

Oldham

Local Plan

**Statement of Co-Operation
(including Statement of Common
Ground)**

August 2026



Oldham
Council

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1. Introduction

- 1.1. This Statement of Co-operation has been prepared to support the review of Oldham's Local Plan. It includes the Statement of Common Ground. To demonstrate how through the preparation of the Plan we have co-operated with our neighbouring authorities and other relevant public bodies on strategic priorities, including those that cross boundaries. Going forward the Statement will be updated at each stage of the Local Plan review process, providing updates on cross-boundary matters, as we continue to work collaboratively with our neighbouring authorities and the relevant public bodies.
- 1.2. This Statement of Co-operation will be submitted alongside the Oldham Local Plan: Publication Plan to the Planning Inspectorate. A Log of Collaboration¹ has also been prepared which sets out all the specific activities undertaken in liaison with the relevant Local Planning Authorities (LPAs) and prescribed bodies from the start of the preparation of the plan (initial regulation 18 consultation) up until the date on which it was submitted for examination.
- 1.3. A Statement of Common Ground was also published alongside the Draft Local Plan in January 2024² and alongside the Oldham Local Plan: Publication Plan in January 2026³.

¹ The Log of Collaboration can be found online on the Submission page at https://www.oldham.gov.uk/info/201233/local_plan_review

² The Statement of Common Ground accompanying the Draft Local Plan can be found online at https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan

³ The Statement of Common Ground accompanying the Oldham Local Plan: Publication Plan can be found online at https://www.oldham.gov.uk/downloads/download/2482/oldham_local_plan_publication_plan_statement_of_common_ground

2. Duty to Co-operate Requirements

- 2.1. The Duty to Co-operate has been a requirement of the planning system following its insertion into the Planning and Compulsory Purchase Act 2004 by the Localism Act 2011. The Duty requires local planning authorities to engage constructively, actively and on an on-going basis with neighbouring authorities, and other prescribed bodies, on strategic matters that cross administrative boundaries.
- 2.2. The new plan-making system provided by the Levelling Up and Regeneration Act 2023 does not include the Duty. Instead, the new system uses a new tier of strategic planning to ensure effective co-operation between plan-making authorities. The Regulations for the new system ‘save’ the current plan-making system for a period to allow emerging plans to progress to examination by 31 December 2026 – this is the system under which Oldham Council is progressing the current review of the Oldham Local Plan.
- 2.3. On 27 November 2025, the Minister of State for Housing and Planning wrote⁴ to the Planning Inspectorate setting out Governments intention to revoke the Duty to Co-operate requirement under the current plan-making system. As such, the Duty now ceases to apply following the Regulations coming into force in March 2026.
- 2.4. Whilst the formal Duty to Co-operate no longer applies, there is still a need for local planning authorities to continue to collaborate across their boundaries, especially in relation to addressing unmet development needs from neighbouring areas, and in line with the policies in the [National Planning Policy Framework](#)⁵ (NPPF) on ‘maintaining effective co-operation’. In this regard NPPF (paragraphs 24 to 27) set out that:
 - Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies, such as the Local Nature Partnership and infrastructure providers.
 - Joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
 - Strategic policy-making authorities should make sure that their plan policies align as fully as possible with those of other bodies where a strategic relationship exists on those matters requiring collaboration.

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https://assets.publishing.service.gov.uk/media/69286415345e31ab14ecf67d/Local_Plans_letter_to_PI_NS.pdf

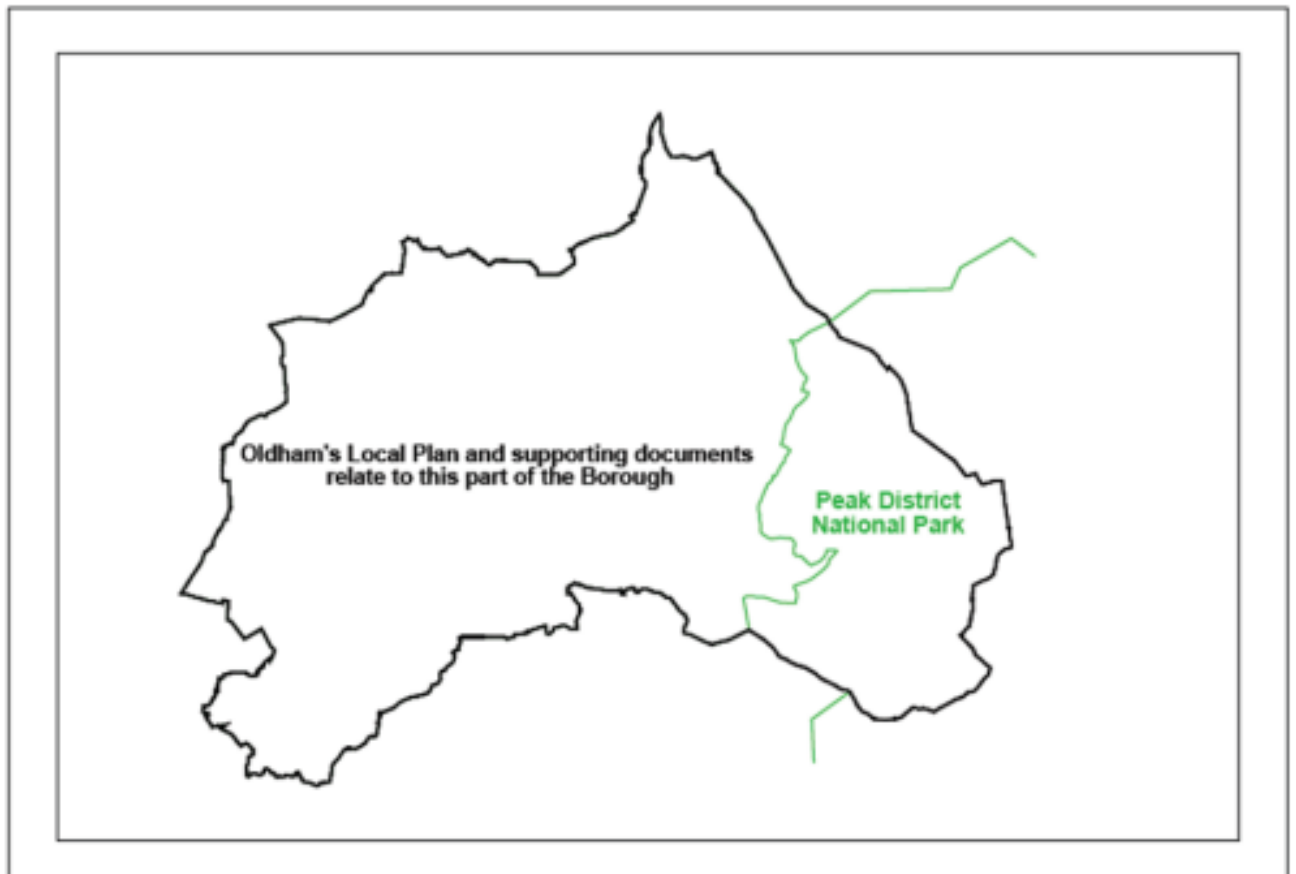
⁵ The National Planning Policy Framework December 2024 can be found online at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 2.5. Strategic issues are those which require effective co-operation, have cross boundary implications and may include:
- The homes and jobs needed in the area;
 - Retail, leisure and other commercial developments;
 - Infrastructure for transport, telecommunications, security, water supply, wastewater, flood risk, and the provision of minerals and energy (including heat);
 - Community facilities; and
 - Conservation and enhancement of the natural, built and historic environment and climate change mitigation and adaptation.
- 2.6. Paragraph 28 of NPPF goes on to state that to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.
- 2.7. National planning guidance on plan-making sets out further guidance in relation to what statements of common ground should include and when they should be produced.
- 2.8. They need to be prepared and maintained on an on-going basis throughout the plan-making process. As a minimum, a statement needs to be published when the area it covers and the governance arrangements for the cooperation process have been defined, and the substantive matters to be addressed have been determined.
- 2.9. If all the information required is not available authorities can use the statements to identify the outstanding matters that need to be addressed, the process for reaching agreements on these and indicate, where possible, when the statement is likely to be updated. It should demonstrate effective co-operation from early plan-making stages with actions and outcomes identified as the plan progresses.
- 2.10. They should be made available by the time an authority publishes their draft plan, to provide communities and other stakeholders with a transparent picture of how they have collaborated.
- 2.11. Once published the statement should be updated as appropriate to reflect the current position in the preparation of the Plan.

3. Geographical Area of the Oldham Local Plan and Neighbouring Authorities

- 3.1. The Local Plan covers the whole Borough except that part which falls within the Peak District National Park, as shown in Figure 1 below.

Figure 1: Oldham Borough and Peak District National Park



4. Who needs to co-operate?

- 4.1. Co-operation should take place with public bodies and neighbouring authorities where there is an identified relevant strategic matter.

Duty to Cooperate Bodies

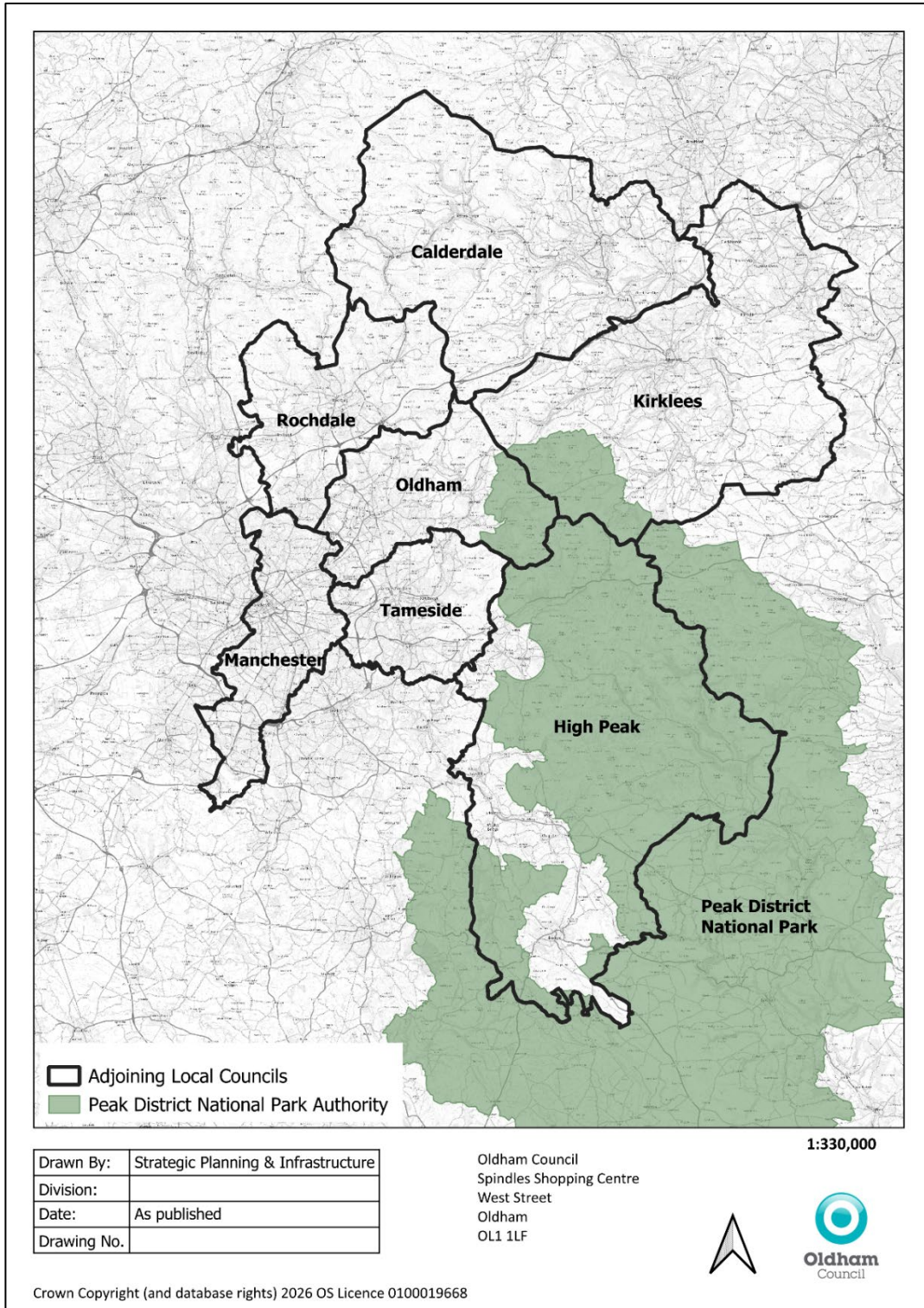
- 4.2. The Duty to Co-operate prescribed bodies identified in the Planning and Compulsory Purchase Act 2004 included:
- The Environment Agency
 - Historic England
 - Natural England
 - The Civil Aviation Authority
 - Homes England
 - Integrated Care Boards (referred to previously as Clinical Commissioning Groups)
 - National Health Service Commissioning Board
 - Office of Rail and Road
 - Transport for Greater Manchester
 - Highway authorities (National Highways and the local highway authority)
- 4.3. The Council has engaged with these Duty to Co-operate prescribed bodies throughout the preparation of the Oldham Local Plan as appropriate.
- 4.4. For the purposes this statement, the Council has also engaged with the following:
- The GM Local Nature Partnership (Natural Capital Group)
 - Network Rail
 - Manchester Airport

Neighbouring Authorities

- 4.5. Effective co-operation on cross-boundary strategic issues covers those areas outside Oldham but which share a border with the Borough. Co-operation takes place with the relevant level / service area of local government depending on the issue at hand.
- 4.6. Oldham's neighbouring authorities are:
- Calderdale Metropolitan Borough Council
 - Kirklees Metropolitan Borough Council
 - Manchester City Council
 - Peak District National Park Authority
 - High Peak Borough Council
 - Rochdale Metropolitan Borough Council
 - Tameside Metropolitan Borough Council

- 4.7. Whilst not neighbouring authorities, Oldham Council will also co-operate and work collaboratively with the other Places for Everyone authorities (Bolton, Bury, Salford, Trafford and Wigan), Stockport Metropolitan Borough Council and the GMCA.

Figure 2: Oldham and neighbouring authorities



Signatories

- 4.8. The Statement of Common Ground is a document that will be updated at each iteration of the review of Oldham's Local Plan. It will accompany the updated Oldham Local Plan at each key stage, setting out a record of collaboration from the earliest stages through to submission. This Statement of Co-operation comprises the Statement of Common Ground and is published for submission alongside the Oldham Local Plan: Publication Plan.
- 4.9. The Statement of Common Ground seeks to demonstrate to the Planning Inspectorate that neighbouring authorities and relevant public bodies (as outlined above) are satisfied that the proposals in the updated Oldham Local Plan do not cause any significant concern and those organisations are satisfied with the Plan.
- 4.10. NPPF sets out that Local Plans will be examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. It sets out that plans will be found 'sound' if they have been positively prepared, are justified and effective and consistent with national policy.
- 4.11. In relation to being 'effective' plans should be deliverable over the plan period and based on effective working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the Statement of Common Ground.
- 4.12. As such, by demonstrating effective co-operation and collaboration using the Statement of Common Ground the Planning Inspector, at the Examination, will be able to determine whether the plan is 'effective'.
- 4.13. The Statement of Common Ground should be accompanied with signatures to demonstrate agreement with the Plan on key matters. Signatures have been sought from Publication Plan stage onwards, to allow the fullest collaboration to take place between the key parties.
- 4.14. Potential signatories, depending on the strategic matters identified and to be address, may include:
 - Neighbouring authorities, other PfE authorities, Stockport Metropolitan Borough Council, and GMCA.
 - The public bodies listed at paragraph 4.2.
 - Infrastructure providers such as United Utilities.
- 4.15. Relevant signatories will be asked to sign the Co-operation Statement below as recognition of their agreement to the Statement of Common Ground and their continuous collaborative working with Oldham Council.

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	
Name	
Position	
Signature	
Date	

5. Co-operating on preparation of the Oldham Local Plan

Places for Everyone

- 5.1. The Places for Everyone (PfE) Joint Development Plan Document (DPD)⁶, is a strategic plan that covers nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.
- 5.2. PfE sets out the strategic planning framework for the Oldham Local Plan, and:
- Sets out specific requirements to be taken forward through the Plan in relation to housing, offices, and industry and warehousing.
 - Identifies the main areas where this growth will be focused as part of its spatial strategy.
 - Identifies the important environmental assets which will be protected and enhanced.
 - Allocates sites for employment and housing outside of the urban area to meet our growth needs – in Oldham this is JPA2 Stakehill (a cross-boundary allocation with Rochdale), JPA10 Beal Valley, JPA11 Bottom Field Farm, JPA12 Broadbent Moss, JPA13 Chew Brook Vale, JPA14 Cowlshaw, JPA15 Land south of Coal Pit Lane and JPA16 South of Rosary Road.
 - Supports the delivery of key infrastructure, such as transport and utilities; and
 - Defines a new Green Belt boundary.
- 5.3. A Statement of Common Ground was prepared to support Places for Everyone 2021⁷. The Statement identifies the strategic policy making authorities (including Oldham Council) and the additional signatories made up of neighbouring authorities and relevant public bodies.
- 5.4. The Statement of Common Ground supporting PfE identified and addressed the strategic priorities relevant to the Joint Plan. Those relevant to Oldham are outlined in Table 1 below.

⁶ Places for Everyone can be viewed online at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

⁷ The Places for Everyone Statement of Common Ground 2021 can be viewed online at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/pfe-previous-stages/places-for-everyone-2021-regulation-19/supporting-documents-2021/?folder=01%20Duty%20to%20Co-operate#fList>

Table 1: PfE Statement of Common Ground Strategic Priorities relevant to Oldham

Flood Risk and the Water Environment	The PfE policies and proposals especially Policy JP-S5 Flood Risk and the Water Environment, Greener Places chapter and relevant allocations have been informed by the SFRA Level 1 and 2 and provide a sound basis to deal with any river catchment issues which may affect flooding potential in the future within the PfE area and any cross-boundary issues. The PfE and supporting evidence provide the basis for the PfE districts to collaborate with relevant neighbouring lead local flood authorities, risk management authorities and public bodies including the Environment Agency, United Utilities and relevant cross boundary neighbouring councils on any river catchment issues which may affect flooding potential in the future. Relevant Duty to Co-operate requirements were met through the preparation of flood and water management policies in the PfE.
Minerals and Waste	The adopted GM Minerals Plan and GM Waste Plan form part of Oldham's Development Plan⁸. The PfE districts will collaborate with adjoining neighbouring districts on any future revisions to the GM Joint Minerals and Waste Plans. Since adoption of PfE, each of the ten GM districts has agreed to the principle of the making of a joint development plan document with the other 9 Greater Manchester councils (Bolton, Bury, Manchester, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan), to cover planning for minerals and waste across GM⁹. This will replace the existing GM Minerals and Waste Plans with a single, joint minerals and waste plan and will ensure efficient compliance with national planning policy.

⁸ The adopted GM Minerals Plan and GM Waste Plan can be found online at https://www.oldham.gov.uk/info/201229/current_local_planning_policy

⁹ Oldham's report seeking approval from Council to agree to the principle of the making of a joint development plan document with the other 9 Greater Manchester councils (Bolton, Bury, Manchester, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan), to cover planning for minerals and waste across Greater Manchester can be found online at https://committees.oldham.gov.uk/documents/s153453/Report%20for%20Full%20Council%20Minerals%20and%20Waste%20Plan_FINAL.pdf

Employment Distribution	The employment need and distribution for PfE and the nine authorities is set out in Table 6.1 and Table 6.2 of the Plan. Relevant Duty to Co-operate requirements were met through the preparation of PfE.
PfE Housing Distribution	The housing need and distribution for PfE and the nine authorities is set out in Table 7.1 of the Plan. All nine authorities agreed to meeting the combined housing need within PfE boundary. Relevant Duty to Co-operate requirements were met through the preparation of PfE.
Chew Brook Vale (JPA13)	The Chew Brook Vale allocation was amended to reflect the most up to date evidence supporting PfE and account for concerns raised by Peak District National Park Authority (PDNPA). Relevant Duty to Co-operate requirements were met through the preparation of the Chew Brook Vale allocation. Oldham Council continue to collaborate with PDNPA with regards to proposals for Chew Brook Vale. The Council is also working with the PDNPA to support and advise Saddleworth Parish Council in the preparation of Saddleworth Neighbourhood Plan¹⁰. Saddleworth Parish Council has now submitted the Plan to PDNPA and Oldham Council. The next step is then for it to be published for consultation prior to its submission for examination in line with The Neighbourhood Planning Regulations (2012)¹¹.
Green Infrastructure	A collaborative approach to the development of the evidence base, understanding cross boundary issues and policy development informed preparation of policies in the Greener Places chapter. Providing a sound basis for continued collaboration between PfE districts, the GM Natural Capital Group, Natural England and cross boundary neighbouring authorities.

¹⁰

https://www.oldham.gov.uk/info/201235/neighbourhood_planning/2936/saddleworth_neighbourhood_plan

¹¹ <https://committees.oldham.gov.uk/documents/s156788/Cabinet%20Report%20Addendum%20-%20Sadd%20NP%20Dec%202025.pdf>

The Green Belt	Relevant Duty to Co-operate requirements were met through the preparation of Policy JP-G10 The Green Belt and relevant allocations (including those in Oldham).
Habitat Regulation Assessment (HRA)	A HRA was prepared to support and inform PfE. As outlined in paragraphs 7.20 to 7.26 below, since adoption of PfE Oldham Council has worked with relevant GM authorities to prepare two Supplementary Planning Documents (SPDs) relating to the South Pennines and Holcroft Moss. The need for these SPDs was a result of the PfE HRA.
Heritage	The Historic Environment Background Paper, the Archaeological and Built Heritage Assessment and Screening and, where relevant, site level heritage assessments, were found to provide an appropriate level of evidence for PfE. Relevant Duty to Co-operate requirements were met through preparation of PfE. PfE districts will continue to work collaboratively with Historic England during the preparation of their local plans.
Connected Places and Cross-Boundary Transport	The evidence completed for PfE demonstrates that the nine PfE districts (including Oldham Council) and TfGM are committed to fully understanding the impact of growth from PfE on the Strategic Road Network (SRN) and rail network and will continue working with National Highways and Network Rail to implement these proposals. A Memorandum of Understanding between National Highways and the nine PfE districts, agreed as part of the PfE, forms the mechanism for continued collaboration. Appropriate mitigation measures have also been identified in the allocations policies in PfE, including those in Oldham. Relevant Duty to Co-operate requirements were met through the preparation of PfE and the relevant allocations and provide the basis for continued collaboration with National Highways and Network Rail.

	PfE also provides the basis for continued collaboration between, the nine PfE districts, neighbouring authorities, TfGM and National Highways, on transport improvements within PfE and across boundaries.
Infrastructure Implementation	PfE policy JP- D1 promotes collaboration and synchronisation of investment plans between the nine PfE districts and the main infrastructure providers: Integrated Care Boards, the NHS, National Highways, Network Rail, Transport for Greater Manchester, United Utilities, the Environment Agency, National Grid, Cadent, United Utilities and digital / telecommunication providers.

- 5.5. Statements of Common Ground were also prepared for each of the allocations in PfE, including those in Oldham¹².

Oldham's Local Plan

- 5.6. PfE provides the strategic framework for planning in Oldham. The purpose and role of the Oldham Local Plan is to support delivery of PfE in Oldham.
- 5.7. The Plan interprets the strategic policies set out in PfE at a more detailed local level, through a series of development management focused policies, to reflect our priorities and support delivery of the council's regeneration ambitions and Building a Better Oldham. As such:
- The Oldham Local Plan has been aligned with the plan period of PfE – up to 2039, and the level of growth required over this period (for employment and housing); and
 - It does not include allocations for future development, whether that be for new homes or employment. Instead, the Plan supports the delivery of our housing and employment land supply to address the borough's needs through the positive planning framework provided by the plan policies.

Duty for Co-operate and the Oldham Local Plan

- 5.8. NPPF sets out the need for strategic policy-making authorities to collaborate and identify the relevant strategic matters which they need to address in their plans.
- 5.9. As outlined in section 5 above, the Oldham Local Plan does not include strategic policies. Instead, its focus is on development management policies that support the implementation and interpretation of PfE policies in Oldham. Given the role and purpose of the Oldham Local Plan there are therefore

¹² Statements of Common Ground for PfE Allocation in Oldham can be found online at <https://programmeofficers.co.uk/GMCA/ExaminationDocs/1.5%20Oldham%20SoCG%20for%20Allocations.pdf>

limited strategic matters of a cross-boundary nature to be considered, above and beyond those addressed through PfE.

- 5.10. Nevertheless, the opportunity has been taken, through the Statement of Common Ground, to identify those matters that may have cross-boundary implications and to outline Oldham Council's commitment for continued collaboration with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies.
- 5.11. Throughout preparation of the Oldham Local Plan, key pieces of evidence and policy development have been shared with neighbouring authorities and other public bodies where relevant. With regards to evidence this has included:
- The Oldham Green Infrastructure Strategy, as part of which opportunities for cross-boundary GI have been explored. Officers have also sought to ensure that the GI Strategy is reflected in the GM LNRS and that they are aligned where possible.
 - The Oldham Local Housing Needs Assessment 2024, which has included engagement with neighbouring authorities to help inform the development of affordable housing and housing mix planning policies in the Local Plan.
 - The Oldham Playing Pitch Strategy 2025, on which we have worked closely with Sport England and other sports-related non-governing bodies.
 - The Oldham Mills Strategy 2021, which as joint commission with Historic England to develop a positive strategy for the sustainable future of the textile mill stock across Oldham.
- 5.12. The Duty to Co-operate bodies have commented on various stages of the Plan as they have considered relevant. A summary of issues raised is provided in the Consultation Statement submitted alongside the Oldham Local Plan¹³. Schedules of comments received to the Oldham Local Plan review have also been published at the following stages:
- [Regulation 18 Notification Summary of Comments Received](#)¹⁴
 - [Issues and Options Comments and Response Schedule](#)¹⁵ published alongside the Draft Local Plan)

¹³ The Oldham Local Plan Regulation 22 Consultation Statement can be found online at https://www.oldham.gov.uk/downloads/file/8478/oldham_local_plan_regulation_22_consultation_statement

¹⁴ The Regulation 18 Notification Summary of Comments Received can be found online at https://www.oldham.gov.uk/downloads/file/6989/regulation_18_summary_of_comments

¹⁵ The Issues and Options Comments and Response Schedule can be found online at https://www.oldham.gov.uk/downloads/file/7824/issues_and_options_-_comments_and_response_schedule

- [Draft Local Plan Schedule of Comments and Council's Response](#)¹⁶ (published alongside the Publication Plan)
 - A schedule of comments received to the Oldham Local Plan: Publication Plan will be published at submission¹⁷.
- 5.13. Collaboration activities have taken place with neighbouring authorities and other relevant public bodies throughout the preparation of the Plan. Key activities include:
- Meetings with neighbouring districts were held at Issues and Options, and Draft Local Plan, stages.
 - Attendance at various GM-level meetings, including GM Planning Officers Group and the GM Local Nature Recovery Group.
 - Attendance at the South Pennine Authorities meetings comprising those authorities that fall within the South Pennines area, the PDNPA, Natural England and South Pennines Park. The purpose being to discuss planning-related issues affecting landscape across the South Pennines.
 - Meetings with Electricity Northwest (ENW) to discuss the Local Area Energy Plan, Local Plan preparation and ENW investment plans.
- 5.14. Meetings with various advisory bodies to discuss comments on the Draft Local Plan and work needed in preparation for the Publication Plan, have taken place including with:
- National Highways and TfGM;
 - Historic England;
 - Natural England;
 - Sport England; and
 - Environment Agency and United Utilities.
 - Attendance at meetings and workshops with neighbouring authorities regarding preparation of their Local Plans including Tameside Council, PDNPA, and Manchester City Council.
- 5.15. A Log of Collaboration¹⁸ has also been prepared which sets out specific activities undertaken in liaison with the relevant Local Planning Authorities (LPAs) and prescribed bodies from the start of the preparation of the plan (initial regulation 18 consultation) up until the date on which it was submitted for examination.

¹⁶ The Draft Local Plan Schedule of Comments and Council's Response can be found online at https://www.oldham.gov.uk/downloads/download/2480/oldham_draft_local_plan_schedule_of_comments_received

¹⁷ The schedule of comments received to the Oldham Local Plan: Publication Plan can be found online on the Submission page at https://www.oldham.gov.uk/info/201233/local_plan_review

¹⁸ The Collaboration Log can be found online at https://www.oldham.gov.uk/info/201233/local_plan_review

6. Strategic Issues

- 6.1. As stated above in section 5, PfE sets the strategic planning framework and direction for the Borough, and the role and purpose of Oldham's Local Plan is to interpret these strategic policies at a more detailed local level through a series of development management focused policies to reflect our priorities and support delivery of the Council's regeneration ambitions and Building a Better Oldham.
- 6.2. The Oldham Local Plan does not therefore include strategic policies and given its role and purpose there are limited strategic matters to be considered, above and beyond those addressed through PfE.
- 6.3. Nevertheless, the opportunity has been taken through the Statement of Common Ground to identify those matters that may still have cross-boundary implications and to outline Oldham Council's commitment for continued collaboration with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies.

Collaboration with neighbouring authorities

- 6.4. Through engagement with neighbouring authorities during the Issues and Options¹⁹ consultation (summer 2021) the following strategic matters were identified and discussed:
 - Homes and employment (including delivery of Places for Everyone JPA2 Stakehill)
 - Transport (including the Bee Network and issues regarding parking at Dove Stones reservoir)
 - Habitat Regulations Assessment (and the South Pennine Moors Special Protection Areas (SPA) and Special Areas of Conservation (SAC))
 - Biodiversity Net Gain
 - Landscape, Green Infrastructure and recreation linkages (including Northern Roots)
 - Education
 - Purpose of the Peak District National Park
- 6.5. Through engagement with neighbouring authorities during the Draft Local Plan²⁰ consultation (January and February 2024) the following strategic matters were identified and discussed:
 - Housing requirement
 - Stakehill
 - Transport

¹⁹ Details of the Issues and Options consultation can be found at https://www.oldham.gov.uk/info/201233/local_plan_review/1809/issues_and_options

²⁰ Details of the Draft Local Plan consultation can be found at https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan

- The Habitat Regulations Assessment (HRA) South Pennine Moors Special Protection Areas (SPA) and Special Areas of Conservation (SAC))
- Biodiversity Net Gain
- Renewable and Low Carbon Energy in relation to the areas of search for wind energy
- Purpose of the Peak District National Park

6.6. These matters are addressed further below in section 7.

Collaborating with other public bodies

6.7. A summary of comments received to the Draft Local Plan, including those from other public bodies has been published alongside the Publication Plan²¹.

6.8. At Draft Local Plan stage many of the concerns raised by public bodies such as the Environment Agency, Historic England and Natural England related to the proposed allocations for new homes and employment. As outlined in section 5 above, the Oldham Local Plan has been amended to focus on development management policies that support the implementation of PfE. As such, allocations are no longer proposed. The Council has however continued to collaborate closely with public bodies such as those listed earlier and National Highways, TfGM and United Utilities (UU), in the preparation of the Publication Plan, to ensure that it provides a positive planning framework for the Borough. This has included further evidence where required and the formulation of policies. For example:

- Discussions with UU have led to their preparation of evidence on the use of optional water efficiency standards; how appropriate consideration is given to new national Sustainable Drainage Systems guidance in the Plan; and informed preparation of policies relating to foul and surface water.
- Discussions with EA have helped shape the Publication Plan policies. For example, Policy CC3 Sustainable Drainage – Foul and Surface Water has been amended to clarify that development should be located in areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.
- Given the role and purpose of the Oldham Local Plan and absence of site allocations, the Council agreed with the EA and UU that a full Strategic Flood Risk Assessment (SFRA) was not required for the Publication Plan. Officers have however worked with the EA to agree an appropriate and proportionate methodology for screening the housing and employment land supply in terms of flood risk, whilst also assessing existing

²¹ The Draft Local Plan Schedule of Comments and Council's Response can be found online at https://www.oldham.gov.uk/downloads/download/2480/oldham_draft_local_plan_schedule_of_comments_received

designations being carried forward, such Business Employment Areas, to check the risk to new development that may take place within them²². It is also acknowledged that whilst a full updated SFRA was not required for the Publication Plan, flood risk evidence should remain under review. The Council will continue to work collaboratively with the EA and UU in this regard and in doing so acknowledge:

- The need for review and clarification of reservoir flood risk information relating to Chew Brook Vale (JPA13) as part of any future planning application relating to the site; and
- UU's recommendation that land supply sites should be assessed against sewer and reservoir flood risk information, as per their representations made to the Publication Plan on 23 March 2026 (representor ID: 007)
- Discussions with Historic England have informed policies relating to the historic environment and specifically the approach to tall buildings. For example, Policy D4: Creating Better Views, Gateways and Taller Buildings has now been deleted and elements incorporated into overarching Policy D1 – Achieving High-quality Design, with a focus on what specific requirements development proposals involving tall buildings should address.
- Discussions with TfGM and National Highways have informed preparation of the Publication Plan, in relation to the 'A Sustainable, Active, Accessible Network for Oldham' chapter. Specifically, Policy T1 Delivering Oldham's Transport Priorities, Policy T2 Travel Hubs and Park & Rides, and Policy T5 Vision-led Transport Statements, Transport Assessments and Travel Plans.
- Discussions with Natural England have informed preparation of the Publication Plan, specifically regarding the Habitat Regulations Assessment and policies relating to the Natural Environment. The approach set out in revised Policy N2 Restoring Nature and reference to the GM LNRS and its strategic significance was particularly welcomed.

6.9. A summary of comments received to the Oldham Local Plan: Publication Plan has been published for submission²³.

²² The Oldham Flood Risk Assessment supporting the Oldham Local Plan: Publication Plan is available on the council's website at https://www.oldham.gov.uk/downloads/download/2483/oldham_flood_risk_assessment. The Housing and Employment Land Supply SFRA Sequential Test 2025 is available at https://www.oldham.gov.uk/downloads/download/2489/housing_and_employment_land_supply_sfra_sequential_test_2025

²³ A summary of comments received to the Oldham Local Plan: Publication Plan can be found online at https://www.oldham.gov.uk/info/201233/local_plan_review

7. Oldham's Local Plan and the Strategic Issues

- 7.1. This section sets how the Oldham Local Plan: Publication Plan has considered and / or addressed those matters that may be considered of strategic importance and have cross-boundary implications. How these matters are dealt will evolve as we continue to progress the Local Plan and work collaboratively with our neighbouring authorities, the other PfE authorities, Stockport Metropolitan Brough Council, GMCA, and other relevant public bodies.

Housing Requirement

- 7.2. Oldham's housing requirement is established through PfE. The housing need set out within the Joint Plan has been derived using the standard methodology for calculating Local Housing Need (LHN) that was in place at the time and set out in national planning guidance. Considering the housing land supply position up to 2039 for Oldham and the other eight constituent PfE authorities²⁴, the Plan then distributes, and phases, the housing requirement having regard to its spatial strategy and the availability of suitable sites in each district. This position is set out in Policy JP-H1: Scale, Distribution and Phasing of New Housing Development.
- 7.3. The delivery rates in Table 7.2 of PfE are the minimum number of net additional dwellings each district is expected to identify a sufficient supply of sites for through their local plans. For Oldham, PfE sets an annual and overall housing requirement of 680 homes a year and 11,560 homes over the period 2022-2039. This is then phased as follows:
- 404 homes a year from 2022 to 2025;
 - 680 homes a year from 2025 to 2030; and
 - 772 homes a year from 2030 to 2039.
- 7.4. Policy JP-H1 sets out that each local authority will monitor delivery rates within their area and will act as necessary to ensure that delivery rates are maintained as anticipated in the Joint Plan. If this regular monitoring reveals significant deviation from the phasing in PfE, the factors resulting in these changes will be determined and consideration will be given to what action would be appropriate, including development management action and review of the policies. This work will feed into the regular reviews of PfE, although individual authorities may wish to take specific local action outside the formal review process to ensure that they can maintain delivery rates.
- 7.5. The ability for neighbouring authorities to accept any of GM's housing or employment provision was therefore established through the preparation of PfE, the details for which are set out in the accompanying Statement of

²⁴ See table 7.13 of <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>

Common Ground and evidence²⁵. Furthermore, as the Oldham Local Plan is aligned with the plan period of PfE (up to 2039) it is not proposing to set out, or accommodate land for, additional housing need than what is already identified in the Joint Plan.

Given the above it is not necessary to consider this strategic matter further through the Oldham Local Plan Statement of Common Ground. Alongside the strategic policies in PfE, the Oldham Local Plan: Publication Plan provides a positive planning policy framework that will support delivery of housing-related matters across the Borough.

- 7.6. The Council recognises that the emerging planning reforms will require the preparation of a Spatial Development Strategy (SDS) covering the Greater Manchester Combined Authority area. Future housing need will be identified as part of this process. At an appropriate time, this will need to be supported by a new Local Plan for Oldham prepared under the new plan-making system. If needed, allocations will be considered as part of this future reiteration of the Local Plan to support the SDS for Greater Manchester.

Gypsies, Travellers and Travelling Showpeople

- 7.7. The latest evidence set out in the 2024 Greater Manchester Gypsy and Traveller Accommodation Assessments (GTAA)) identified no need for Gypsy and Traveller pitches in Oldham up to 2041.
- 7.8. Where a need was identified the GTAA recommended that those authorities should review the potential for additional pitch development on existing sites and the occupancy of permanent pitches. The assessment also recommended that the ten GM authorities should consider the issue of meeting the overall identified need for GM collectively, with the potential redistribution of need being an option to meet need.
- 7.9. For Travelling Showpeople, the 2018 GTAA found a shortfall of 204 plots across Greater Manchester up to 2035/36, driven by household formation and overcrowding on existing yards. In addition, the need to provide for 59 transit pitches across the study area was also identified.
- 7.10. Whilst there is no identified need for Gypsy and Traveller pitches in Oldham, it is recognised that additional need may arise over the plan period. Further work to understand and identify the spatial distribution of plots for Travelling Showpeople and transient pitches may also include the identification of specific sites in Oldham in the future. In the meantime, to assess planning applications that may come forward during the plan period, the Oldham Local Plan: Publication Plan includes Policy H7 – Gypsies, Travellers and Travelling Showpeople, which sets out the criteria against which proposals for such uses will be assessed as recommended in the GM GTAA.

²⁵ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

- 7.11. Policy HO1: Assessing the need for homes in Draft NPPF, published December 2025, sets out an expectation that going forward spatial development strategies (or local plans where an SDS is not in place) should be based upon an assessment of the permanent and transit site accommodation needs of travellers across the plan area.

Given the current evidence, it is considered that the Oldham Local Plan: Publication Plan provides a positive planning policy framework with regards to development proposals for Gypsies, Travellers and Travelling Showpeople in the Borough. The Council will continue to work collaboratively with the other nine GM districts, and GMCA, to ensure that the needs of these communities are met in a fair, effective, and sustainable manner across the wider sub-region in line with national planning policy.

JPA2 Stakehill

- 7.12. PfE allocates several sites for housing and/or employment in Oldham – JPA2 Stakehill (cross-boundary with Rochdale), JPA10 Beal Valley, JPA11 Bottom Field Farm, JPA12 Broadbent Moss, JPA13 Chew Brook Vale (Robert Fletchers), JPA14 Cowlshaw, JPA15 Land south of Coal Pit Lane, and JPA16 South of Rosary Road.
- 7.13. The delivery of PfE JPA2 Stakehill has been raised by Rochdale Council as a matter with cross-boundary implications.
- 7.14. Stakehill forms part of the wider Atom Valley Mayoral Development Zone (MDZ)²⁶, a significant investment and economic opportunity that includes Northern Gateway and Kingsway. Delivery is overseen by the Atom Valley Board made up of public and private sector representatives, including Bury, Oldham and Rochdale Councils and the GMCA.

Alongside the strategic policies in PfE, the Oldham Local Plan: Publication Plan provides a positive planning policy framework that will support delivery of JPA 2 Stakehill. Oldham Council will continue to work closely with colleagues at Rochdale Council, Bury Council, the GMCA and those on the Atom Valley Board to consider how we can help facilitate delivery of Stakehill as part of the wider Atom Valley MDZ.

Transport

- 7.15. The [GM Transport Strategy 2040](#) aims to work with partners across GM to improve access to public transport, including enhanced park-and-ride provision and the evolution of park-and-ride towards multi-modal travel hubs that improve access and integration. All ten GM local authorities and TfGM are in the process of preparing a new GM [Transport Strategy up to 2050](#). The

²⁶ Details of the Atom Valley Mayoral Development Zone can be found at <https://www.atom-valley.co.uk/why-atom-valley/mayoral-development-zone/>

Council will continue to work collaboratively with TfGM to support the preparation of the new strategy²⁷.

- 7.16. [Oldham's Transport Strategy and Delivery Plan](#)²⁸ sets the strategic direction for travel and mobility within Oldham, identifying transport requirements that align with our future growth needs and in response to changing travel technologies. It reflects the Greater Manchester Transport Strategy 2040²⁹ which sets out the long-term vision for how the transport system needs to change across GM and the key priorities for achieving this.
- 7.17. The Oldham Local Plan: Publication Plan seeks to support delivery of the GM Transport Strategy and Oldham's Transport Strategy through several policies relating to transport and improving connectivity.
- 7.18. Policy T1 Delivering Oldham's Transport Priorities has been amended to set out that the Council will support improvements to our public transport network and facilities to promote more sustainable transport choices and reduce reliance on private motor vehicles. It goes on to say that any development that may impact the SRN should involve National Highways at the earliest opportunity.
- 7.19. To support the 2040 Strategy, Policy T2: Travel Hubs and Park and Ride Facilities has been introduced in the Publication Plan. Policy T2 states that the Council will support schemes for new and improved travel hubs, and park and ride facilities, where it can be demonstrated that the proposed facility (amongst others) *'forms part of a wider strategy for increasing the use of public transport and active travel and has been developed in conjunction with Transport for Greater Manchester and, where appropriate, other organisations such as Highways England and Network Rail'*.
- 7.20. The Oldham Local Plan: Publication Plan is not a strategic plan and does not contain allocations for development. However, recognising the importance of considering the impact of any development on the Strategic Road Network Policy T1 sets out that any development that may impact on the SRN should involve National Highways at the earliest opportunity, in line with [DfT Circular 01/2022 The Strategic Road Network and the delivery of sustainable development](#)³⁰.
- 7.21. Policy T5 has been amended to reflect the requirement for 'vision-led' Transport Statements, Transport Assessments and Travel Plans on a case-by-case basis when a proposed development would generate significant amounts of movement. In doing so applicants are expected to reinforce the transport vision for the site, explain what the proposals are seeking to

²⁷ Details of the GM Transport Strategy 2040 and draft GM Transport Strategy 2050 can be found at <https://tfgm.com/strategy>

²⁸ This document can be found at https://www.oldham.gov.uk/downloads/file/7693/oldham_transport_strategy_and_delivery_plan

²⁹ This document can be found at <https://tfgm.com/2040-transport-strategy>

³⁰ This document can be found at <https://www.gov.uk/government/publications/strategic-road-network-and-the-delivery-of-sustainable-development>.

achieve in terms of walking, wheeling and cycling and then test a set of scenarios to determine the optimum design and transport infrastructure to realise this vision. Where applications will affect the Strategic Road Network, Policy T5 also sets out that applicants should provide confirmation from National Highways that the scope and detail of the Transport Statement and Travel Plan is sufficient for the purposes of assessing the application within the statutory timescales.

Alongside the strategic policies in PfE, the Oldham Local Plan: Publication Plan provides a positive planning policy framework that will support delivery of transport-related matters across the Borough. The Council will continue to work collaboratively with TfGM and National Highways on the preparation of the Oldham Local Plan and in its implementation to support the existing and emerging GM Transport Strategy and ensure that appropriate and timely consideration is given to any potential impact(s) on the SRN.

Habitat Regulations Assessment (HRA)

Places for Everyone

- 7.22. The Habitat Regulations Assessment (HRA) prepared to support PfE informed the policy approach taken in Policy JP-G5 Uplands and JP-C8 Transport Requirements of New Development.

South Pennine Moors Special Area of Conservation and the Peak District Moors Special Protection Area

- 7.23. Greater Manchester's uplands extend around the northern and eastern edges of the conurbation, through Bolton, Bury, Rochdale, Oldham, Tameside and Stockport. The area includes parts of the West and Southern Pennines and the Dark Peak and sits within a much larger moorland landscape stretching eastwards into the Peak District National Park and northwards into Lancashire. As a result, PfE recognises that cross-boundary working with neighbouring local authorities, including those outside of GM is required to address the issues affecting the uplands.
- 7.24. PfE Policy JP-G5 Uplands, seeks to ensure that new development does not have an adverse impact on protected habitats of the South Pennine Moors Special Area of Conservation (SAC), the Peak District Moors Special Protection Area (SPA) and the South Pennine Moors Phase 2 SPA from urban edge effects, loss of and/or disturbance to functionally linked habitats and recreation disturbances. The policy sets out requirements in relation to new development within certain distances of the SPAs and SAC. Since adoption of PfE Oldham Council has worked collaboratively with Rochdale Council and Tameside Council, facilitated by officers at GMCA, to prepare a

supporting [SPD](#)³¹ that provides further guidance on the assessment of relevant applications and appropriate mitigation measures.

- 7.25. The Oldham Local Plan: Publication Plan Policy N1 Protecting Nature sets out the borough's hierarchy for designated sites and wider ecological network, seeking to protect sites designated for nature conservation and geodiversity from harm in accordance with an identified hierarchy. The hierarchy affords the highest level of protection to international nature designations, including the South Pennine Moors SPAs and SAC. Through Policy N1 development will not be permitted if it would have an adverse impact on the protected species and habitats of the South Pennine Moors SAC, the Peak District Moors SPA and the South Pennine Moors Phase 2 SPA.

Holcroft Moss

- 7.26. The HRA prepared to support PfE identified the Manchester Mosses Special Area of Conservation (SAC), particularly Holcroft Moss, as being at risk of harm from increased air pollution caused by traffic. To mitigate against this harm, there is a need for the delivery of long-term ecological resilience works, involving hydrological restoration measures to benefit Holcroft Moss.
- 7.27. PfE Policy JP-C8 Transport Requirements of New Development requires qualifying developments, resulting in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day, to make a proportionate contribution towards restoration measures at Holcroft Moss. Contributions will be sought on commencement of development to ensure the mitigation measures can be provided in a timely manner to offset the impacts. Individual legal agreements will specify timeframes for financial contributions to be spent.
- 7.28. To support implementation of JP-C8 the nine PfE districts, facilitated by officers at GMCA, have prepared, and adopted, a [SPD](#)³² to provide further guidance. This SPD has been prepared since adoption of PfE and its purpose is to:
- Ensure that advice is consistent with the latest Government regulations and associated Planning Practice Guidance;
 - Ensure that new development is consistent with the provisions of the recently adopted PfE Plan;

³¹ This document can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/joint-supplementary-planning-documents/south-pennine-moors-spd/>

³² This document can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/joint-supplementary-planning-documents/holcroft-moss-planning-obligations-spd/>

- Provide a robust basis upon which the nine PfE authorities can secure contributions from developers to ensure that the impacts of schemes on Holcroft Moss are appropriately mitigated; and
 - Provide clear advice to developers as to what is expected in applications to ensure an efficient process for consultation and determination.
- 7.29. As set out in the SPD, contributions secured will be provided to Warrington Borough Council who will be responsible for delivering the mitigation works and monitoring implementation of the mitigation scheme. Regular monitoring will be provided by Warrington Borough Council to the nine PfE authorities.

Oldham Local Plan HRA

- 7.30. A HRA of the Oldham Local Plan: Publication Plan has also been carried out, to inform preparation of the Plan.
- 7.31. Several policies in the Publication Plan were initially identified as potentially having a likely significant effect on European designated sites due to one or more of the following:
- Water Pollution
 - Air pollution resulting from vehicular emissions and industry
 - Increased recreational pressure
 - Direct habitat loss
 - Indirect disturbance
 - Loss of functionally linked land
 - Light spillage and shading
 - Spread of invasive species
- 7.32. Further, more detailed assessment of the possible effects of the operation of these policies on the European Sites identified in the screening process was undertaken, both alone and in combination with other relevant plans and policies. It was concluded that development managed by the Oldham Local Plan: Publication Plan has the potential to cause likely significant effects on European sites without appropriate mitigation.
- 7.33. The HRA concluded that appropriate mitigation for the identified 'likely significant effects' is available in the form of:
- PfE, including JP-G5 and JP-C8;
 - Holcroft Moss SPD;
 - South Pennine Moors SPD; and
 - Publication Plan Policies N1, N2, N3, CC2, CC3 and LE3

- 7.34. In conclusion the HRA found that providing the available mitigation is applied appropriately, the operation of the Oldham Local Plan: Publication Plan will not have any effects on the integrity of any European designated sites.

Alongside the strategic policies in PfE and the supporting SPD's, the Oldham Local Plan: Publication Plan provides a positive planning policy framework for the natural environment, including international designations such as the South Pennine Moors SAC and the Peak District Moors Special Protection Area SPA. The Council will continue to engage and work collaboratively with Natural England, the PDNPA and neighbouring authorities, including through the South Pennines Group, and Warrington Borough Council (as per the PfE Statement of Common Gound and Holcroft Moss SPD).

Biodiversity Net Gain

- 7.35. Achieving a major net enhancement of biodiversity value and improving access to nature are key priorities in PfE and are central components to the wider approach to green infrastructure and the natural environment. Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity sets out how through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 7.36. Supporting PfE, the Oldham Local Plan: Publication Plan Policy N2 Restoring Nature sets out that a net increase in biodiversity will be achieved in accordance with JP-G8 and the circumstances in which off-site biodiversity will be secured.
- 7.37. Since adoption of PfE the GM districts have worked collaboratively with GMCA to prepare the [GM Local Nature Recovery Strategy](#)³³. The LNRS sets out a shared vision for nature recovery across GM; identifying shared priorities, targets and actions for different habitats and species we can all work towards to help deliver them. The Publication Plan supports delivery of the strategy's priorities and actions through Policy N2, including the opportunity areas that have been strategically identified to develop a coherent nature recovery network across GM, through expanding or joining up core local nature sites.
- 7.38. To support the implementation of the LNRS and delivery of nature recovery and biodiversity across GM, officers attend a GM Nature Recovery Group which enables further collaboration. This group is also the mechanism for monitoring delivery against the GM LNRS aims and objectives. The Council is also proactively working to ensure that there are options for off-site net gain to be delivered within Oldham close to where developments may be taking place, and which may contribute towards the implementation of the Local Nature Recovery Network and enhancement of the Green Belt.

³³ The GM Local Nature Recovery Strategy can be found online at <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/>

Alongside the strategic policies in PfE the Oldham Local Plan: Publication Plan provides a positive planning policy framework for biodiversity and delivering BNG across the borough. The Council will continue to work collaboratively GMCA and GM districts through the GM Local Nature Recovery Group.

Landscape, Green Infrastructure and recreation linkages (including Northern Roots)

- 7.39. As stated above, since consultation took place on the Oldham Local Plan: Draft Plan and adoption of PfE, the GM districts have worked collaboratively with GMCA to prepare the GM LNRS.
- 7.40. Across Oldham the GM LNRS sets out opportunities (and which species the opportunities will support) for:
- Woodlands, Trees, Scrub and Hedgerow;
 - Grasslands, Farmland and Lowland Heath;
 - River, Canal and Waterbodies;
 - Lowland, Wetland and Mossland;
 - Upland Moorland; and
 - Urban green spaces and buildings.
- 7.41. These opportunity areas are strategically identified areas that are crucial to developing a coherent nature recovery network across GM, through expanding or joining up our core local nature sites. These opportunity areas have no existing statutory protection but have significant potential to become of particular importance for biodiversity. They represent the best areas to connect-up spaces for nature across GM and are where effort should be concentrated to achieve the most for biodiversity. Developments within opportunity areas should be ambitious for nature recovery.
- 7.42. The Oldham Local Plan: Publication Plan supports delivery of the strategy's priorities and actions through Policy N2, including the aforementioned opportunity areas, and how through the implementation of statutory BNG these areas identified in the GM LNRS could become of particular importance for biodiversity.
- 7.43. To inform this Statement of Common Ground, officers from Oldham Council attended a special meeting of the Local Nature Partnership on 22 April 2026 to present how the Oldham Local Plan: Publication Plan has had regard to, and seeks to enable the delivery of, the GM LNRS. A summary of how the GM LNRS has been embedded into the Local Plan was shared with the Partnership and can be found at Appendix 1.

Alongside the strategic policies in PfE the Oldham Local Plan: Publication Plan provides a positive planning policy framework for supporting delivery of the LNRS. The Council will continue to work collaboratively GMCA and GM districts through the GM Local Nature Recovery Group.

Education

7.44. Ensuring that there are sufficient school places in the right locations and at the right times to meet the needs of existing and new residents is a key challenge and priority when delivering the growth proposed through PfE. Policy JP-P5 promotes the enhancement of education, skills and knowledge, specifically ensuring the delivery of sufficient school places to respond to the demands from new housing through:

- Working with education providers to forecast likely changes in the demand for school places; and
- Where appropriate, requiring housing developments to make a financial contribution to the provision of additional school places and/or set aside land for a new school, proportionate to the additional demand that they would generate.

7.45. Oldham Local Plan: Publication Plan Policy CO5: Securing Educational Places through New Residential Development provides further detail as to how this will be implemented across Oldham.

Where proposals for new housing coming forward that may have cross-boundary implications for education provision, the Council will work collaboratively with neighbouring authorities to agree an appropriate mechanism for meeting the needs generated by the proposed development.

Renewable and Low Carbon Energy

7.46. Creating a carbon neutral city region by 2038 where all citizens have access to affordable renewable energy and warm climate resilient homes is part of the vision outlined in the [Greater Manchester Five-Year Environment Plan](https://www.greatermanchester-ca.gov.uk/what-we-do/environment/five-year-environment-plan/)³⁴. It sets out aims for the GM energy infrastructure to be smart, flexible and fit for a low carbon future; our buildings to be sustainable and energy efficient and our city region to be better adapted and more resilient to the increasing impacts of climate change.

³⁴ This document can be found at: <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/five-year-environment-plan/>

- 7.47. PfE policies JP-S2: Carbon and Energy and JP-S3: Heat and Energy Networks set out how development can help achieve the drive to carbon neutrality. In addition, the [Greater Manchester Net Zero Design guidance](#)³⁵ has been produced to support the implementation of these adopted PfE policies.
- 7.48. Publication Plan Policy CC1 Renewable and Low Carbon Energy sets out that proposals for renewable and low carbon energy development will be supported where certain criteria have been appropriately addressed. In addition, it states that proposals for wind energy can be considered across the borough, except within 400m of the South Pennines Moors SAC /SPA.
- 7.49. The supporting text explains that the Oldham Local Plan area is considered an area of search for wind energy proposals, except for within 400m of the South Pennine Moors SAC/ SPA due to PfE Policy JP-G5 Uplands.
- 7.50. Recognising the climate emergency, national net zero commitments and the need to translate the strategic vision to an implementable plan of action, GMCA has supported each district in the development of a Local Area Energy Plan (LAEP). The purpose of the LAEP is to define the extent of the transformation needed across each district and provide a robust evidence base and plan to help engage businesses and citizens in accelerating towards the carbon neutral goal.
- 7.51. The [Oldham LAEP](#)³⁶ identifies the 'First Step Priority Areas' and 'Long Term Deployment Areas' for different areas across the borough. First Step Priority Areas are the focus for early action and initial deployment of low-carbon energy measures, such as retrofitting, home electric vehicle charging and district heating. Long-term Deployment Areas are the focus for wider-scale implementation of energy technologies and infrastructure, such as hydrogen for heat opportunity areas and district heat prevalent zones.
- 7.52. [Oldham Green New Deal Strategy](#)³⁷, adopted March 2020, also sets out the Council's approach to tackling carbon emissions from their own estate and across the borough, whilst building Oldham's green economic sector and improving the local environment. In a bid to 'future-proof the regeneration of the borough by establishing Oldham as an exemplar Green City on energy, carbon, water and green infrastructure'. The Strategy puts in place a framework to work with our residents and partners to make Oldham an even greener, smarter, more enterprising place.

Alongside the strategic policies in PfE the Oldham Local Plan: Publication Plan provides a positive planning policy framework for supporting delivery of renewable and low carbon energy. The Council

³⁵ The Net Zero guidance can be found at: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/net-zero-design-guidance/>

³⁶ The Oldham Local Area Energy Plan can be found at: https://gmgreencity.com/resource_library/oldham-local-area-energy-plan/

³⁷ The Oldham Green New Deal Strategy can be found at https://www.oldham.gov.uk/info/201249/green_new_deal/3002/oldham_green_new_deal_strategy

will continue to work collaboratively GMCA, Electricity North-West and other partners.

Purpose of the Peak District National Park

- 7.53. National planning policy applies great weight to conserving and enhancing landscape and scenic beauty in National Parks and priority is given to the purpose of conservation.
- 7.54. The determination of planning applications within that part of Oldham falling within the Peak District National Park is undertaken by the Peak District National Park Authority (PDNPA). However, parts of Saddleworth may be considered to fall within its setting, although this is not defined within the Local Plan, and will be considered to contribute to the Peak District National Park's natural beauty.
- 7.55. Local Plan Policy OL1 Consideration for the Peak District National Park, seeks to ensure that development within the planning boundary of Oldham Borough does not conflict with the purposes of the Peak District National Park.
- 7.56. As stated above, Oldham Council is working with the PDNPA to support and advise Saddleworth Parish Council in the preparation of [Saddleworth Neighbourhood Plan](#)³⁸. Saddleworth Parish Council has now submitted the Plan to PDNPA and Oldham Council. The next step is then for it to be published for consultation prior to its submission for examination in line with The Neighbourhood Planning Regulations (2012).

³⁸ Details of the Saddleworth Neighbourhood Plan can be found online at https://www.oldham.gov.uk/info/201235/neighbourhood_planning/2936/saddleworth_neighbourhood_plan

8. Governance Arrangements

- 8.1 As stated in Section 4 the Statement of Common Ground should be accompanied with signatures to demonstrate agreement with the Plan on key matters. Signatures have been sought from Publication Plan stage onwards, to allow the fullest collaboration to take place between the key parties. Relevant signatories have therefore been asked to sign the Co-operation Statement at page 9 as recognition of their agreement to the Statement of Common Ground and their continuous collaborative working with Oldham Council.

9. Timetable for agreement, review and update

- 9.1. This Statement of Co-operation includes the Statement of Common Ground and will continue to be updated at each stage of the Local Plan review process as appropriate. Providing updates on cross-boundary matters, as we continue to work collaboratively with our neighbouring authorities and the relevant public bodies.
- 9.2. Signatures to the Statement of Common Ground, demonstrating agreement with the Plan on key matters, have been sought from this point onwards, to allow the fullest collaboration to take place between the key parties.
- 9.3. The need to review the Statement of Common Ground will be informed by the on-going monitoring of PfE and, upon adoption, by the Oldham Local Plan. Both PfE and the Local Plan set out a monitoring framework for assessing whether we are achieving our strategic objectives and whether our policies remain relevant, or whether they need to be updated. See Publication Plan Policy M1 Monitoring Framework.

10. Appendix 1: Oldham Local Plan and the Greater Manchester Local Nature Partnership – Summary of key policy areas

Plan Objective 6: Protecting, restoring and enhancing the natural environment by:

- protecting and restoring core areas of wildlife;
- promoting nature recovery networks and improving connectivity in areas of lower biodiversity;
- using nature-based solutions to mitigate against, and be resilient to, climate change;
- delivering on the priorities for nature recovery within the Local Nature Recovery Strategy; and
- implementing Oldham's Green Infrastructure Strategy and supporting projects such as Northern Roots.

Key Policies:

Policy OTC4 - Green Infrastructure within and around Oldham Town Centre aims to protect, create and enhance multi-functional GI within and around Oldham Town Centre through the creation of Tommyfield Park; active travel routes; the use of green spaces as stepping stones to promote nature recovery networks; having regard to the nature network within the LNRS; the incorporation of biodiversity enhancements; and the use of nature base solutions.

Policy N1 Protecting Nature – sets out the hierarchy for biodiversity

Policy N2 Restoring Nature – key LNRS policy developed from GMCA template – focusses on safeguarding core network and protecting and enhancing existing habitats and improving connectivity. Reference made to LNRS opportunity areas being of strategic significance in the BNG metric.

Policy N3 – Enhancing GI through development – embeds the Oldham GI Strategy – requiring all development to contribute to GI as appropriate and depending on scale.

Policy N4 – Trees – developments to, as appropriate, contribute to increasing tree canopy cover taking account of amongst other things the LNRS.

Policies Map: Core area shown

Evidence: Green Corridors and Links Review – used the LNRS to inform whether existing designations should continue to be designated and whether boundaries needed amending.

Oldham's Green Infrastructure Strategy took account of pilot GM LNRS.

Integrated Assessment: Scoping Report Update includes LNRS and IA scores for PO6 amended from positive to significantly positive to reference to LNRS and the benefits that an enhanced nature network can bring.

11. Appendix 2: Signatures

List of Signatures

Bolton Metropolitan Borough Council
Bury Metropolitan Borough Council
Manchester City Council
Rochdale Metropolitan Borough Council
Salford City Council
Stockport Metropolitan Borough Council
Tameside Metropolitan Borough Council
Trafford Metropolitan Borough Council
Wigan Metropolitan Borough Council

Greater Manchester Combined Authority (including Transport for Greater Manchester)
Greater Manchester Local Nature Partnership

Calderdale Metropolitan Borough Council
High Peak Borough Council
Kirklees Metropolitan Borough Council
Peak District National Park Authority

Environment Agency
Historic England
National Highways
Natural England
Network Rail
NHS Greater Manchester Integrated Care Board
Manchester Airport
United Utilities

Bolton Metropolitan Borough Council



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Bolton Council
Name	Jane Gowing
Position	Head of Planning
Signature	
Date	21/2/26

Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	X
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Bury Council
Name	David Wiggins
Position	Service Manager: Strategic Planning and Infrastructure
Signature	<u>DWiggins</u>
Date	24/02/26



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	N/a
Organisation	Manchester City Council
Name	Julie Roscoe
Position	Director of Planning, Building Control and Licensing
Signature	
Date	19 March 2026



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	X
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Rochdale Borough Council
Name	Melanie Hale
Position	Head of Planning Services
Signature	<i>Melanie Hale</i>
Date	17/3/26

Salford City Council

Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Salford City Council
Name	John Searle
Position	Deputy Chief Executive (Executive Director of Place)
Signature	
Date	9.4.26

Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Agreed
Organisation	Stockport MBC
Name	Emma Curle
Position	Assistant Director Place Making and Planning
Signature	
Date	22 nd June 2026

Tameside Metropolitan Borough Council



Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Tameside MBC
Name	Nicola Elsworth
Position	Strategic Growth Director
Signature	
Date	6 August 2026

Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

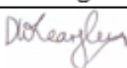
My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Agree
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	N/A
Organisation	Trafford Metropolitan Council
Name	Caroline Wright
Position	Strategic Planning and Growth Manager
Signature	
Date	20/03/2026

Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Agree
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	-
Organisation	Wigan Council
Name	David Kearsley
Position	Strategic Planning Team Leader
Signature	
Date	02/07/26

Greater Manchester Combined Authority (including Transport for Greater Manchester)

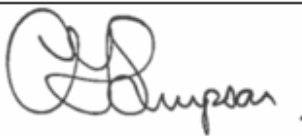


Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	
Name	Caroline Simpson
Position	Group Chief Executive
Signature	
Date	24.06.26

Greater Manchester Local Nature Partnership

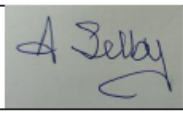


Oldham Local Plan: Publication Plan

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My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Local Nature Partnership
Name	Anne Selby
Position	Chair
Signature	
Date	26/06/2026

Oldham Local Plan: Publication Plan

Co-operation Statement

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I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	x
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	N/a
Organisation	Calderdale MBC
Name	Richard Seaman
Position	Corporate Lead – Planning
Signature	<i>Richard Seaman</i>
Date	27/03/2026



Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	HIGH PEAK BOROUGH COUNCIL
Name	BEN HAYWOOD
Position	HEAD OF DEVELOPMENT SERVICES
Signature	B.J. Haywood
Date	13/05/26

Kirklees Metropolitan Borough Council



Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Kirklees Council
Name	Mathias Franklin
Position	Head of Planning and Development
Signature	
Date	19/03/2026

Peak District National Park Authority

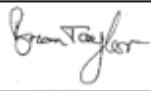


Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Agreed
Organisation	Peak District National Park Authority
Name	Brian Taylor
Position	Head of Planning and Conservation
Signature	
Date	25/06/2026

Environment Agency



Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	The Environment Agency
Name	Mr Stephen Sayce
Position	Sustainable Places Technical Specialist
Signature	
Date	27 March 2026

Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	AGREE
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	-
Organisation	HISTORIC ENGLAND
Name	EMILY HRYCAN
Position	HISTORIC ENVIRONMENT PLANNING ADVISER
Signature	<i>E.Hrycan</i>
Date	18 March 2026

National Highways



Oldham Local Plan: Publication Plan

Co-operation Statement

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I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	<i>[X] Please see our accompanying statement below</i>
Organisation	National Highways
Name	Shivam Sagwal
Position	Asst. Spatial Planner
Signature	
Date	17/07/26

Accompanying Statement on Behalf of National Highways :

National Highways wants to take a consistent approach to all Greater Manchester Local Plans, in line with the PfE and this activity is currently in progress

Natural England

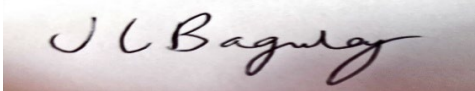
Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

I confirm that Oldham Council has collaborated effectively over the preparation of the Oldham Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Subject to the amendment of Policy N1 in line with our recent communication (see below), Natural England has no unresolved matters: Insert new text under criterion 5 to read: fWhere.it.has.been.identified.on.a.case_by_case.basis.that.a.site.includes.peat.and.this.has.been.determined.to.be.irreplaceable.habitat.proposals.will.be.treated.in.line.with.national.planning.policy.for.irreplaceable.habitatf And the accompanying supporting text states: <u>»70;86.Restorable.peat.has.an.important.role.to.play.in.supporting.notable.habitats.(blanket.bog?lowland.raised.bog.and.fens).but.also.for.carbon.storage;Whilst.not.listed.in.national.planning.policy"s.non_exhaustive.definition.of.irreplaceable.habitat.peat.that.is.capable.of.restoration.to.support.notable.habitats.may.be.considered.irreplaceable.due.to.age.and.rarity;Whether.peat.is.restorable.will.need.to.be.assessed.on.a.case_by_case.basis; .</u> .
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My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Natural England
Name	Janet Baguley
Position	Senior Officer Sustainable Development
Signature	
Date	10/06/2026

Network Rail



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	Agreed
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Network Rail
Name	Paul Hopper
Position	Interim Property Director, NW&C Region
Signature	
Date	30.03.2026

NHS Greater Manchester Integrated Care Board



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	NHS Greater Manchester ICB
Name	Claire Igoe
Position	Associate Director of Sustainability
Signature	
Date	16 April 2026

Manchester Airport



Oldham Local Plan: Publication Plan

Co-operation Statement

I agree to sign the Statement of Common accompanying the Oldham Local Plan, prepared by Oldham Council.

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	✓
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	Manchester Airports Group (MAG)
Name	Natalie Belford
Position	Senior Planner
Signature	
Date	11.06.2026

United Utilities



Oldham Local Plan: Publication Plan

Co-operation Statement

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My organisation has no unresolved matters which prevent me from signing the Oldham Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Oldham Local Plan Statement of Common Ground for the reasons set out in the accompanying statement.	
Organisation	United Utilities Water Limited
Name	Andrew Leyssens MRTPI
Position	Senior Town Planning Manager
Signature	
Date	7 August 2026