Oldham Local Plan Examination

Oldham Council Response to Inspectors' Matters, Issues and Questions – Appendices

Contents

Appendix A: Statement of General Conformity for the Oldham Local Plan with Places for Everyone 2

Appendix B: Schedule of Proposed Main Modifications to Oldham's Local Plan – Issue 1, 23 November 2026 33

Appendix C: Housing Trajectory Summary Table 34

Appendix D: Housing Supplementary Information 35

Appendix A: Statement of General Conformity for the Oldham Local Plan with Places for Everyone

Introduction

The Places for Everyone (PfE) Joint Development Plan Document (DPD), 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.

Places for Everyone provides the strategic framework for the Oldham Local Plan, and:

- Sets out specific requirements to be taken forward through the plan in relation to housing, offices, and industry and warehousing.
- Identifies the main areas where growth will be focused as part of its spatial strategy.
- Identifies the important environmental assets which will be protected and enhanced.
- Allocates sites for employment and housing outside of the urban area to meet our growth needs. In Oldham this is JPA2 Stakehill (a cross-boundary allocation with Rochdale), JPA10 Beal Valley, JPA11 Bottom Field Farm, JPA12 Broadbent Moss, JPA13 Chew Brook Vale, JPA14 Cowlishaw, 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.

The purpose and role of the Oldham Local Plan is to support delivery of PfE in Oldham. Providing more detailed non-strategic ‘development management’ policies that support the strategic policies in PfE, whilst ensuring that together they reflect, and support delivery of, the Council’s priorities and those of our Building a Better Oldham regeneration ambitions.

As part of our development plan, it is important that policies contained within the Oldham Local Plan are read alongside those in PfE, to ensure that all policy requirements are understood and met.

This Statement sets out, by policy, how, in broad terms, the Oldham Local Plan conforms with Places for Everyone (PfE).

Plan period

The Oldham Local Plan has been aligned with the plan period of PfE (2022-2039), given that it is supporting delivery of the Joint Plan.

NPPF (paragraph 22) states that: 'strategic policies should look ahead over a minimum of 15 years from adoption, to anticipate and respond to long-term requirements and opportunities'.

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

Policy by policy analysis of general conformity with PfE

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Homes				
Policy H1 - Delivering a Diverse and Sustainable Housing Offer	**JP-H1: Scale, Distribution and Phasing of New Housing Development** Sets minimum number of net additional dwellings each district is expected to identify a sufficient supply of sites for through their local plans. Sets out phasing and monitoring arrangements.	General conformity	As part of supporting residential development in sustainable and accessible locations and which promotes and encourages use of public transport, walking, wheeling and cycling, Policy H1 requires all residential development to be accessible by active travel and achieve Greater Manchester Accessibility Level (GMAL) 4 or above.	None identified
Policy H2 - Density of New Housing	**JP-H4: Density of New Housing** Sets out minimum densities for specific locations; circumstances in which local densities may be acceptable; and	General conformity	Provides local detail - naming the borough's other 'designated' centre, clarifying that 'large, designated centre' in relation to Metrolink stops applies to Oldham Town Centre; and naming rail	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	guidance on houses and / or apartment mix.		stations in Oldham with frequent service.	
Policy H3 - Housing Mix	**JP-H3: Type, Size and Design of New Housing** States that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies.	General conformity	Local policy approach seeks to ensure a diverse housing mix across the borough, ensuring that Oldham's housing needs can be met, informed by evidence in Oldham's Local Housing Needs Assessment.	None identified
Policy H4 - Providing for Local Housing Needs	**JP-H3: Type, Size and Design of New Housing** States that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.	General conformity	Local policy approach seeks to provide for local housing needs, supporting delivery of housing, which is suitable for residents with specialist housing needs, including housing suitable for older people, disabled people, looked after children and care leavers.	None identified
Policy H5 - Affordable Housing	**JP-H2: Affordability of New Housing** States that local plans will set targets for the provision of affordable homes.	General conformity	Policy approach sets out the amount, type and tenure of affordable housing to be provided on development of 10 or more additional homes.	None identified
Policy H6 - Houses in Multiple Occupation	**JP-H3: Type, Size and Design of New Housing** States that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies.	General conformity	JP-H3 states development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. Policy H6 provides further local requirements in respect of HMOs.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Policy H7 - Gypsies, Travellers and Travelling Showpeople	**JP-H3: Type, Size and Design of New Housing** Housing provision to accommodate specific groups, such as students and travelling people, will be addressed through district local plans.	General conformity	Policy H7 provides further local requirements in respect of Gypsies, Travellers and Travelling Showpeople.	None identified
Economy and Employment				
Policy E1 - Employment Floorspace Requirements	**JP-J3: Office Development** Sets out that at least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, and where this will be focused. Office land supply 2022-2039 identified for districts. **JP-J4: Industry and Warehousing Development** At least 3,513,000 sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039. To achieve this, a high level of choice and flexibility will be provided in the supply of sites for new industrial and warehousing floorspace.	General conformity	Policy sets out Oldham's employment floorspace requirements for the Local Plan period (2022-2039) of at least 57,481m2 of office floorspace and at least 240,656m2 of industrial and warehousing floorspace. This is to ensure that Oldham makes a sufficient contribution to meeting the overall PfE plan area employment requirements identified in policies JP-J3 and JP-J4.	None identified
Policy E2 – Business and Employment Areas	**JP-J2: Employment Sites and Premises**	General conformity	As per JP-J2 it is important that Oldham has a range of sustainable employment areas to support the local economy.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Sets out that a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost		Policy E2 seeks to protect designated employment areas that are spread across the borough and identifies the uses that will be permitted within them.	
Policy E3 - Exceptions within Business and Employment Areas	**JP-J2: Employment Sites and Premises** Sets out that existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.	General conformity	As per JP-J2 it is important that Oldham has a range of sustainable employment areas to support the local economy. Policy E3 sets out that other uses other than those listed in Policy E2 will not be permitted within the designated Business and Employment Areas (BEAs) unless the applicant can clearly demonstrate that it is no longer appropriate to continue the existing use.	None identified
Policy E4 - Employment sites outside of Business and Employment Areas	**JP-J2: Employment Sites and Premises** States that a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost. This will offer opportunities for all kinds and sizes of businesses, including start-ups, firms seeking to expand, and large-scale inward	General conformity	As per JP-J2 it is important that Oldham has a range of sustainable employment areas to support the local economy. Policy E4 states that outside designated BEAs, the Council will seek to retain existing employment sites in employment generating uses to help to create a sustainable and competitive local economy, to ensure a diverse supply of employment sites and to maintain accessible employment opportunities for our residents.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	investment, which will help to tackle inequalities.			
Policy E5 – Reuse and redevelopment of Mill Buildings	**JP-J2: Employment Sites and Premises** States that a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost. This will offer opportunities for all kinds and sizes of businesses, including start-ups, firms seeking to expand, and large-scale inward investment, which will help to tackle inequalities.	General conformity	As per JP-J2 it is important that Oldham has a range of sustainable employment areas to support the local economy. Policy E5 sets out the policy approach with regards to proposals for non-employment generating uses within mills.	None identified
Our Centres				
Policy C1 - Our Centres	**JP-Strat12: Main Town Centres** Role of the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. **JP-P4: New Retail and Leisure Uses in Town Centres** Identifies the retail hierarchy and that these upper levels will be maintained and enhanced. Boundaries and details	General conformity	Policy C1 sets out the centres hierarchy across Oldham (as per JP-P4). Recognising that Oldham Town Centre will meet the majority of the everyday needs for our residents for shops and other town centre uses as defined in national planning guidance.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	of other centres to be set out in Local Plans. Note – policy also states that 'Opportunities will also be taken to protect and enhance natural and historic assets in the town centres.'.			
Policy C2 – Protecting the vitality of our centres	**JP-Strat12: Main Town Centres** JP-Strat 12 states that 'Development will be carefully managed to ensure that the local distinctiveness of each main town centre is retained and enhanced.' **JP-P4: New Retail and Leisure Uses in Town Centres** States that the boundaries of the centres and detail of other centres at lower levels of the hierarchy will be defined in district local plans, and that appropriate large-scale retail and leisure development will be accommodated within the centres in the upper levels of the hierarchy.	General conformity	Policy C2 sets out the policy approach for protecting the vitality of the borough's centres, stating that to recognise our centres as the heart of their communities, proposals for centre uses such as retail, leisure and offices, outside of our existing centres will be resisted. Policy goes on to set sequential test and impact assessment requirements.	None identified
Policy C3 - Changes of use and redevelopment within the borough's centres	**JP-Strat12: Main Town Centres** States that 'Development will be carefully managed to ensure that the local distinctiveness of each main town centre is retained and enhanced.'.	General conformity	Policy C3 sets out the policy approach for changes of use and redevelopment within the borough's centres.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Policy C4 - Local Services and Facilities	N/A	N/A	Recognising that locally available services contribute towards vibrant communities by providing convenient facilities near people's homes, reducing the need to travel and providing a valuable service for less mobile members of the community, Policy C4 sets out the policy approach for local shops and services.	None identified
Oldham Town Centre				
Policy OTC1 - Oldham Town Centre	**JP-Strat12: Main Town Centres** Includes that opportunities to further increase the population catchments of these centres will be taken, including significantly increasing the resident population of the main town centres by providing a mix of type and size of dwellings supported by the necessary infrastructure and amenities including new and improved public spaces and green infrastructure.	General conformity	Provides local policy approach for delivering the Council's regeneration ambitions within Oldham Town Centre, stating that the continued enhancement, redevelopment and regeneration of Oldham Town Centre will be supported where they align with the identified character areas.	None identified
Policy OTC2 - Protecting and Enhancing Oldham Town Centre Conservation Area	**JP-Strat12: Main Town Centres** Development will be carefully managed to ensure that the local distinctiveness of each main town centre is retained and enhanced. Opportunities will also be taken to protect and enhance natural and historic assets in the town centres. **JP-P2: Heritage**	General conformity	Sets out the circumstances in which development proposals within the Oldham Town Centre Conservation Area will be encouraged and supported.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	States that Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. **JP-P1: Sustainable Places** Sets out key attributes that all development, wherever appropriate, should be consistent with. Includes ''Distinctive', with a clear identity that 'Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;…..'			
Policy OTC3 – Creating a Better Public Realm for Oldham Town Centre	**JP-Strat12: Main Town Centres** Development will be carefully managed to ensure that the local distinctiveness of each main town centre is retained and enhanced. Opportunities will also be taken to protect and enhance natural and historic assets in the town centres.	General conformity	Sets out principles for how the public realm will be developed and enhanced in Oldham Town Centre.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	JP-P1: Sustainable Places Sets out key attributes that all development, wherever appropriate, should be consistent with.			
Policy OTC4 - Green Infrastructure within and around Oldham Town Centre	**Policy JP-P1: Sustainable Places** Sets out key attributes that all development, wherever appropriate, should be consistent with. Includes 'Supported by critical infrastructure', such as energy, water and drainage and green spaces. **Policy JP-G2: Green Infrastructure Network** Includes that wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network.	General conformity	Sets out that proposals will be supported that protect, create and enhance multi-functional Green Infrastructure within and around Oldham Town Centre.	None identified
Addressing Climate Change				
Policy CC1 - Renewable and Low Carbon Energy	**JP-S2: Carbon and Energy** Promotes the transition to a low carbon economy and supports renewable and low carbon energy generation. **JP-S3: Heat and Energy Networks**	General conformity	Sets out local criteria for assessing renewable and low carbon energy proposals and identifies Oldham as an area of search for wind energy, except within 400m of the South Pennine Moors SAC/SPA. It also supports opportunities identified through the Oldham Local Area Energy Plan.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Supports the development of heat and energy networks and associated infrastructure for low carbon growth, carbon reductions and an increase in local energy generation.			
Policy CC2 - Managing Flood Risk	**JP-S4: Flood Risk and the Water Environment**. Requires development to protect the quantity and quality of water bodies, avoid flood risk where possible and manage flood risk appropriately.	General conformity	Provides locally specific requirements relating to Flood Zone 3b, Critical Drainage Areas, Canal Hazard Zones, reservoir flood risk, emergency planning and when site-specific Flood Risk Assessments are required for a development.	None identified
Policy CC3 - Sustainable Drainage – Foul and Surface Water	**JP-S4: Flood Risk and the Water Environment** Promotes surface water run-off through sustainable drainage systems; the remediation of contaminated land; and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment.	General conformity	Sets out a detailed surface water hierarchy, requirements for greenfield run-off rates, sustainable drainage strategies, site-wide drainage strategies and drainage management and maintenance plans.	None identified
Policy CC4 - Water Efficiency	**JP-S4: Flood Risk and the Water Environment** As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. **JP-S6: Resource Efficiency**	General conformity	Sets out that major non-residential development will be required to achieve five credits for category Wat 01 of BREEAM unless demonstrated impracticable.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Supports the efficient use of natural resources and measures that increase resilience to climate change.			
Policy CC5 - Groundwater Source Protection Zones	**JP-S5: Flood Risk and the Water Environment** Seeks to protect and enhance water quality and the water environment.	General conformity	Provides local requirements relating to groundwater protection, Source Protection Zones, risk assessments, masterplanning and construction management measures to protect public water supplies.	None identified
Natural Environment and Open Land				
Policy OL1 - Consideration for the Peak District National Park	**JP-G1: Landscape Character** Development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location. **JP-P1: Sustainable Places** Sets out key attributes that all development, wherever appropriate, should be consistent with. Includes ‘‘Distinctive’, with a clear identity that ‘Conserves and enhances the natural environment, landscape features, historic environment...'	General conformity	Requires development within Oldham's planning boundary to avoid conflict with the purposes of the Peak District National Park and seeks opportunities to further those purposes, including conserving and enhancing natural beauty, wildlife and cultural heritage.	None identified
Policy OL2 - Oldham's Green Belt	**JP-G9: The Green Belt**	General conformity	Provides locally specific guidance on agricultural buildings, recreational facilities, and stables. Also provides further detail as to the Council's view on	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Establishes the strategic Green Belt boundary and approach to Green Belt protection across Greater Manchester.		villages and infilling whilst applying national Green Belt policy within the PfE Green Belt framework.	
Policy OL3 - Extensions and alterations to existing buildings within the Green Belt	**JP-G9: The Green Belt** Preserve the setting and special character of historic towns and assists in urban regeneration, by encouraging the recycling of derelict and other urban land.	General conformity	Sets out detailed local criteria to assess whether extensions are disproportionate, including cumulative impacts, design and indicative volume thresholds to assist in decision making.	None identified
Policy OL4 - Local Green Spaces	**JP-G2: Green Infrastructure Network** Seeks the protection, enhancement and expansion of green infrastructure and urban green spaces.	General conformity	Identifies eighteen Local Green Spaces in Oldham and applies locally specific protection and assessment criteria based on their significance to communities. Also states that there will be a presumption against development proposals that will substantially harm the significance of the Local Green Space.	None identified.
Policy OL5 - Protecting Dark Skies and Tranquillity	**Policy JP-G5: Uplands** Sets out to protect the character and distinctive nature of upland areas. **JP-G1: Landscape Character** Development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location. **JP-P1: Sustainable Places**	General conformity	Introduces locally specific dark sky designations, darkness categories and requirements for dark-sky-friendly lighting to reduce light pollution and protect tranquillity and nature conservation interests.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Sets out key attributes that all development, wherever appropriate, should be consistent with. Includes ‘‘Distinctive’, with a clear identity that ‘Conserves and enhances the natural environment, landscape features, historic environment...'			
Addressing the Biodiversity Emergency				
Policy N1 - Protecting Nature	**JP-G8: A Net Enhancement of Biodiversity and Geodiversity** Requires development to protect biodiversity and geodiversity assets and secure measurable net gains for biodiversity.	General conformity	Provides a locally specific hierarchy of designated sites and ecological assets including SPAs, SACs, SSSIs, SBIs, RIGS, Local Nature Reserves, priority habitats, peat, green corridors and recreational routes. Requires ecological assessments where sites may affect biodiversity interests and applies additional protections relating to the South Pennine Moors and local ecological networks.	None identified
Policy N2 - Restoring Nature	**JP-G2: Green Infrastructure Network** Sets out to protect, maintain and enhance Greater Manchester's green infrastructure network and improve ecological connectivity. **JP-G8: A Net Enhancement of Biodiversity and Geodiversity** Requires development to protect	General conformity	Requires development to have regard to the Greater Manchester Local Nature Recovery Strategy, protect core nature network areas, improve habitat connectivity and prioritise off-site biodiversity net gain delivery in accordance with LNRS opportunity areas and local priorities.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	biodiversity and geodiversity assets and secure measurable net gains for biodiversity.			
Policy N3 - Enhancing Green Infrastructure through development	**JP-G2: Green Infrastructure Network** Sets out to protect, maintain and enhance Greater Manchester's green infrastructure network and improve ecological connectivity. **JP-G6: Urban Green Space** Requires development to help ensure there is an appropriate scale, type, quality and distribution of accessible urban green space. **JP-G8: A Net Enhancement of Biodiversity and Geodiversity** Requires development to protect biodiversity and geodiversity assets and secure measurable net gains for biodiversity.	General conformity	Sets out locally specific requirements for Green Infrastructure delivery, Urban Greening Factor targets, community food growing opportunities, integration with Oldham's Green Infrastructure Strategy and aligns with the Greater Manchester Local Nature Recovery Strategy.	None identified
Policy N4 - Trees	**JP-G7: Trees and Woodland** Supports the protection, enhancement and expansion of trees and woodland as key components of the green infrastructure network.	General conformity	Establishes a borough-specific tree replacement framework, seeks increases in canopy cover and provides additional protection for ancient woodland and veteran trees.	None identified
Oldham's Historic Environment				

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Policy HE1 – The Historic Environment	**JP-P2: Heritage** Seeks to positively conserve, sustain and enhance the historic environment and heritage assets and their settings.	General conformity	Establishes a locally specific heritage-led regeneration approach, including the Oldham Mills Strategy, conservation area appraisals and enhancements to historic assets.	None identified
Policy HE2 - Securing the Preservation and Enhancement of Oldham's Heritage Assets	**JP-P2: Heritage** Seeks to positively conserve, sustain and enhance the historic environment and heritage assets and their settings by Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.	General conformity	The Council will take a proactive approach to secure the appropriate restoration or maintenance of heritage assets at risk, including enforcement action which includes compulsory purchase orders, urgent works notices, repair notices and dangerous structure notices, where appropriate. Also establishes that proposals that affect heritage assets will require the submission of a Heritage Statement proportionate to the asset's significance.	None identified
Policy HE3 - Development Proposals Affecting Conservation Areas	**JP-P2: Heritage** Seeks to positively conserve, sustain and enhance the historic environment and heritage assets and their settings by Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.	General conformity	Provides detailed local criteria relating to conservation area character, appearance, demolition, public realm, signage and positive contributors. Also sets out shopfronts, retail frontages and signage requirements for conservation areas.	None identified
Policy HE4 - Oldham's Mills	**JP-P2: Heritage** Supports the conservation and enhancement of designated and non-designated heritage assets and their	General conformity	Sets out the Oldham Mills Strategy which identifies the non-designated mills across Oldham which are of particular landscape and heritage value and sets out a robust strategy to ensure	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	settings, recognising their contribution to local character and distinctiveness. **JP-P1: Sustainable Places** Promotes high quality placemaking that responds positively to local character, distinctiveness and the wider built environment.		their sustainable future, which considers their potential for future development focussing on residential and employment uses.	
Policy HE5 - Canals	**JP-P2: Heritage** Supports the conservation and enhancement of designated and non-designated heritage assets and their settings, recognising their contribution to local character and distinctiveness. **JP-G3: River Valleys and Waterways** Supports the protection, enhancement and multifunctional use of river valleys and waterways. **JP-G2: Green Infrastructure Network** Sets out to protect, maintain and enhance Greater Manchester's green infrastructure network and improve ecological connectivity.	General conformity	Provides locally specific protection and enhancement measures for the Rochdale Canal and Huddersfield Narrow Canal, including restoration opportunities, active travel routes and canal-side improvements.	None identified
Achieving High Quality Design				

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Policy D1 – Achieving High Quality Design	**JP-P1: Sustainable Places** Promotes high quality placemaking and development that responds positively to local character, distinctiveness and the surrounding built environment. **JP-S1: Sustainable Development** Supports sustainable patterns of development that contribute to creating healthy, inclusive and resilient places.	General conformity	Provides detailed borough-specific design requirements reflecting Oldham's local character, townscape and placemaking objectives. Where required details of how the proposal addresses these principles are to be set out in a Design and Access Statement. Also sets out that proposals for strategic developments should be supported by a design-led masterplan or framework and, where appropriate, a site-specific design code to show how it achieves the principles above.	None identified
Policy D2 – Advertisements, Signage and Shop Fronts	**JP-P1: Sustainable Places** Promotes development that enhances local character, identity and the quality of places. **JP-P2: Heritage** Supports the conservation and enhancement of designated and non-designated heritage assets and their settings.	General conformity	Introduces detailed local criteria relating to advertisements, illumination, shopfront design, security shutters, visual amenity and impacts on heritage assets and conservation areas in line with policy HE2 and HE3 respectively.	None identified
Policy D3 – Creating a Better Public Realm in Oldham	**JP-P1: Sustainable Places** Promotes high quality public realm, inclusive placemaking and attractive environments that support community wellbeing. **JP-G2: Green Infrastructure Network**	General conformity	Establishes detailed local requirements for public realm design including accessibility, sense of place, biodiversity, active travel, lighting, management and temporary uses on phased development sites.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Supports the protection, enhancement and connectivity of Greater Manchester's green infrastructure network.			
Policy D4 – Extensions and alterations to, and development within the curtilage of, a dwellinghouse	**JP-P1: Sustainable Places** Promotes high quality design that respects local character and creates attractive places.	General conformity	Provides locally specific criteria relating to residential extensions, replacement dwellings, amenity, parking, sustainable drainage and proportionality of alterations. Also sets out proposals within the Green Belt will need to meet policies OL2 and OL3 and proposals within a Local Green Space will need to meet Policy OL4.	None identified
A Sustainable, Active, Accessible Network for Oldham				
Policy T1 – Delivering Oldham's Transport Priorities	**JP-Strat14: A Sustainable and Integrated Transport Network** Sets out the strategic approach to delivering a sustainable, integrated and accessible transport network across Greater Manchester and supports improved connectivity between key growth locations. **JP-C1: Our Integrated Network** Supports delivery of an integrated transport network and improvements to connectivity across Greater Manchester.	General conformity	Supports delivery of Oldham's Transport Strategy, Public Rights of Way improvements, Streets for All principles, Active Design, Bee Network objectives and specific local transport projects including Diggle Station and Cop Road Metrolink stop and Park and Ride.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Policy JP-C3: Public Transport Promotes the delivery of major improvements to public transport. **Policy JP-C4: The Strategic Road Network** Promotes a co-ordinated approach to the planning and delivery of potential interventions on the SRN and at interfaces with the local street network. **Policy JP-C5: Streets for All** Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. **JP-C6: Walking and Cycling** Promotes walking, wheeling and cycling and the creation of safe and attractive active travel routes.			
Policy T2 – Travel Hubs and Park and Ride Facilities	**JP-Strat14: A Sustainable and Integrated Transport Network** Supports the development of sustainable transport infrastructure and improved integration between transport modes across Greater Manchester. **JP-C1: Our Integrated Network** Supports improvements to transport	General conformity	Establishes local criteria for travel hubs and park and ride facilities including integration with public transport strategies, congestion management, user safety and cycle parking provision.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	infrastructure and network integration across Greater Manchester. **Policy JP-C3: Public Transport** Promotes the delivery of major improvements to public transport. **JP-C8: Transport Requirements of New Development** Specific sub-section on parking and key principles.			
Policy T3 – Parking provision	**JP-C1: Our Integrated Network** Supports an integrated transport network and promotes sustainable travel choices **JP-C8: Transport Requirements of New Development** Specific sub-section on parking and key principles.	General conformity	Provides detailed local requirements relating to parking justification, GMAL accessibility, cycle storage, accessible parking, HGV parking and parking management measures.	None identified
Policy T4 – Electric Vehicle Charging Infrastructure	**JP-S2: Carbon and Energy** Supports measures that contribute to carbon reduction and the transition to a low-carbon future. **JP-Strat14: A Sustainable and Integrated Transport Network** Supports the development of transport	General conformity	Introduces specific local charging standards for residential and non-residential development and requirements for future-proofed charging infrastructure.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	infrastructure that contributes towards a sustainable and integrated transport network. **JP-C8: Transport Requirements of New Development** Parking sub-section promotes the increased provision of ULEV charging infrastructure including meeting any standards set by local plans.			
Policy T5 – Vison-led Transport Statements, Transport Assessments and Travel Plans in New Development	**JP-C8: Transport Impact and Accessibility Assessment** Requires development proposals to assess and mitigate transport impacts and support sustainable accessibility. **JP-Strat14: A Sustainable and Integrated Transport Network** Supports delivery of a sustainable and integrated transport network and seeks to ensure development supports strategic transport objectives. **JP-C1: Our Integrated Network** Supports an integrated transport network and sustainable movement across Greater Manchester. **Policy JP-C4: Strategic Road Network** Promotes a co-ordinated approach to the planning and delivery of potential	General conformity	Establishes local requirements for vision-led transport assessments, travel plans, cumulative impact assessment, and GMAL accessibility assessment. Any developments that are required to be accompanied by a Transport Assessment will need to consider air quality impacts on Holcroft Moss, within the Manchester Mosses Special Area of Conservation in accordance with Policy JP-C8 of PfE.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	interventions on the SRN and at interfaces with the local street network. **Policy JP-C5: Streets for All** Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. **JP-C6: Walking and Cycling** Promotes walking, wheeling and cycling as preferred travel choices.			
Communities				
Policy CO1 – The Protection of Open Space, Sport and Recreation Provision	**JP-P7: Sport and Recreation** Refers to the setting of more comprehensive and detailed recreational standards and standards for provision for designated play areas in district local plans, having regard to existing and future needs; **JP-G6: Urban Green Space** Supports the protection, enhancement and provision of urban green spaces that can support a high quality of life and other important green infrastructure functions. **JP-G2: Green Infrastructure Network**	General conformity	Introduces borough-specific open space typologies, protection criteria, accessibility standards and quality/value standards. Requires equivalent or improved replacement provision where open space is lost. The Oldham Playing Pitch and Outdoor Sports Strategy is also mentioned and will be used when considering the proposed loss (in whole or part) of a playing field, playing pitch or outdoor sports provision.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	Seeks the protection, enhancement and expansion of green infrastructure and urban green spaces.			
Policy CO2 – New and Improved Open Space, Sport and Recreation Provision	**JP-P7: Sport and Recreation** Refers to the setting of more comprehensive and detailed recreational standards and standards for provision for designated play areas in district local plans, having regard to existing and future needs. **JP-G6: Urban Green Space** Supports the creation and enhancement of urban green spaces that provide recreation, health and environmental benefits. **JP-G2: Green Infrastructure Network** Seeks the protection, enhancement and expansion of green infrastructure and urban green spaces. **Policy JP-D2: Developer Contributions** Requires developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms.	General conformity	Establishes borough-specific quantity, quality, accessibility and value standards for open space provision and requires major residential development and larger HMOs to contribute towards open space, sport and recreation provision. Also requires use of the Open Space Study and Playing Pitch and Outdoor Sports Strategy to inform where and what type of new or enhanced playing pitch and outdoor sports provision is provided, based on identified deficiencies/ need. Open Space Standards have also been developed to ensure that open space provision is of a high quality and contributes towards meeting local needs.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Policy CO3 - Community Facilities	**JP-P6: Health** Sets out how improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents. **Policy JP-D2: Developer Contributions** Requires developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms.	General conformity	Provides a locally specific framework for protecting community facilities and assessing the loss of existing facilities across the borough. Also states that the views of the local community, including existing users, and relevant Parish Councils will be important to establish the significance of, and demand for, individual facilities.	None identified
Policy CO4 - Education and Skills	**JP-P5: Education, Skills and Knowledge** Supports enhancements to education provision through new and improved accessible facilities for all ages to benefit new and existing residents. **JP-P1: Sustainable Places** Promotes accessible and inclusive places that support communities and access to services.	General conformity	Requires educational facilities to be located within the communities they serve and introduces detailed local requirements relating to accessibility, traffic management and indoor/outdoor facilities that may be used by the community where possible. The Council will also work with the local education authority to identify suitable sites for educational use where a need has been identified.	None identified
Policy CO5 - Securing Educational Places through New	**JP-P5: Education, Skills and Knowledge** Supports enhancements to education	General conformity	Introduces a borough-specific mechanism for calculating developer contributions towards education provision using pupil yield factors, DfE	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
Residential Development	provision through new and improved accessible facilities for all ages to benefit new and existing residents. Also ensuring the delivery of sufficient school places in response to the demands from new housing by 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. **Policy JP-D2: Developer Contributions** Requires developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms. **JP-S1: Sustainable Development** Supports the delivery of infrastructure necessary to accommodate development and support sustainable growth.		methodology and school place costs. Also establishes circumstances where land may be required for new educational provision.	
Policy CO6 - New Development and Health	**JP-P6: Health** Supports development that promotes health and wellbeing and improves	General conformity	Requires Health Impact Assessments for specified development proposals and supports place-based health provision. Also establishes	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	access to healthcare facilities and services. Also requires, where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate and the enabling of the continued enhancement and successful operation of hospitals. **Policy JP-D2: Developer Contributions** Requires developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms. **JP-P1: Sustainable Places** Promotes healthy, inclusive and accessible places that improve quality of life and reduce health inequalities.		where the demand resulting from a residential development (of 10 dwellings and above) will create or exacerbate a shortfall in health provision the Council will seek the provision of new or improved health facilities to address the unmet need generated by the development, as appropriate.	
Policy CO7 - Hot Food Takeaways and Fast-food Outlets	**JP-P6: Health** Supports healthy lifestyles whilst avoiding any potential negatives to health in new developments to help improve health outcomes. **JP-P1: Sustainable Places** Promotes healthy, inclusive and	General conformity	Introduces locally specific restrictions on hot food takeaway development within 400m of schools and places where children and young people congregate. Applications must also be supported by a Health Impact Assessment in line with Policy CO6 and promote healthier food choices on the menu.	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	sustainable places that support community wellbeing.			
Protecting Our Local Environment				
Policy LE1 – Ensuring a High Standard of Amenity in New Development	**JP-P1: Sustainable Places** Promotes high quality placemaking and development that creates safe, attractive and healthy places for all users. **JP-S6: Clean Air** Supports development that protects amenity and contributes towards improved environmental quality and healthier places.	General conformity	Introduces detailed local requirements relating to noise, vibration, traffic movements, parking arrangements to protect existing businesses and activities whilst safeguarding residential amenity. The Council will not support proposals where new residents and occupiers would be likely to raise complaints about neighbouring existing uses.	None identified
Policy LE2 - Ground Conditions and Contaminated Land	**JP-S1: Sustainable Development** Sets out that in bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.	General conformity	Requires Coal Mining Risk Assessments, Contaminated Land Assessments and Land Stability Assessments where appropriate and establishes locally specific requirements regarding remediation and mitigation before development can proceed safely.	None identified
Policy LE3 - Air Quality	**JP-S6: Clean Air** Seeks to improve air quality across Greater Manchester and supports development that helps reduce	General conformity	Introduces local thresholds requiring Air Quality Assessments for major development and specific consideration of AQMAs, sensitive receptors and odour-generating development. Also,	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
	exposure to poor air quality. **JP-C8: Transport Requirements of New Development** Requires development proposals to consider and mitigate transport impacts, including impacts on designated ecological sites arising from transport emissions. **JP-P1: Sustainable Places** Promotes healthy and sustainable places that protect the health and wellbeing of communities.		depending on the scale and nature of the development proposed, Air Quality Assessments may be required.	
Infrastructure and Delivery in Oldham				
Policy IN1 Digital Infrastructure and Telecommunications	**JP-C2: Digital Connectivity** Supports the delivery of high quality digital infrastructure and improved digital connectivity across Greater Manchester.	General conformity	Establishes detailed local criteria for new telecommunications infrastructure, mast sharing, visual impacts, heritage impacts and delivery of Fibre to the Premises (FTTP) broadband infrastructure within new residential and employment development.	None identified
Policy IN2 – Planning Obligations	**Policy JP-D2: Developer Contributions** Requires developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms.	General conformity	Provides a locally specific framework for securing planning obligations, pooled contributions, infrastructure delivery, viability assessments where viability considerations justify reduced policy compliance. Where the site-specific viability assessment provides evidence to demonstrate that it is not	None identified

Local Plan Policy	Relevant PfE Policies	Conformity	Additional local requirements	Potential tension
			financially viable to provide the level of planning obligations proposed, reduced planning obligations will only be permitted under specific criteria.	
Policy IN3 - Delivering Social Value and Inclusion	**JP-P1: Sustainable Places** Promotes inclusive, healthy and accessible places that improve quality of life and support community wellbeing. **JP-P5: Education, Skills and Knowledge** Supports opportunities to improve skills, training and educational outcomes linked to development and economic growth.	General conformity	Requires all major development proposals to prepare and implement a Social Value Strategy addressing local employment, training opportunities, local supply chains, inclusion, health and wellbeing. The Social Value Strategy shall identify how the development will support and deliver social value and inclusion throughout its lifetime.	None identified
Monitoring				
Policy M1 – Monitoring Framework	**PfE Monitoring Framework** Sets out the indicators which will be used and the geographical areas each will be applied to. It is important to establish indicators that can be robustly monitored, to gain an understanding of any significant changes that could give rise to reconsideration of the content of the strategy or policies and to update the associated evidence base where required.	Fully consistent	Establishes Oldham-specific monitoring through the Authority Monitoring Report (AMR) published annually and incorporates both Local Plan and Places for Everyone indicators. The policy identifies triggers for further investigation, preparation of additional guidance and, where necessary, review of Local Plan policies where monitoring demonstrates that objectives are not being achieved.	None identified

Conclusion on general conformity with PfE

The Oldham Local Plan: Publication Plan has been prepared to be in general conformity with PfE.

There is only one policy with there is not a link to a ‘parent’ PfE policy. That is Policy C4 - Local Services and Facilities

Many policies demonstrably go beyond PfE by providing local implementation detail, particularly in relation to:

- biodiversity recovery,
- urban greening,
- tree replacement ratios,
- social value,
- hot food takeaways,
- Oldham Town Centre regeneration,
- mills and industrial heritage,
- local green spaces,
- affordable housing tenure requirements,
- educational contributions,
- local health requirements,
- dark skies,
- HMO management

Appendix B: Schedule of Proposed Main Modifications to Oldham's Local Plan – Issue 1, 23 November 2026

Contained in a separate document.

Appendix C: Housing Trajectory Summary Table

(Housing Land Supply Update 2026)

Contained in a separate document.

Appendix D: Housing Supplementary Information

(Housing Land Supply Update 2026)

Contained in a separate document.