

Oldham Town Centre

Development
Framework
2024

Summary Document

MUSE



Oldham
Council

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Chapter 1. Introduction

Oldham Council and Muse have formed a partnership to deliver positive change for Oldham Town Centre. The Development Framework is a document that will help to guide planning and development decisions in Oldham Town Centre.

Through the Development Framework, Oldham will see up to 2,000 new homes in the Town Centre across a number of locations, set within a safe, inclusive and attractive network of streets and spaces for everyone's use and enjoyment. Together, this will continue to make Oldham a great place to live for generations to come.



This document is a summary of the full Development Framework document and is intended to provide you with more information about:

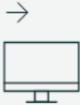
- ▶ How the vision will take shape
- ▶ Where the new houses will be located across the Town Centre
- ▶ What principles are behind the development of each of the chosen locations
- ▶ How we will design the scheme to reflect the local character of the town
- ▶ A detailed plan that shows how the development as a whole might look
- ▶ A delivery plan for the new homes.

▶ FIGURE 1.1 ILLUSTRATIVE SKETCH LINEAR PARK. © ADRIETTE MYBURGH AND © HAWKINS\BROWN



The Development Framework is the first stage in a journey together and this initial public conversation builds on a number of recent community conversations which the town has already positively supported and engaged in, including Let's Talk Oldham in 2020 and the Big Oldham Conversation in 2021.

We are inviting you to have your say and be a part of shaping Oldham's future. You can submit views using the following methods:

 <p>→ Visit the project website at: www.OldhamTownLiving.co.uk Email us at: contact@OldhamTownLiving.co.uk</p>	 <p>→ Write to us at: Freepost plus RUGS-SJCY-TZAA, Oldham Town Living Conversation, c/o Turley, Level 5, Transmission, 6 Atherton St, Manchester, M3 3GS</p>
 <p>→ Call us on: Freephone 0808 168 8296</p>	 <p>→ Follow our updates at X @Oldham_Living Facebook @OldhamTownLiving Instagram @OldhamTownLiving</p>
 <p>→ In person at the drop-in sessions or via our live public webinar: more information is available on our website. Alternatively, you can phone us or email us to find out the details.</p>	

For more information about how your data will be stored and used, please refer to our Privacy Notice which can be found on the consultation website.

Please make sure your comments reach us by 5pm on Wednesday 11th September 2024.

Any feedback shared during our community conversation will be gathered by Muse and Oldham Council and will directly contribute to the Development Framework, which will be later taken to Oldham Council's Cabinet for their endorsement. This will then help to support decision-making on future planning and funding applications for the housing locations.

The Partners



Oldham Council has overseen the transformation of the town centre over recent years, working in collaboration with key stakeholders. Major transformation projects have included the redevelopment of the Old Town Hall and Spindles Shopping Centre together with the transformation of the public realm, development of a new bus station and arrival of the Metrolink to the town.

The Council's vision for the next phase of regeneration is to create a high-quality town centre, focusing on redefining Oldham's residential and retail offer to create lasting benefits for residents, visitors and investors. In July 2023, Oldham Council selected Muse as its development partner to bring forward a different type of residential offer for Oldham in the town centre, providing up to 2,000 new mixed-tenure homes across the town centre and a new neighbourhood in the north of the centre.

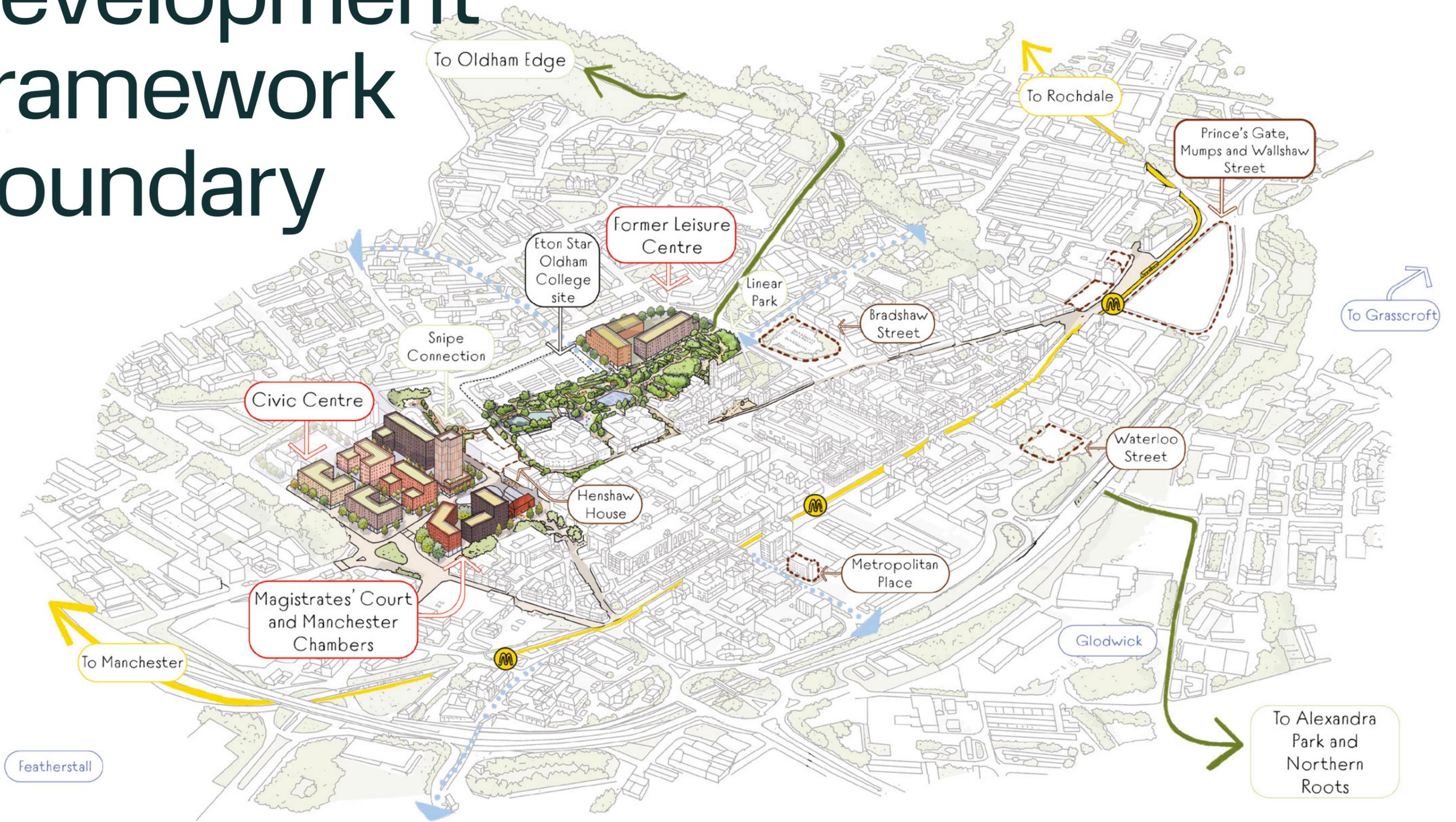
The 15 year partnership between the Council and Muse will see the redevelopment of a series of Council-owned previously developed sites, known as 'brownfield' sites, in the town centre which will deliver much needed new high-quality homes and improved public realm. The partnership will facilitate the creation of a vibrant centre which reflects Oldham's distinctive character.

MUSE

Muse is one of the UK's leading mixed use and urban regeneration specialists who create beautiful, diverse and sustainable places that are people-centred, high quality and built to last. Muse is hugely excited by the opportunity to work in partnership with Oldham Council to deliver transformative change in the town centre, creating a better place to live, work and visit.

Muse has a proven track record of delivering significant regeneration schemes across the UK, including projects in Salford, Manchester, Warrington, Chester and Stockport.

Chapter 2. Development Framework Boundary



► FIGURE 1.2 ILLUSTRATIVE SKETCH. © ADRIETTE MYBURGH AND © HAWKINS\BROWN



The Development Framework covers an area of 78.4ha and encompasses the historic heart of the town.

- AREA 1
Civic and Residential Quarter
- AREA 2
The Retail Core
- AREA 3
The Cultural & Creative Quarter
- AREA 4
Eastern Edge & Oldham Mumps
- AREA 5
Western Edge & Educational Quarter



▶ FIGURE 1.3 CHARACTER AREAS

Chapter 3.

Development Framework Purpose

Extensive progress has been made by the Council in improving Oldham Town Centre over recent years. This Development Framework seeks to bring various projects, plans and strategies into one document that will guide the next phases of regeneration.

There is a significant opportunity to deliver housing within accessible locations in the heart of the Town Centre, contributing to Oldham's housing land supply (how many homes need to be built to meet local need) and addressing requirements in relation to house type and tenure, which refers to the different rental and ownership options on offer.

► FIGURE 1.4 ILLUSTRATIVE SKETCH LINEAR PARK. © ADRIETTE MYBURGH AND © HAWKINS\BROWN



The development of this new residential neighbourhood and the associated increase in the number of residents will add new energy to the Town Centre, creating further demand for shops, services and leisure activities. The delivery of a significant number of new homes can act as the driving force for regeneration across the Town Centre and beyond.



Purpose

The purpose of this document is to deliver positive change across Oldham Town Centre over the next 15 years, redefining the retail, residential and public realm offer as part of its wider improvements. It has been prepared to positively respond to the vision established in Oldham Council's **'Creating a Better Place'** strategic framework which seeks to create 'a place that thrives' by:

▶ 01
Building quality homes



▶ 02
Providing opportunities to learn, develop new skills and gain employment



▶ 03
Having a diverse cultural, leisure and night-time economy



▶ 04
Attracting, retaining and growing businesses



▶ 05
Ensuring a safer, healthier, and friendly environment



▶ 06
Ensuring it is green, clean and sustainable

Informed by Oldham Council's wider ideas for change, this Framework sets out the principles of our vision for Council-owned sites in the town centre.

Status

Taking into account comments received as part of the community conversation on the draft Development Framework and following acceptance by Oldham Council, the Development Framework will become a 'material consideration' when considering approval of planning applications. A material consideration means that it will need to be taken into account when deciding on a planning application, including features such as the design and appearance of a building.



The Development Framework, which includes an Illustrative Masterplan (our vision) outlines how Town Centre land will be used and developed, is intended to act as a guide to future development across the Town Centre, bringing together various ideas for improvements and technical studies. It does not replace adopted planning policy, and any planning applications for detailed proposals would need to consider all existing local planning policy and national guidance.



Chapter 4.

Key Considerations & Opportunities

► FIGURE 1.6 AERIAL IMAGE OF OLDHAM



In developing the key considerations and opportunities for Oldham Town Centre a significant amount of research and analysis has been undertaken at both a Town Centre and location-specific level.

Key elements reviewed included:



Socio-economics

How the local society and economy work;

Residential market and demand

What homes are currently available and what is needed in the future;

Historic assets (including buildings)

and the heritage or history of the local area;

Urban form and use

The physical characteristics of the Town Centre buildings, including their layout and location in relation to existing and future buildings;

Scale and massing

The size and shape of the buildings;

Green infrastructure

(buildings that incorporate nature) and public space;

Access, transport and movement

Signage and security

The Town Centre wide research is presented at **Appendix B** of the main document.

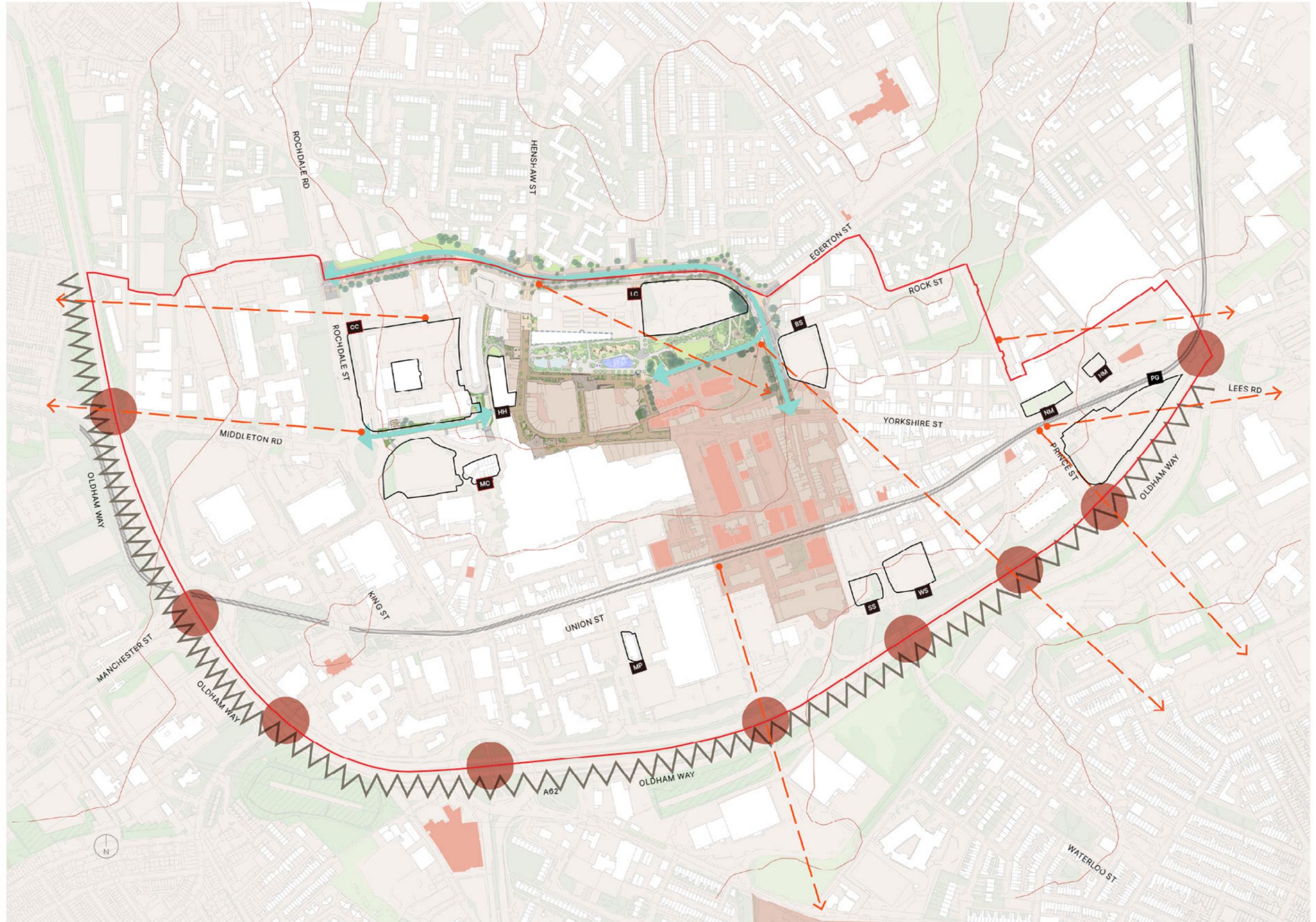
Site specific analysis has also been undertaken focussing on the core and opportunity sites. This analysis is presented at Appendix C of the main document and more information on the core and opportunity sites can be found in **section 9** of this summary.

The following pages provide a series of key considerations, limitations and opportunities for the Town Centre.

Key Considerations

Key

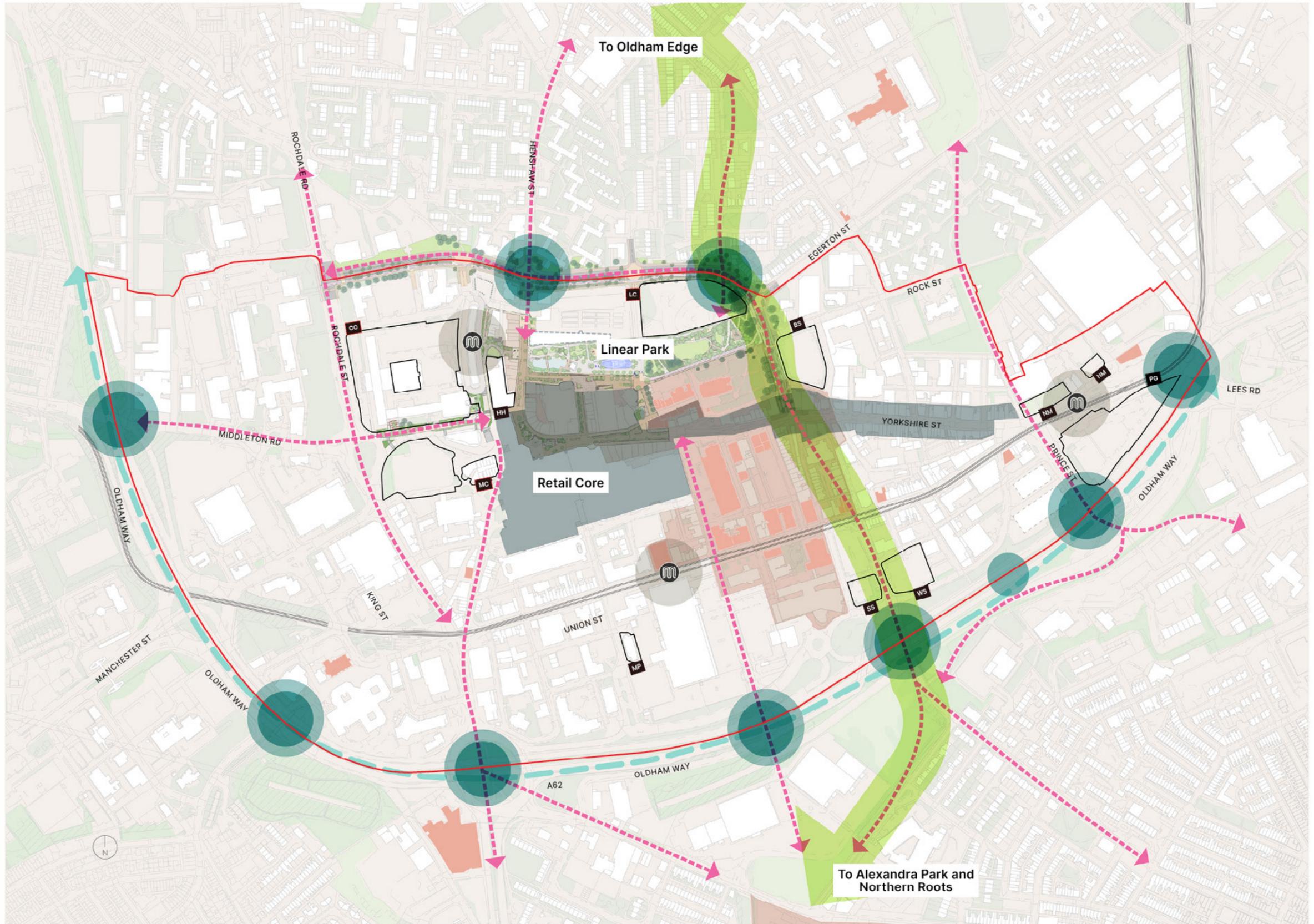
- Oldham Town Centre Boundary
- Development Sites
- Oldham Town Centre Conservation Area
- Listed Buildings
- Topography changes across the town centre
- ➔ Proposed active travel corridor (St Mary's Way) and cycle route
- Oldham Way acts as a barrier to movement
- Low-quality gateways and linkages
- ➔ Long-range landscape views



Key Opportunities

Key

- Oldham Town Centre Boundary
- Development Sites
- Oldham Town Centre Conservation Area
- Listed Buildings
- Oldham retail core
- Potential for active travel connectivity
- Potential to connect Oldham Edge with Alexandra Park and Northern Roots
- Potential to improve gateways and crossings
- Potential to permeate Oldham Way
- Potential to enhance public transport arrivals



Chapter 5.

Town Centre Principles & Objectives

Objectives

The following Town Centre objectives have been adapted from those presented in the [Draft Local Plan](#) for consistency and set out how the vision for the Town Centre will be delivered.

These consist of:



▶ 01

Building quality homes to meet local needs and offering different types of housing.



▶ 02

Providing opportunities to learn and gain new skills.



▶ 03

Protecting and enhancing Oldham's landscapes.



▶ 04

Providing access to employment opportunities and growing local businesses.



▶ 05

Supporting the regeneration of the Town Centre.



▶ 06

Protecting, restoring and enhancing the natural environment.



▶ 07

Promoting sustainable development that reduces and adapts to climate change.



▶ 08

Improving the health and well-being of residents and local communities.



▶ 09

Improving the local built environment, that is all the man-made structures in the Town Centre.



▶ 10

Promoting accessible and sustainable transport choices.



▶ FIGURE 1.9 OLDHAM MUMPS METROLINK IMAGE CREDIT: PLANIT (FIONA FINCHETT)

Town Centre Principles

Principles that are expected to form part of any development proposals for Oldham Town Centre include the following in line with [Draft Local Plan Policy OTC1](#)



▶ 01

Promoting High Quality Contextual Design

Promoting high-quality and sustainable development that reflects the character of and fits in with the context of the Town Centre.



▶ 02

Increasing Digital Connection

Increasing high speed digital connections, such as internet and mobile service, to key areas and schemes.



▶ 03

Promoting and Achieving Net Zero Carbon

Ensuring that high-quality low carbon design that contributes to Oldham becoming carbon neutral by 2030 is incorporated as standard.



▶ 04

Creating New and Enhanced Green Infrastructure

The creation of a green infrastructure network that incorporates nature with the introduction of a new Linear Park and considered landscaping.



▶ 05

Enhancing Oldham's Historic Character

Ensuring the preservation of the Oldham Town Centre Conservation Area to contribute to its removal from Historic England's heritage at risk register.



▶ 06

Encouraging Active Streetscenes

Ensuring a lively atmosphere at street level with well-designed ground floor amenities, such as shops and community services, particularly on well-used pedestrian routes and around key public transport hubs.



▶ 07

Improving Inclusivity and Accessibility

Ensuring an inclusive and accessible Oldham Town Centre that meets the needs of all.



▶ 08

Improving Public Realm and Sustainable Connections

Ensuring that there are environmentally friendly transport options and high-quality public space that connects the wider town and helps to enhance the local character and sense of place or connection with the local area.

As proposals come forward in the Town Centre, consideration will also need to be given to the design principles established in [Draft Local Plan Chapter 17 'Creating a better and beautiful Oldham'](#), specifically emerging policies D1, D2, D3 and D4.

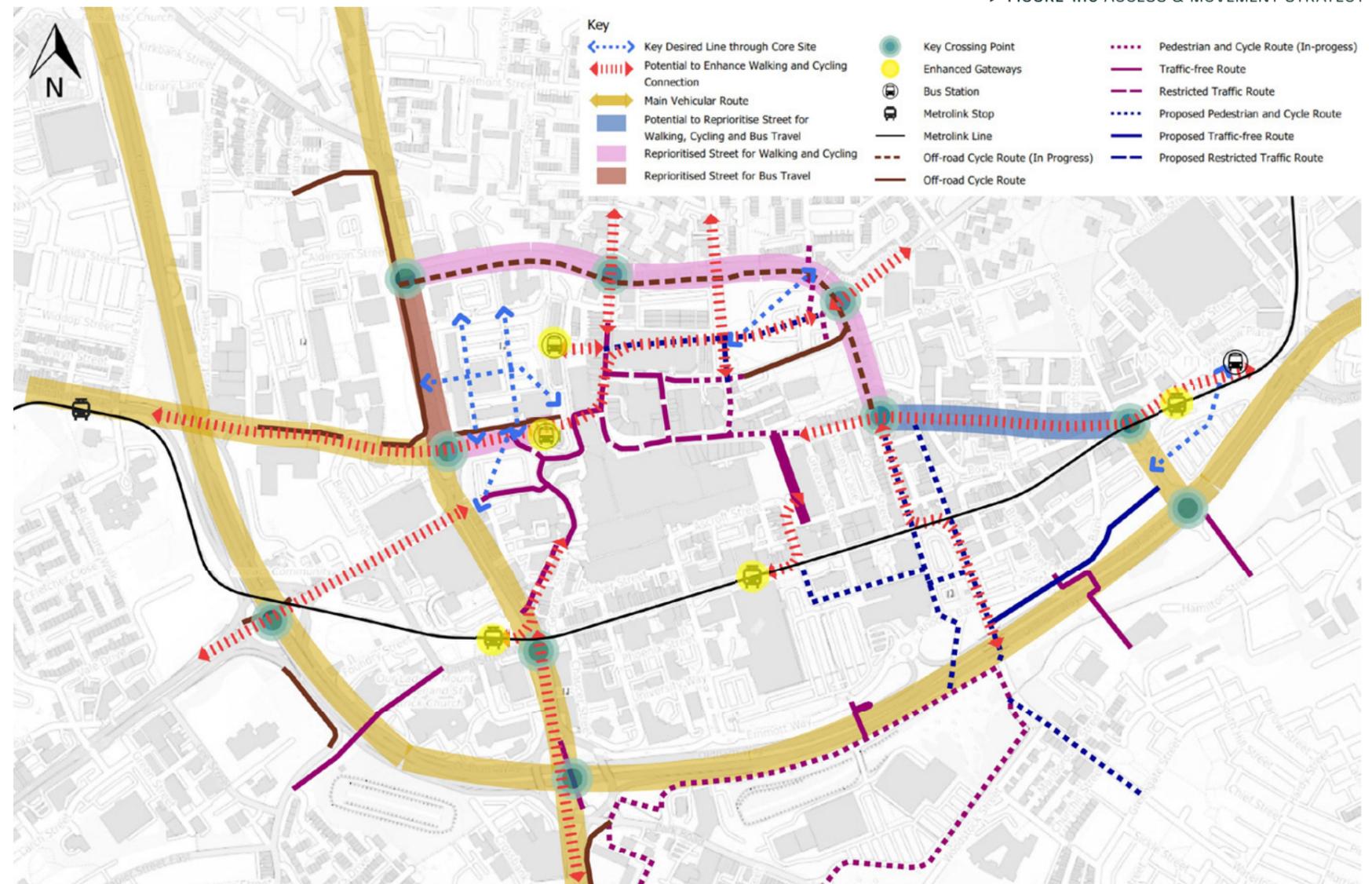
Chapter 6. Access, Movement & Car Parking Strategy

Access and Movement

The Development Framework will help to improve the key pedestrian and cycle routes into and within the Town Centre, building on the work already being done as part of the Accessible Oldham programme. The developments will enable new links by creating open spaces between buildings and different green and public spaces.

By rethinking how Oldham's streets are connected, there will be a better environment for people to travel both on foot and by bicycle making Oldham even more liveable. There are also opportunities to create wider improvements across the Town Centre.

► FIGURE 1.10 ACCESS & MOVEMENT STRATEGY



► FIGURE 2.1 OLDHAM MUMPS METROLINK IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Car Parking Strategy

The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing Town Centre car parks have significant spare capacity and some of the car parks can be redeveloped without negatively impacting the parking demand in the Town Centre.

A Parking Action Plan is now being prepared which aims to improve the quality of parking. It will ensure provision of an appropriate level of parking for people to travel by car, whilst prioritising people travelling sustainably on foot, by bicycle and by public transport, as well as those with impaired mobility to ensure the Town Centre is accessible for all.

There are numerous publicly and privately owned car parks across the Town Centre. The car parks closest to the retail area are generally more used than the ones further away, however surveys have shown that the car park in the Spindles Town Square Shopping Centre is not used as often despite providing immediate access to shops.

Parking in the Town Centre will be addressed as a whole through the Council's Parking Action Plan, which will consider opportunities to improve the quality of parking in the Town Centre. The detail of which can be found in the main Development Framework document.

► FIGURE 2.2 CAR PARKING WITHIN OLDHAM. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Chapter 7. Landscape & Public Realm

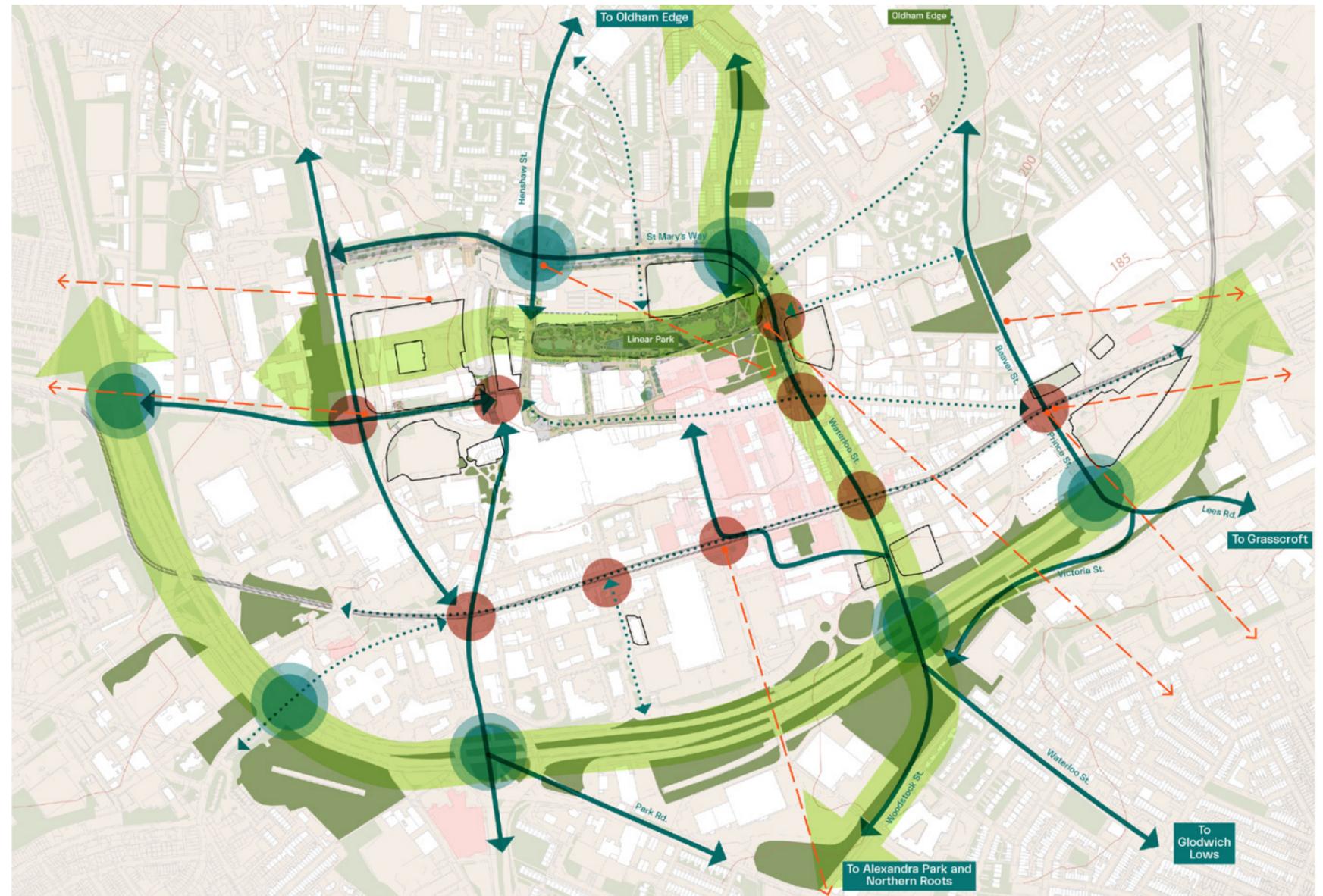
The public realm and landscape strategy aims to strengthen Oldham Town Centre's character through existing and future open spaces. This will create a clear, well-connected network of routes and improve the pedestrian and cyclist experience.

This strategy also considers the opportunities for:

- Improved opportunities for play and active landscapes, such as parks for all;
- Implementation of sustainable urban drainage (SUDs) solutions across the Town Centre, which are designed to effectively manage flood and pollution risk caused by heavy rainfall using environmentally friendly approaches;
- Landscape enhancements;
- Signage improvements;
- Design for all to feel welcome, comfortable and safe; and
- Ensuring the Town Centre maintains its character and heritage so it feels like Oldham.

Further details of the strategy and landscaping principles can be found in Chapter 5 of the main Development Framework document.

► FIGURE 2.3 LANDSCAPE & PUBLIC REALM STRATEGY. FIGURE CREDIT: PLANIT



Key

- Strategic landscape corridors
- ➡ Accessible and balanced landscaped streets
- ⋯ Public realm enhancements, maximising the opportunities for softening of the streetscape
- Key junctions for public realm enhancement
- Improved gateways into Oldham Town Centre
- Long-range landscape views towards Oldham's surroundings

► FIGURE 2.4 PUBLIC REALM AND PARLIAMENT SQUARE
IMAGE CREDIT: PLANIT (FIONA FINCHETT)

Chapter 8. Sustainability Framework & Social Value Strategy

Prioritising Sustainability

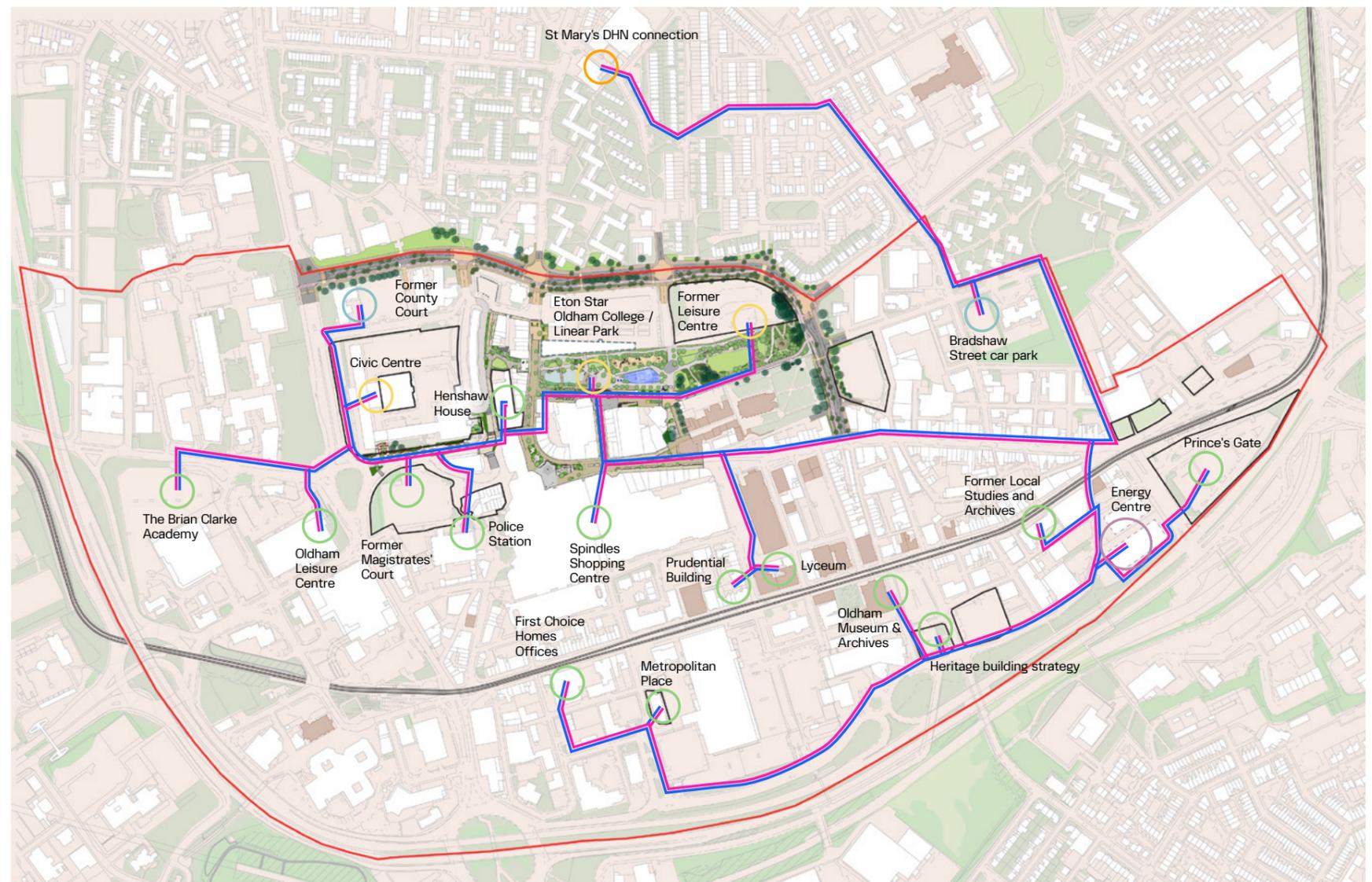
The Council and Muse are wholly committed to delivering sustainable places that maximise social benefits and enhance the environment for future generations.

This Development Framework seeks to ensure sustainability is considered throughout the full lifecycle of developments, from initial design feasibility through to construction and in use operation. This approach complements the Council's [Green New Deal Strategy](#) and aspirations to be the greenest borough in Greater Manchester, achieving carbon neutrality by 2030.

Working in collaboration with environmental consultants who support the development of sustainable communities, a single approach for the Town Centre will be taken to develop specific sustainability targets focussing on:



► FIGURE 2.5 MINEWATER HEAT NETWORK



Social Value Strategy

Muse and Oldham Council are committed to working in a way that will generate social, economic and environmental value for local people, the local area and for society as a whole. This has inspired the creation of a Social Value Strategy for Oldham Town Centre that will ensure that local needs and priorities are met throughout the lifetime of the development.

The Oldham Partnership's ambition for 'Our Future Oldham' is to improve the life of every resident and to ensure that any new major development coming forward will deliver meaningful benefits through the completion and delivery of this Social Value Strategy.

The Partners will prepare the Social Value Strategy to accompany the final Development Framework informed by conversations with the community and the provisions of [Draft Local Plan policy IN3 'Delivering Social Value and Inclusion'](#).

The Social Value Strategy will include measurable / trackable targets covering a range of areas and will include social value plans aligned to local needs at each phase.

The strategy will help to deliver improvements with the local community such as:

- Providing and prioritising training, employment and business opportunities for Oldham residents;
- Helping the people most in need and reducing inequalities;
- Contributing to the protection and improvement of the natural, built and historic environments;
- Encouraging proposals to deliver social, economic and environmental benefits across the lifecycle of the development; and
- Celebrating the success of best-practice social value delivery by sharing learnings so others can refine their own strategies.



Chapter 9. Overview of Proposals for Core & Opportunity sites

The Development Framework divides the Town Centre into *five distinct zones*, which we are calling character areas. Each has a role to play in shaping the future development of the Town Centre.

- AREA 1
Civic and Residential Quarter
- AREA 2
The Retail Core
- AREA 3
The Cultural & Creative Quarter
- AREA 4
Eastern Edge & Oldham Mumps
- AREA 5
Western Edge & Educational Quarter

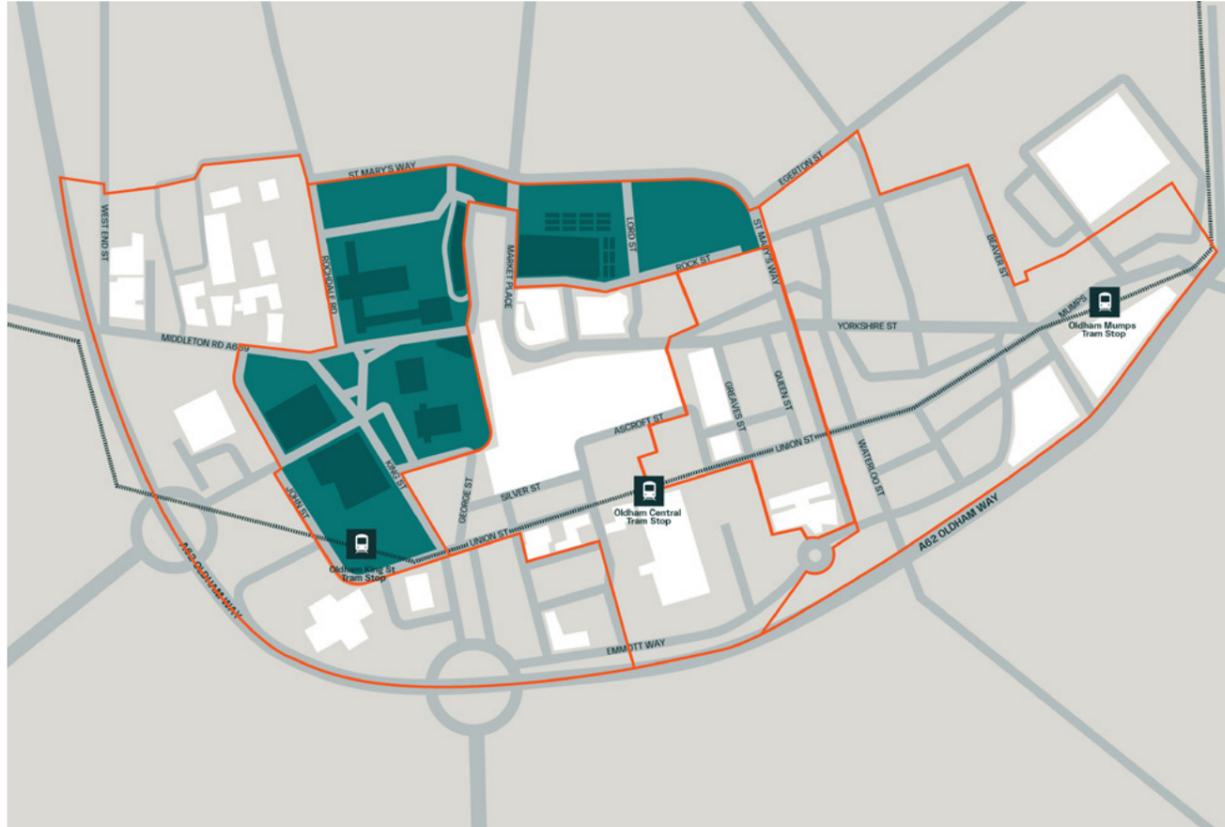


► FIGURE 2.6 CHARACTER AREAS

Within the five character areas there are a series of opportunity sites that will contribute to achieving the vision, priorities and strategic objectives for the Town Centre.

The creation of opportunities for residential living across the Town Centre is key. Delivering around 2,000 new homes on various sites across the Town Centre will ensure that the following brownfield (previously developed and now underused) sites are efficiently and effectively used. Set out below is a brief summary of the core sites.

Further detail on the core and opportunity sites can be found in the main Development Framework.



► FIGURE 2.7 CIVIC & RESIDENTIAL QUARTER CHARACTER AREA

Character Area 1 Civic and Residential Quarter

The Civic and Residential Quarter covers key elements of the Town Centre including the Civic Centre and Queen Elizabeth Hall, former Magistrates Court and Manchester Chambers, former Leisure Centre and Tommyfield Market, Oldham Leisure Centre, Oldham Integrated Care Centre and the Mecca Bingo site. It has excellent sustainable transport accessibility with Oldham Bus Station and the King Street Metrolink stop providing onward travel to destinations across Greater Manchester.



► FIGURE 2.8 CIVIC CENTRE & QUEEN ELIZABETH HALL



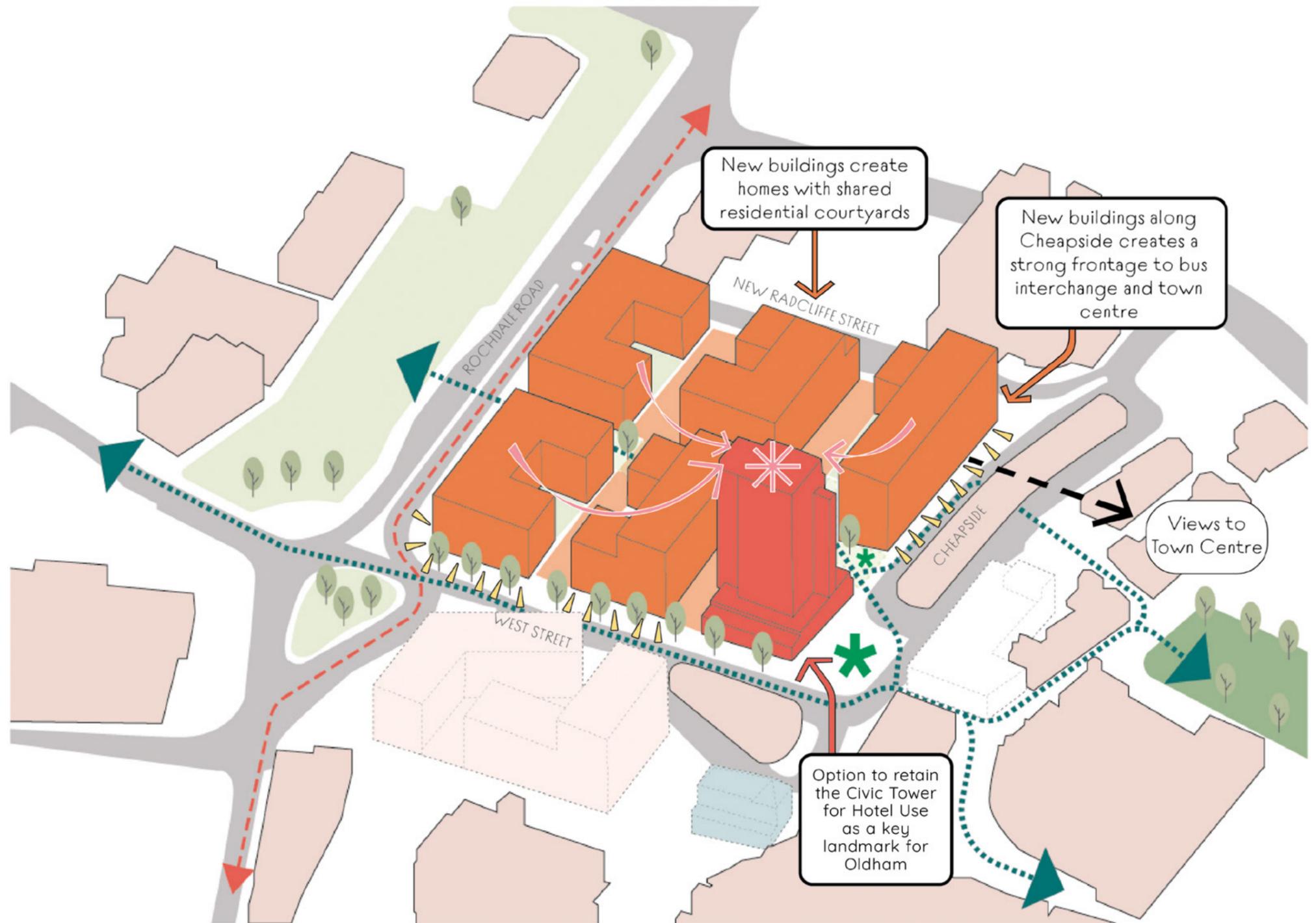
► FIGURE 2.9 FORMER LEISURE CENTRE

Civic Centre & Queen Elizabeth Hall

The Civic Centre is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering approximately 600 new homes. It represents the largest of the core sites within the Town Centre and its phased redevelopment is fundamental to the success of the Development Framework.

An illustrative proposal is shown adjacent. The detail of the key considerations for the site and design principles can be found in the main document.

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- ✱ Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



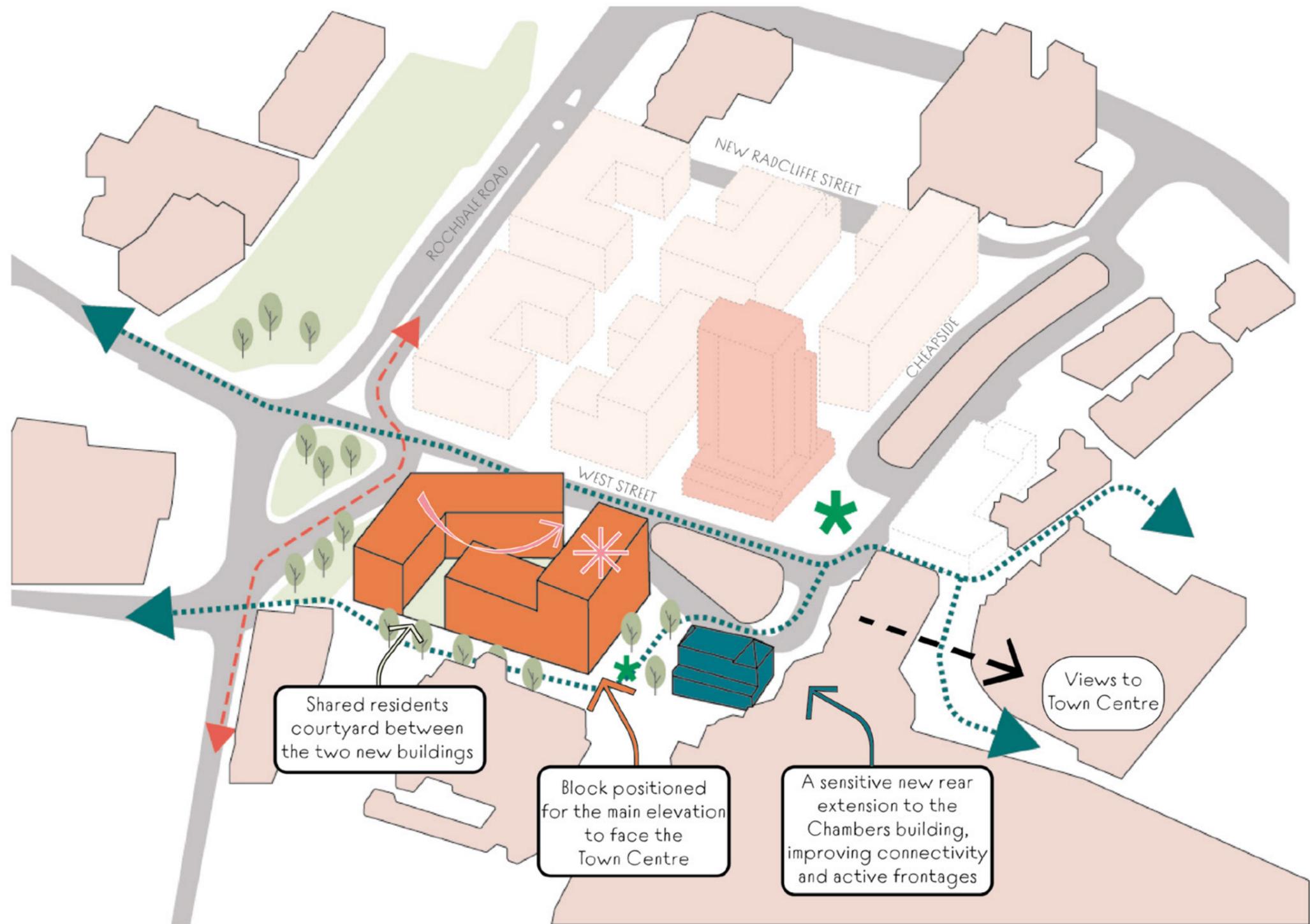
► FIGURE 2.10 CIVIC CENTRE INDICATIVE SCALE AND MASSING © HAWKINS\BROWN

Former Magistrates Court & Manchester Chambers

The Former Magistrates Court is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering approximately 225 new homes. The former Magistrates Court is a cleared site following the demolition of all the buildings on the site in 2019. Manchester Chambers is currently in use as a commercial building. The proposals for this site have been developed alongside the proposals for the Civic Centre site located immediately to the north. These sites are closely aligned, and the proposed designs reflect this through careful consideration of how they are positioned in relation to each other. Once developed the area will be part of one neighbourhood which shares a common design and promotes easy movement between the sites.

An illustrative proposal is shown adjacent. The detail of the key considerations for the site and design principles can be found in the main document.

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- ✱ Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



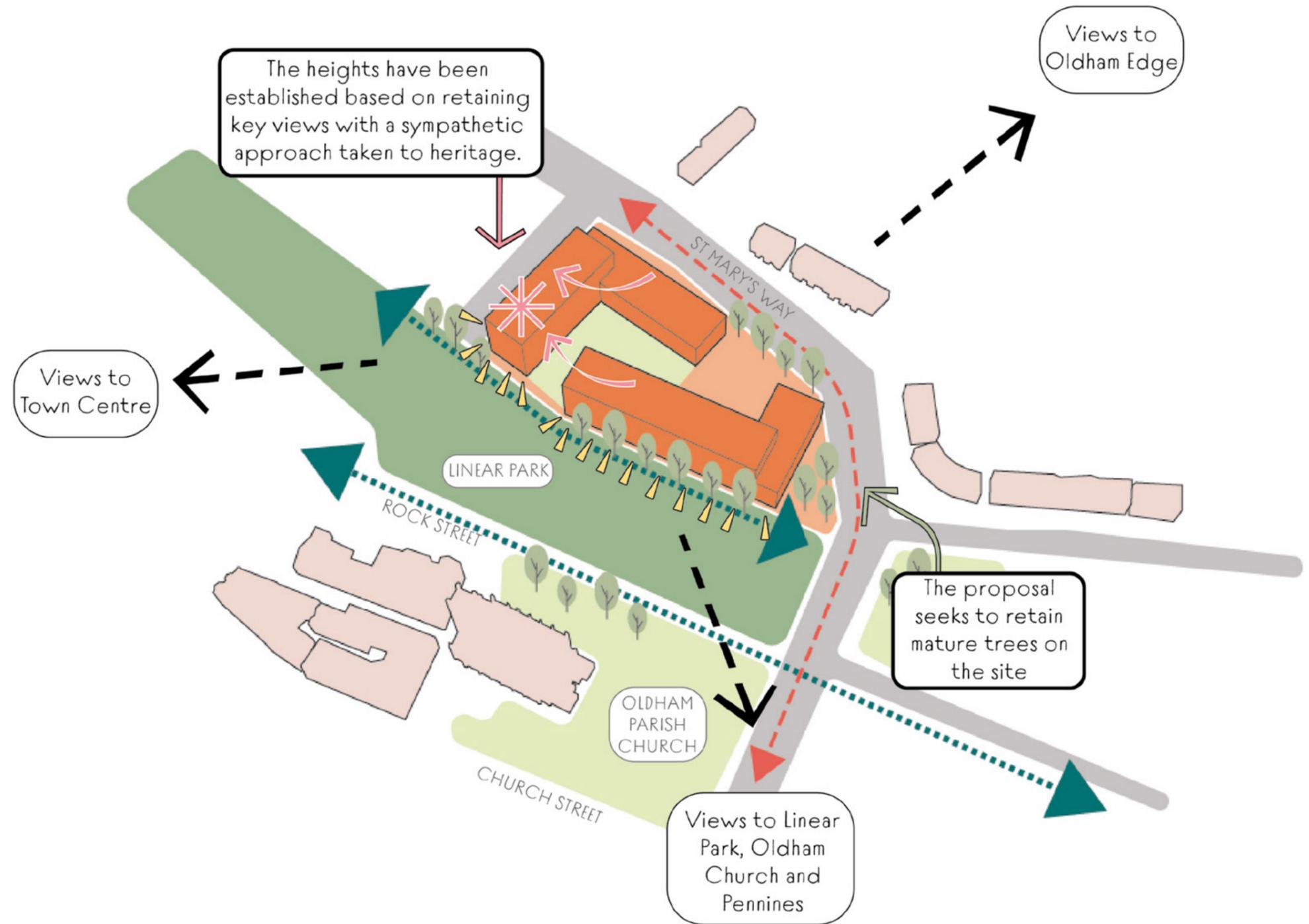
► FIGURE 3.2 FORMER MAGISTRATES' COURT & MANCHESTER CHAMBERS INDICATIVE SCALE AND MASSING © HAWKINS\BROWN

Former Leisure Centre

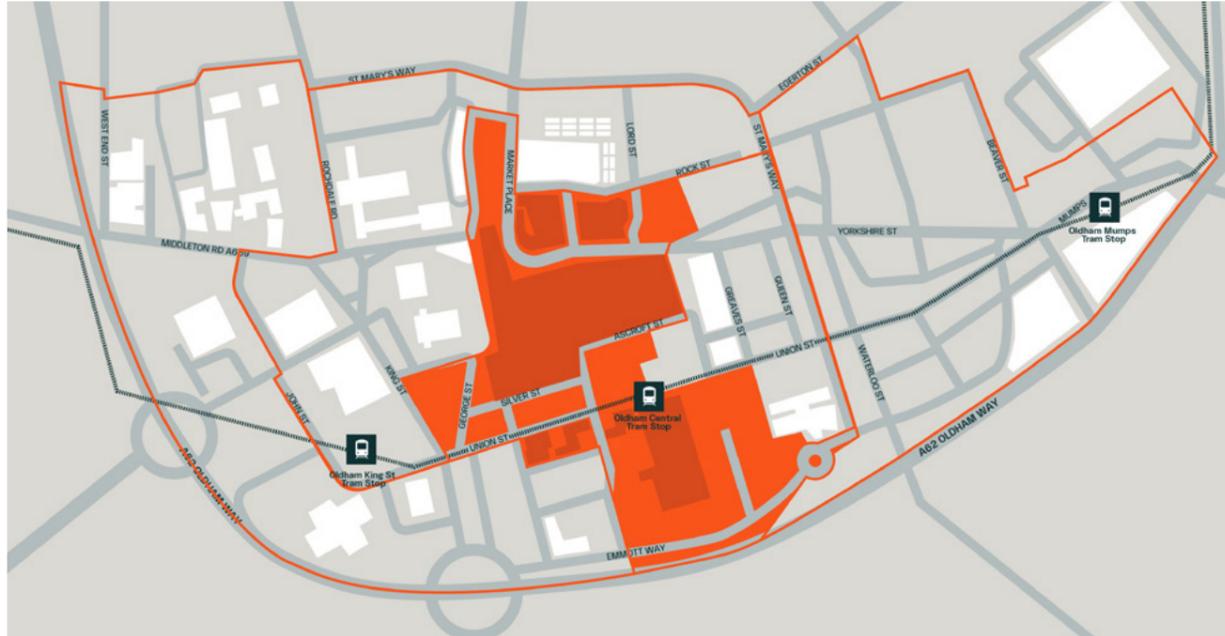
The Former Leisure Centre site is identified in the Draft Local Plan as part of a proposed allocation for housing, alongside Tommyfield Market and the Linear Park, capable of delivering approximately 250 new homes. The former Leisure Centre is a cleared site following the demolition of all buildings previously on the site in 2016. It is currently in use as a public car park and will directly connect to the future linear park to the south.

An illustrative proposal is shown adjacent. The detail of the key considerations for the site and design principles can be found in the main document.

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- > Indicative service route
- > Residential entrance
- ✱ Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



► FIGURE 3.3 FORMER LEISURE CENTRE INDICATIVE SCALE AND MASSING © HAWKINS\BROWN



► FIGURE 3.4 RETAIL CORE CHARACTER AREA

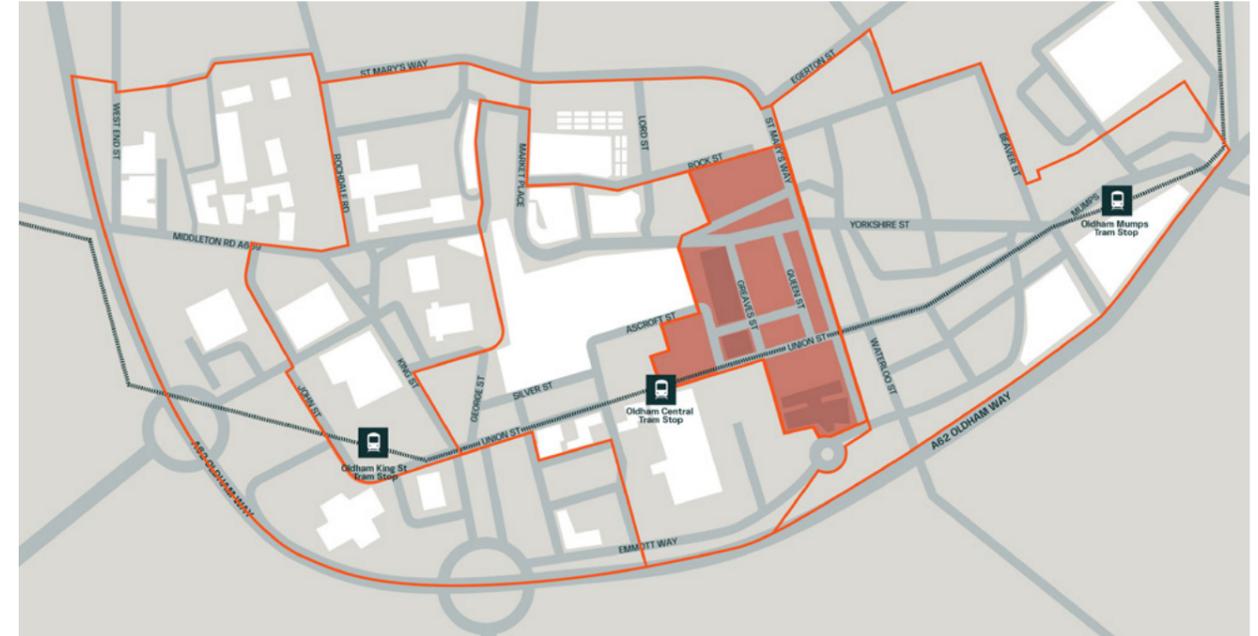
Character Area 2 Retail Core

The Retail Core will be the focus for an enhanced, vibrant and sustainable retail offer, including the relocated Tommyfield Market in the Spindles Town Square Shopping Centre. Retail uses will be on the ground floor of the shopping centre, linking into the new market through a retail 'loop' that will provide shoppers with a better experience. This will be supported by quality office space for both private sector tenants and Oldham Council and event space linked to Parliament Square that will boost the cultural, leisure and entertainment offer within Oldham.

The Retail Core has excellent sustainable transport accessibility with bus stops and Oldham Central Metrolink stop providing onward travel to destinations across Greater Manchester.

Elements of the Oldham Town Centre Conservation Area fall within the Retail Core which should be protected and enhanced. There is an opportunity to enhance the public spaces in the area, tying them into wider upgrades across the Town Centre. The Retail Core will remain the key focus for retail, food and drink, offices and leisure uses including the nighttime economy.

The key design principles for Henshaw House and Metropolitan House can be found in the main Development Framework document.



► FIGURE 3.5 CULTURAL & CREATIVE QUARTER CHARACTER AREA

Character Area 3 Cultural & Creative Quarter

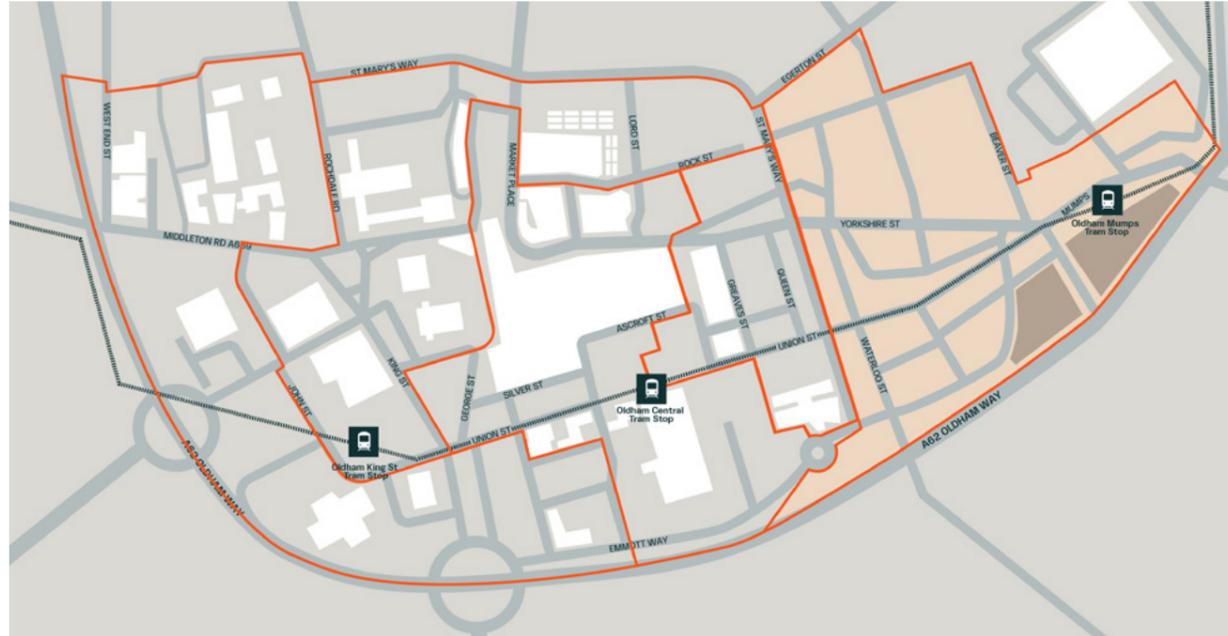
The Cultural and Creative Quarter, centred around the historic core of the Town Centre and the Council's Creative Improvement District (CID), will be the focus for our nighttime and visitor economy, providing an improved food and drink offer, expanded entertainment and leisure sector and cultural attraction.

The re-use of existing listed buildings on Union Street and surrounding streets will make space for live performances, including a new theatre and home for the Oldham Coliseum, and the Prudential Building will be renovated to create unique and flexible office space aimed at attracting creative and digital businesses to Oldham. The Egyptian Rooms in Oldham Town Hall will be repurposed into a high-quality food and drink destination.

The Cultural and Creative Quarter is closely aligned with and will complement both the Civic and Residential Quarter and Retail Core. Development in this Character Area should be of high-quality and positively respond to surrounding heritage assets including the Oldham Town Centre Conservation Area, together with Listed Buildings in the surrounding area.

Opportunities for public space improvements and enhanced signage should be explored, in line with wider Town Centre strategies, given the central location and distinctive architecture of the Character Area.

Whilst there are no core or opportunity sites within this Character Area, the Council continues to progress with a number of regeneration projects which will transform this part of the Town Centre, significantly enhancing cultural and creative provisions for the benefit of Oldhamers.



► FIGURE 3.6 EASTERN EDGE & OLDHAM MUMPS CHARACTER AREA

Character Area 4 Eastern Edge & Oldham Mumps

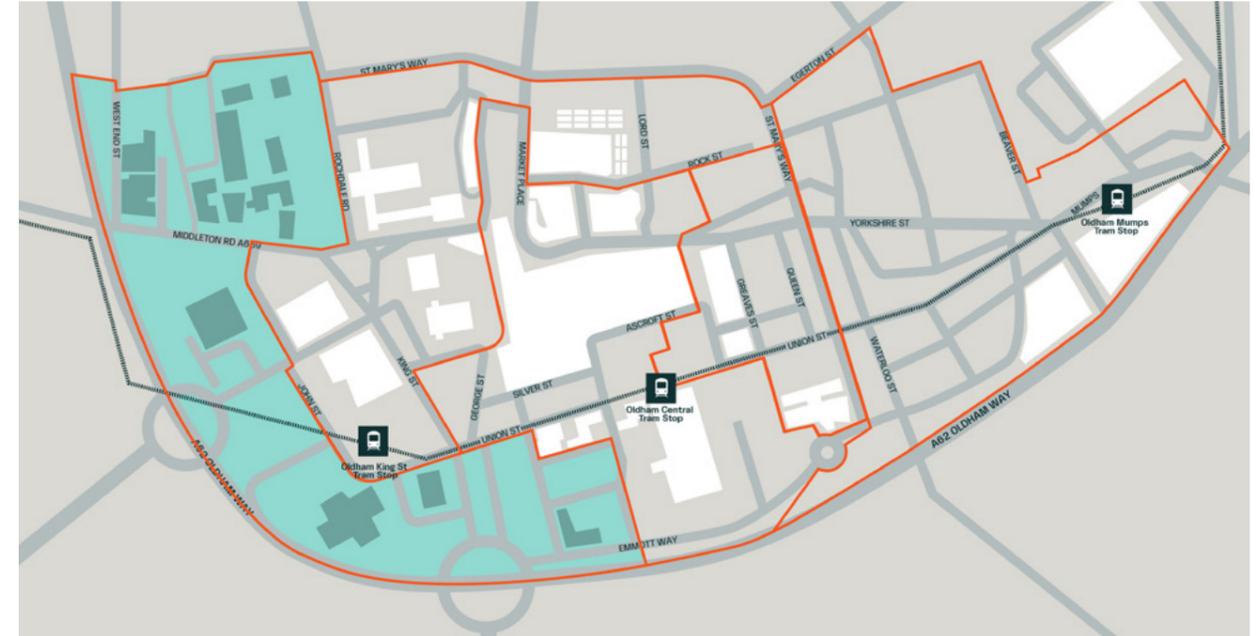
The Eastern Edge and Oldham Mumps Character Area is a key gateway into the town from the east. The area will be the home of the Minewater Heat Centre and incubator space (Green Shoots) from which a district heat network will be delivered that will extract heat from water in disused mines underneath Oldham Town Centre to create an environmentally friendly power source that will help deliver our ambitions for carbon neutrality.

The area will also be focussed on the reuse of underutilised existing surface car parking to delivery extensive residential development. Princes Gate will be the focus of this residential hub, maximising the efficient use of brownfield (previously developed and underused) land next to Oldham Mumps Metrolink stop and Oldham Way.

The gateway location provides an opportunity to create a landmark building anchoring the eastern end of the Town Centre from the Civic Centre in the west. There is also an opportunity for a new supermarket food store.

The delivery of new ground floor spaces that encourage activity and improvements to public spaces, especially on the corner of Yorkshire Street, Mumps and Princes Street, will add energy to this end of the Town Centre, creating a unique, new neighbourhood. Whilst large-scale development is encouraged in this location, consideration should be given to the existing local area including Listed Buildings within and near the area.

The key design principles for Mumps, Wallshaw Street & Prince's Gate, Bradshaw Street Car Park, and Southgate & Waterloo Street can be found in the main Development Framework document.



► FIGURE 3.7 WESTERN EDGE & EDUCATIONAL QUARTER CHARACTER AREA

Character Area 5 Western Edge & Educational Quarter

The Western Edge and Educational Quarter is a key gateway into the Town Centre from the west. The Character Area will remain home to high-quality further and higher education establishments, including Oldham Sixth Form College, Oldham College and University Campus Oldham.

The area is surrounded by and contains, key routes including Oldham Way, Middleton Road and Rochdale Road, which currently act as a barrier to pedestrian and cycle movements.

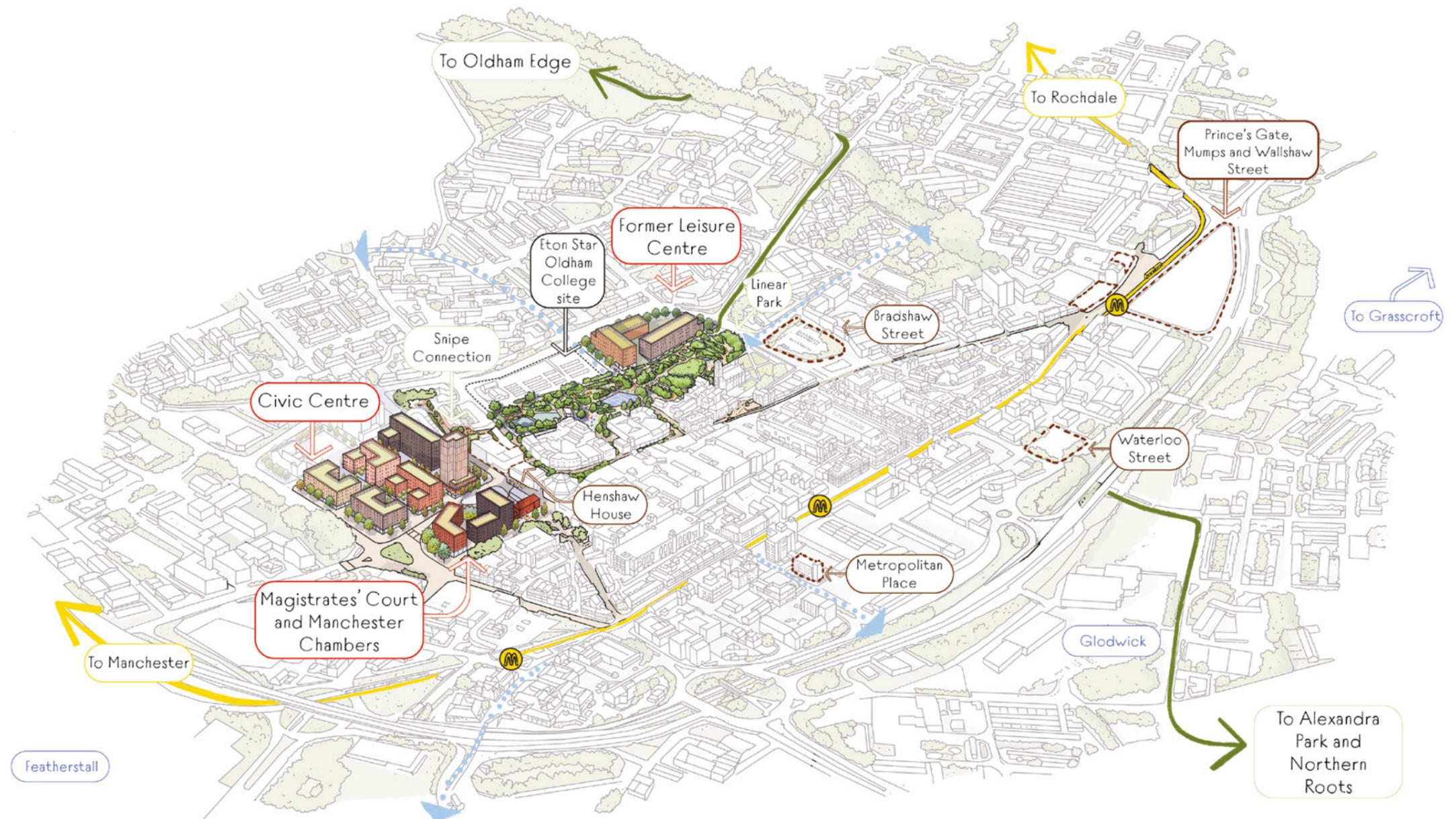
Opportunities to reduce high levels of traffic flow and enhance east-west pedestrian connections should be explored alongside improvements to public spaces and landscaping, especially through the Civic Centre site (Character Area 1). Public space and landscape improvements should take into account the proposed Quality Bus Transit (QBT) corridor and ensure that proposals are aligned. The QBT is a project to improve the route between Rochdale, Oldham and Ashton and is part of the Bee Network.

Chapter 10. Our Vision

► FIGURE 3.8 ILLUSTRATIVE MASTERPLAN. © ADRIETTE MYBURGH AND © HAWKINS\BROWN

The Illustrative Masterplan (our vision) shows how the proposed development principles set out in the Development Framework could be delivered over the next 15 years to create a vibrant Town Centre offer that is inclusive for Oldhamers. The proposals will create a thriving place that continues to be desirable to live and spend time in and which reflects the culturally diverse communities of Oldham.

Our vision demonstrates the partners' preferred proposals for the Town Centre it is not fixed and will be subject to change as the area changes.



Chapter 11. Next Steps



July 2024
Draft
Development
Framework



July - September
2024
Public
Consultation



Early Autumn 2024
Updates to
Development
Framework



Late Autumn 2024
Endorsement
by Cabinet of
Development
Framework

Have your say

We are keen to hear your early feedback on our draft Development Framework document. Anyone can get involved to share their views to help make Oldham an even better place to live.

The conversation on the draft Development Framework is now live, and we are inviting you to have your say and be a part of shaping Oldham's future. You can submit views using the following methods:

 <p>Visit the project website at: www.OldhamTownLiving.co.uk Email us at: contact@OldhamTownLiving.co.uk</p>  <p>Call us on: Freephone 0808 168 8296</p>	 <p>Write to us at: Freepost plus RUGS-SJCY-TZAA, Oldham Town Living Conversation, c/o Turley, Level 5, Transmission, 6 Atherton St, Manchester, M3 3GS</p>
 <p>In person at the drop-in sessions or via our live public webinar: more information is available on our website. Alternatively, you can phone us or email us to find out the details.</p>	 <p>Follow our updates at X @Oldham_Living Facebook @OldhamTownLiving Instagram @OldhamTownLiving</p>

For more information about how your data will be stored and used, please refer to our Privacy Notice which can be found on the consultation website.

Please make sure your comments reach us by
5pm on Wednesday 11th September 2024.



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