development.

Completion of the Place Standard tool must take place by 5pm on 29<sup>th</sup> August 2021.

For further information on the Place Standards and how to complete please visit: <https://www.oldham.gov.uk/localplanreview>.

**How to comment**

The Issues and Options report, together with its supporting documents is subject to an eight-week consultation period that runs from 5th July until 29th August 2021.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online at [https://oldham.objective.co.uk/portal/oc/planning/spl/focal\\_plan\\_review/lo2021/](https://oldham.objective.co.uk/portal/oc/planning/spl/focal_plan_review/lo2021/).

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

**Or addressed to:**

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Issues and Options Report, and / or its supporting documents, must be received by 5pm on 29<sup>th</sup> August 2021.

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be removed from the mailing list please visit [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation) or contact us via the details below.

Details of our data protection and commitments and the Strategic Planning and Information Privacy Notice can be found on the council's website at [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation).

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Simon Rowberry  
Head of Service

## Appendix 3 – Draft Local Plan consultation

### Appendix 3a – Copy of Draft Local Plan Public Notice

**OLDHAM COUNCIL LOCAL PLAN REVIEW  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012 (AS AMENDED)  
(REGULATION 18)**

**DRAFT OLDHAM LOCAL PLAN**

**Statement of Availability**

**Document Title**

Draft Oldham Local Plan

**Subject Matter**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Policies Development Plan Document adopted November 2011. Views are sought on the Draft Oldham Local Plan and its supporting documents.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted. It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

**Availability of Documents:**

The Draft Oldham Local Plan and supporting documents, including the Integrated Assessment (incorporating the Habitats Regulations Assessment) and the Regulation 18 Issues and Options Comments and Response Schedule can all be viewed on the council's website at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review](https://www.oldham.gov.uk/info/201233/local_plan_review).

Hard copies of the Draft Local Plan and supporting documents can be found at:

- the borough's libraries (for the latest details on library opening times please visit [https://www.oldham.gov.uk/info/200395/find\\_a\\_library](https://www.oldham.gov.uk/info/200395/find_a_library)); and
- the Council's Access Oldham reception at the Civic Centre, West Street, Oldham.

Drop-in sessions are to be held across the borough where you also be able to find out more about the Draft Oldham Local Plan. Details of the drop-in sessions will be published on the Council's website at <https://www.oldham.gov.uk/localplanreview>.

**How to Comment:**

Consultation on the Draft Oldham Local Plan and supporting documents is taking place from **10 January to 23:59 on 21 February 2024**, for a period of 6 weeks.

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Please visit the Council's website at <https://www.oldham.gov.uk/localplanreview> for details on how to respond online.

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Or addressed to:

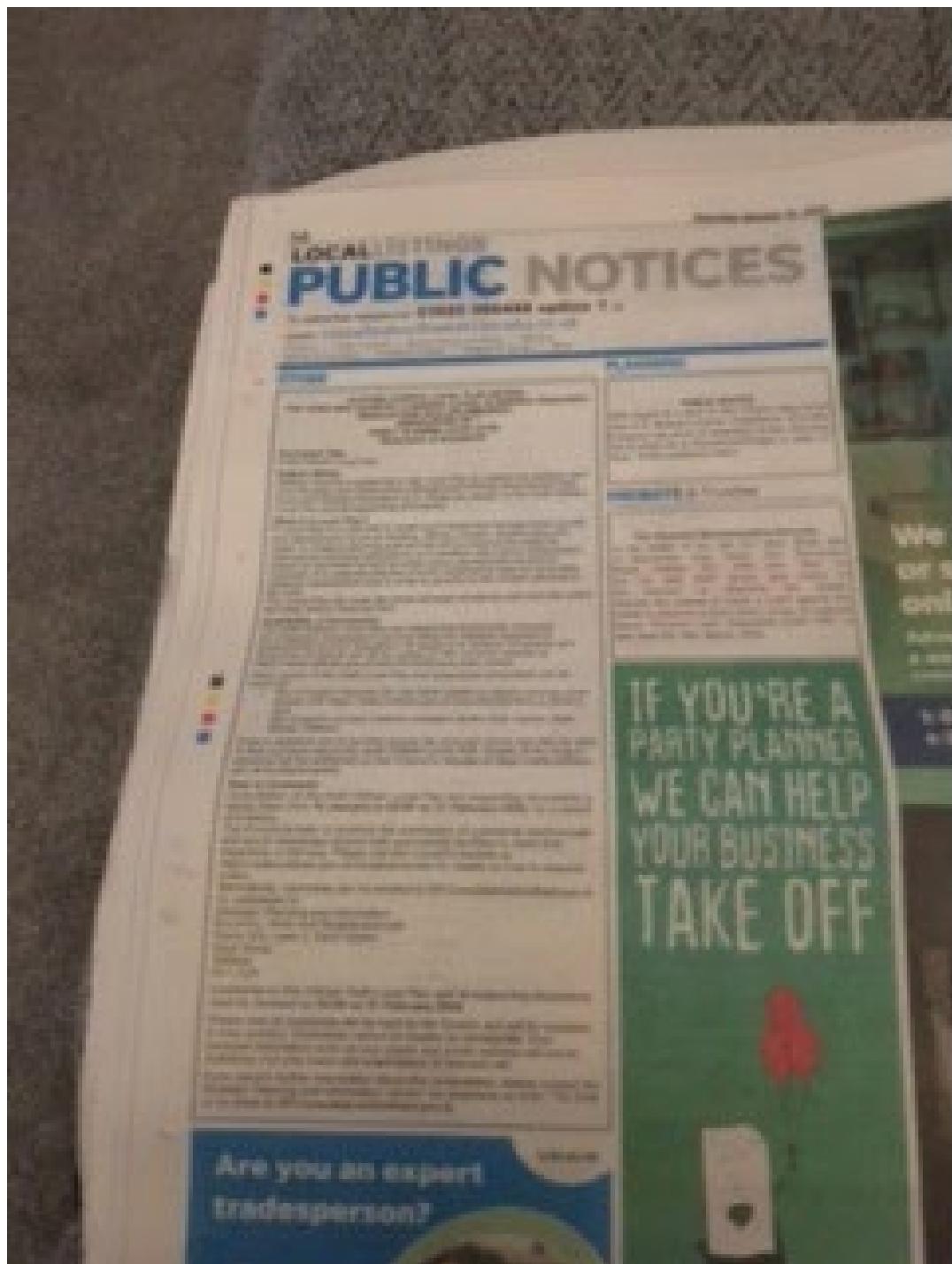
Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

Comments on the Oldham Draft Local Plan, and its supporting documents, must be received by **23:59 on 21 February 2024**.

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

If you require further information about this consultation, please contact the Strategic Planning and Information section via telephone on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Appendix 3b – Copy of Draft Local Plan Public Notice in Oldham Times 11<sup>th</sup> January 2024



## Appendix 3c – Copy of the Draft Local Plan Press Release

12 Jan 2024

# Have your say on plans for Oldham's future



A consultation has opened giving people across the borough the chance to have their say on how Oldham should develop in the future.

The council is preparing a new Local Plan – a document which will guide and manage growth and developments, such as housing, the local economy and community facilities, up to 2039.

Through previous consultations, people across the borough have been helping us to develop the plan. It is now at draft plan stage – and once again, we want you to share your views.

Cllr Elaine Taylor, Cabinet Member for Housing and Licensing, said: “The Local Plan is a really important document that will shape the future of Oldham for the next 15 years, including how we make decisions on planning applications.

“The home you live in, the building where you work, your local supermarket – all of these developments at some point will have been through the planning process.

“Planning affects many aspects of our lives, and this consultation is an opportunity for you tell us what you think about the policies in the Draft Plan and to help shape the future of your town.”

The Local Plan includes policies to protect the environment, address climate change and increase accessibility for all residents.

It will also help to develop supporting infrastructure, such as transport, education and utilities.

We want to know what matters most to our residents and businesses so that we have the buildings, homes and jobs that work for Oldham.

You can share your views on a wide range of topics including:

- Built environment
- Climate change and flood risk
- Communities
- Employment and economy
- Housing
- Natural environment
- Our centres
- Transport

The Local Plan is being prepared alongside Places for Everyone (PfE) – the long-term plan of nine Greater Manchester councils for jobs, homes and sustainable growth.

The Local Plan will ‘sit under’ PfE, addressing policies not covered by the framework, providing more detail on Oldham’s local planning priorities.

The Draft Local Plan Consultation is open now until 21 February 2024.

The easiest way to have your say is by taking part online via our consultation portal, [Big Oldham Conversation](#).

We'll also be hosting a number of drop-in sessions where you can get more information and share your views in person. Keep an eye on our social media pages and [www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview) for details of these sessions including dates, times and venues.

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk) or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3  
Civic Centre  
West Street  
Oldham  
OL1 1UH

Appendix 3d – Copy of poster on Draft Local Plan consultation

## Share your views – Consultation on Oldham's Local Plan



**Take part in our consultation and help shape planning and development in Oldham over the next 15 years.**

The Local Plan is an important document which guides planning and development including how and where things are built and how planning applications are decided.

We're preparing a new Local Plan and want you to help us develop it by telling us what matters most to you when it comes to the future development of your town.

The Local Plan will help to set the rules with which new homes and industrial buildings have to comply, and establish where they can be built. It will boost health and well-being for our residents, support investment in our centres and make the most of the assets that make Oldham unique.

Find out more and take part at  
[www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

### **What is a Local Plan and why are you reviewing it?**

The council has to prepare a Local Plan to set the rules with which new homes and industrial buildings have to comply and establish where they can be built. The current local plan is reaching the end of its lifespan.

The Local Plan addresses issues that are specific to Oldham.

Planning affects many aspects of our lives and our environment – from where we live, work, shop and how we spend our leisure time. In

producing the Local Plan, we will not just consider land uses but we will also consider other issues that can be affected by land use, including, health, education and community safety.

### **What are the issues and options**

You can either answer specific questions set out in the online consultation or share your views on any or all of the topics in the consultation - some of which are listed below:

- What homes we need for an ageing population

- How we provide a diverse housing offer including homes for disabled people, families, affordable homes and private rented homes
- Whether we should amend planning policy for homes in multiple occupation (HMOs) so that they can no longer be developed without planning permission (permitted development rights)
- Our policy approach to self-build, custom build and community right to build
- Providing for children's homes
- Making the most effective use of land and the density of developments
- Allocation of sites for development
- Retail, leisure, cultural venues, tourism and policies on farm diversification
- Steps we can take to address sustainable development including renewable and low carbon energy
- How we address flood risk
- Protecting and enhancing local green spaces, green infrastructure, open space, trees and biodiversity
- The policy approach to mills
- Policies which address the design of buildings including bike and bin storage and electric vehicle charging
- Health and wellbeing including whether we should introduce a policy which restricts the location of hot food takeaways within 400m of a school; or in areas with high levels of obesity; or both
- How planning can support education provision and if we should protect some suitable sites for potential future education facilities/services.

### **How do I take part?**

Online:

[www.oldham.gov.uk/localplanreview](http://www.oldham.gov.uk/localplanreview)

email:

[SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Write to: Strategic Planning and Information, Economy, Skills and Neighbourhoods, Room 310 Civic Centre, West Street, Oldham, OL1 1UH

**The consultation closes at 5pm on 29 August 2021**

**Share your views and help make Oldham a thriving place.**



## Appendix 3e – Copy of memo sent to all libraries with instructions for how to display Draft Local Plan material

<b>To</b>	All Libraries	<b>Date</b>	9 January 2024
<b>From</b>	Peter Richards	<b>Ext</b>	4105
<b>Subject</b>	<b>Consultation on the Oldham Draft Local Plan</b>		

**This memo outlines details of a planning consultation and asks if you could help publicise it.**

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

### **What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan to provide for the proper planning of the area.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

### **What is the Draft Plan stage?**

The document we are now seeking views on is called the Draft Oldham Local Plan. It contains a vision for Oldham, a set of plan objectives and draft planning policies covering a wide range of topic areas including housing, open land, centres, our economy, climate change, design, transport and our communities.

The Draft Oldham Local Plan follows on from consultation that has already been carried out on the Regulation 18 Notification (in summer 2017) and the Issues and Options (in summer 2021). Details regarding comments received to the Issues and Options consultation and the council's responses can be found in the Issues and Options Comments and Response Schedule which is available to view on the council's website at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review](https://www.oldham.gov.uk/info/201233/local_plan_review). Here you can also find the

Consultation Statement which sets out details of consultation that has been carried out to date.

## **Draft Oldham Local Plan Consultation**

We welcome comments on any part of the Draft Oldham Local Plan and supporting documents.

The Draft Local Plan is supported by the following documents:

- Integrated Assessment (including the Habitat Regulations Assessment), Equalities Impact Assessment (as part of the Oldham Impact Assessment) and Health Impact Assessment); and
- Integrated Assessment Scoping Report Update 2.

A Non-Technical Summary of the Integrated Assessment is also available.

Topic papers and evidence are also available on the council's website, together with Frequently Asked Questions.

## **Where to view the Draft Oldham Local Plan**

The Draft Local Plan and supporting documents can be viewed on the council's consultation portal at <https://bigoldhamconvo.oldham.gov.uk/> and on the council's website at <https://www.oldham.gov.uk/localplanreview>.

Hard copies of the Draft Oldham Local Plan and supporting documents can also be found at:

- the borough's libraries (for the latest details on library opening times please visit [https://www.oldham.gov.uk/info/200395/find\\_a\\_library](https://www.oldham.gov.uk/info/200395/find_a_library))
- the council's Access Oldham at Civic Centre, West Street, Oldham

Drop-in sessions are also being arranged which will provide a further opportunity for you to find out more about the Draft Oldham Local Plan and the review. Please visit for the council's website at <https://www.oldham.gov.uk/localplanreview> for up to date information regarding where and when the drop-in sessions are being held.

## **How to comment**

Consultation on the Draft Oldham Local Plan and supporting documents is taking place from **10 January to 23:59 on 21 February 2024**, for a period of 6 weeks.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online via the council's consultation platform at <https://bigoldhamconvo.oldham.gov.uk/>.

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

For those submitted by email or in writing a Comments Form is available online at <https://www.oldham.gov.uk/localplanreview>.

Comments on the Draft Oldham Local Plan, and / or its supporting documents, must be received by **23:59 on 21 February 2024**.

Further details regarding the Draft Oldham Local Plan consultation can be found on the Statement of Availability attached.

**Please display the following documents until 23:59 on 21 February 2024 for members of the public to view:**

- Statement of Availability
- Oldham Draft Local Plan
- Oldham Draft Local Plan Appendices
- Integrated Assessment (including the Habitats Regulations Assessment and Equalities Impact Assessment) and Appendices
- Integrated Assessment Non-Technical Summary
- Integrated Assessment Scoping Report Update
- Issues and Options - Comments and Response Schedule
- Consultation Statement
- Statement of Common Ground
- Poster and leaflets
- Comments forms

We have also prepared a series of Topic Papers on the following matters, which can be found on the council's website:

- Homes
- Economy and Employment (including Tourism)
- Our Centres (including Oldham Town Centre)
- Climate Change and Flood Risk
- Natural Environment
- Open Land
- Built Environment
- Transport
- Communities (including Local Environment)
- Infrastructure and Delivery
- Site Allocations Background Paper

#### **How comments will be held**

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

Oldham Council maintains a database of consultees who wish to be kept informed about the Local Plan. If you wish to be added to or removed from the mailing list please visit [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation) or contact us via the details below.

Details of our data protection and commitments and the Strategic Planning and Information Privacy Notice can be found on the council's website at [https://www.oldham.gov.uk/info/200585/local\\_plan/1825/consultation](https://www.oldham.gov.uk/info/200585/local_plan/1825/consultation).

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Once again, thanks for your help in assisting us with getting people's views on planning issues.

Yours sincerely

Peter Richards,  
Interim Head of Planning

## Appendix 3f – Copy of email / letter text sent to all relevant Statutory Consultees, all Oldham Councillors and relevant parties on the Local Plan mailing list

From: SPI.Consultations@oldham.gov.uk  
Send To Cc  
Subject: Consultation on the Draft Oldham Local Plan

 Draft Local Plan Public Notice\_FINAL.docx 21 KB

**From:** Strategic Planning and Information  
**Sent:** 11 January 2024 17:50  
**To: Subject:** Consultation on the Draft Oldham Local Plan

Oldham Council is preparing a new Local Plan to replace the existing Joint Core Strategy and Development Management Document adopted November 2011 and any saved planning policies from the Unitary Development Plan (UDP) 2006.

**What is a Local Plan?**

A Local Plan is a plan that is drawn up to guide and manage future growth and development (such as housing, offices, industry, warehousing and retail). It contains planning policies that will be used as the basis for determining planning applications and identifies sites where development should be permitted as well as areas where development should be restricted.

It is essential that the council continues to have an up-to-date statutory development plan to provide for the proper planning of the area.

Underpinning the plan will be the principles of sustainable development, it will meet the needs of Oldham and its residents while also achieving high quality design, addressing climate change and increasing accessibility for all.

The Local Plan will cover the whole borough except the part that falls within the Peak District National Park.

**What is the Draft Plan stage?**

The document we are now seeking views on is called the Draft Oldham Local Plan. It contains a vision for Oldham, a set of plan objectives and draft planning policies covering a wide range of topic areas including housing, open land, centres, our economy, climate change, design, transport and our communities.

The Draft Oldham Local Plan follows on from consultation that has already been carried out on the Regulation 18 Notification (in summer 2017) and the Issues and Options (in summer 2021). Details regarding comments received to the Issues and Options consultation and the council's responses can be found in the Issues and Options Comments and Response Schedule which is available to view on the council's website at [https://www.oldham.gov.uk/info/201233/local\\_plan\\_review](https://www.oldham.gov.uk/info/201233/local_plan_review). Here you can also find the Consultation Statement which sets out details of consultation that has been carried out to date.

## Draft Oldham Local Plan Consultation

We welcome comments on any part of the Draft Oldham Local Plan and supporting documents.

The Draft Local Plan is supported by the following documents:

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A Non-Technical Summary of the Integrated Assessment is also available.

Topic papers and evidence are also available on the council's website, together with Frequently Asked Questions.

### Where to view the Draft Oldham Local Plan

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Hard copies of the Draft Oldham Local Plan and supporting documents can also be found at:

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- the council's Access Oldham at Civic Centre, West Street, Oldham

Drop-in sessions are also being arranged which will provide a further opportunity for you to find out more about the Draft Oldham Local Plan and the review. Please visit for the council's website at <https://www.oldham.gov.uk/localplanreview> for up to date information regarding where and when the drop-in sessions are being held.

### How to comment

Consultation on the Draft Oldham Local Plan and supporting documents is taking place from **10 January to 23:59 on 21 February 2024**, for a period of 6 weeks.

The council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Comments can be submitted online via the council's consultation platform at <https://bigoldhamconvo.oldham.gov.uk/>.

Alternatively, comments can be emailed to [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk)

Or addressed to:

Strategic Planning and Information  
Economy, Skills and Neighbourhoods  
Room 310, Level 3, Civic Centre  
West Street,  
Oldham  
OL1 1UH

For those submitted by email or in writing a Comments Form is available online at <https://www.oldham.gov.uk/localplanreview>.

Comments on the Draft Oldham Local Plan, and / or its supporting documents, must be received by **23:59 on 21 February 2024**

Further details regarding the Draft Oldham Local Plan consultation can be found on the Statement of Availability attached.

### How your comments will be held

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

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Should you wish to discuss any issues or require any further information please do not hesitate to contact the Strategic Planning and Information Team on 0161 770 4105 or by email at [SPI.Consultations@oldham.gov.uk](mailto:SPI.Consultations@oldham.gov.uk).

Yours sincerely



Peter Richards  
Head of Planning

## Appendix 3g – Copy of email sent to representative of the Oldham Partnership

### Consultation on the Draft Oldham Local Plan



Joanne Blair

To [REDACTED]

Cc [REDACTED]

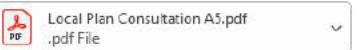
You replied to this message on 26/01/2024 12:30.



Oldham Leadership Board email .doc  
.doc File



Draft Local Plan Public Notice\_FINAL.docx  
.docx File



Local Plan Consultation A3.pdf  
.pdf File

Reply Reply All Forward ...

Thu 11/01/2024 18:56

Hi [REDACTED]

Hope you are well ? Please can I ask you circulate the attached letter, public notice and leaflet via email to the Oldham Leadership Board members.

Many thanks

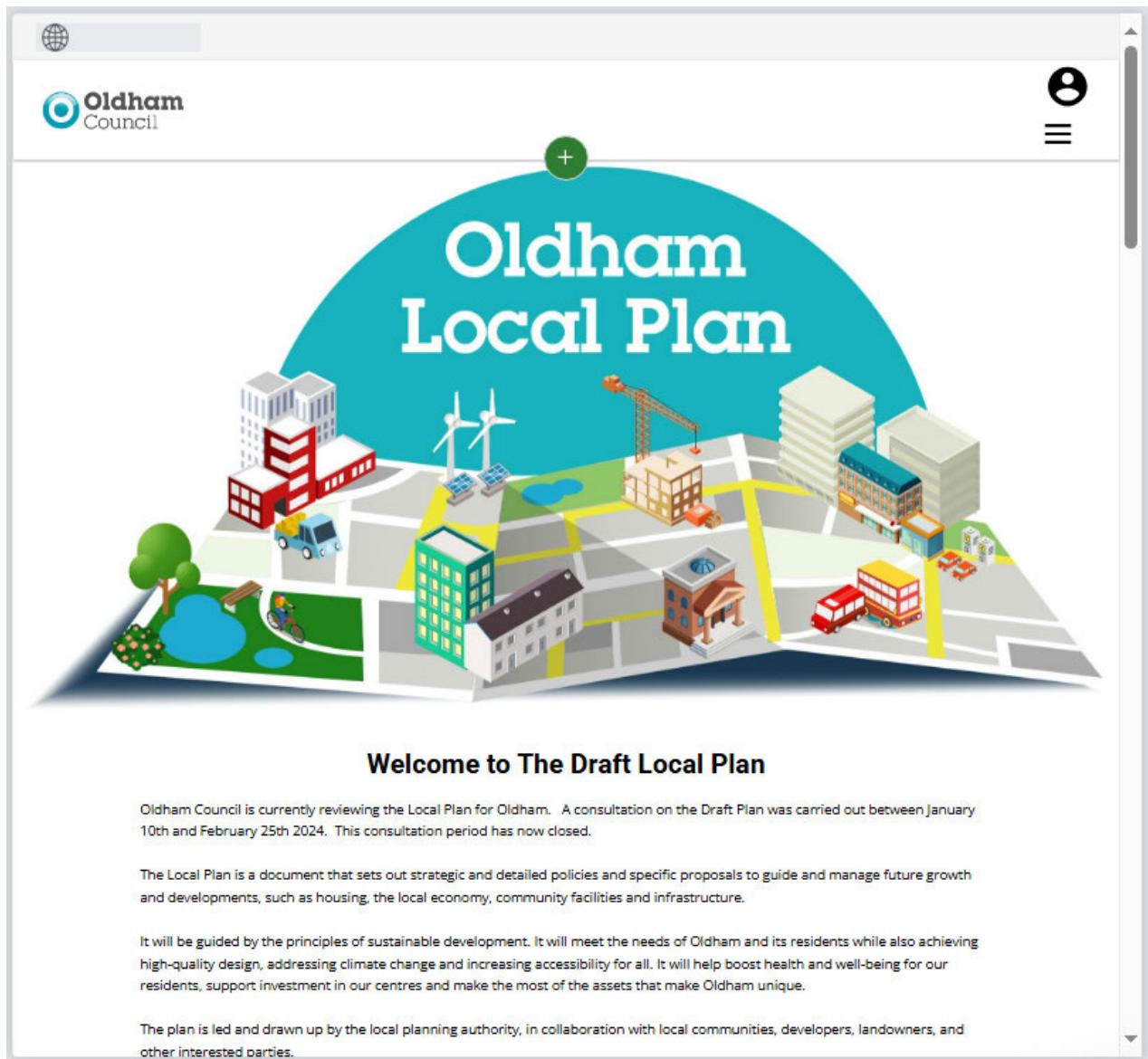
Jo

Joanne Blair  
Local Plan and Urban Design Team  
Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UH\*

[REDACTED]  
\*Please note: for satellite navigation purposes the post code is OL1 1NL

Visiting the Civic Centre by Metrolink? The nearest stop is Oldham King Street

## Appendix 3h – Screenshot of ‘The Big Oldham Convo’ Draft Local Plan Consultation webpage



**Welcome to The Draft Local Plan**

Oldham Council is currently reviewing the Local Plan for Oldham. A consultation on the Draft Plan was carried out between January 10th and February 25th 2024. This consultation period has now closed.

The Local Plan is a document that sets out strategic and detailed policies and specific proposals to guide and manage future growth and developments, such as housing, the local economy, community facilities and infrastructure.

It will be guided by the principles of sustainable development. It will meet the needs of Oldham and its residents while also achieving high-quality design, addressing climate change and increasing accessibility for all. It will help boost health and well-being for our residents, support investment in our centres and make the most of the assets that make Oldham unique.

The plan is led and drawn up by the local planning authority, in collaboration with local communities, developers, landowners, and other interested parties.