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INTRODUCTION

The Strategy for the Plan (Section 2) has highlighted the fact that the Borough is entering a critical and challenging period in its development, and that the UDP will have a vital role to play in attempting to resolve a number of competing issues.

The main concern of the UDP will be to balance the needs and demands for development, as the Borough strives to maintain and improve its economic standing and prosperity, against the equally important needs and demands to protect and enhance the environmental qualities of the Borough. The general policies set out below represent the broad strategic policy framework for the UDP, which has been developed in an attempt to strike the right balance between the competing development and environmental concerns.

The general policies, or Part I policies, have been developed with regard to current policy advice and guidance as set out in various Government publications, including Circulars and Planning Policy Guidance notes, together with the more locally derived advice and guidance as set out in the Secretary of State for the Environment's "Strategic Guidance for Greater Manchester".

Regard has also been paid to the broad policies and principles of existing plans, such as the Greater Manchester Structure Plan and local plans, where still considered to be of relevance.

Against the policy background derived from the guidance and advice described above, the general policies should be seen as a further refinement of the overall Strategy for the Plan, setting out in policy form the broad themes advocated in the Strategy.

The reasoned justifications for the Part I policies can be found in Part II of the Plan where the Part I policies are repeated under their respective topics.

ECONOMY

EC1 - EMPLOYMENT LAND PROVISION

The Council will endeavour to ensure that a comprehensive range of employment sites is identified to meet the future needs of manufacturing and service employers.

EC2 - EXISTING INDUSTRIAL AREAS AND PREMISES

The Council will seek to retain existing industrial areas and premises in employment uses, where appropriate.

EC3 - IMPROVEMENT OF OLDER INDUSTRIAL AREAS AND PREMISES

The Council will seek and encourage improvements to the environment and infrastructure of older industrial areas and improvements to the quality of industrial premises.

EC4 - SMALL AND GROWING BUSINESSES

The Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan.

EC5 - OFFICES

The Council is concerned to attract new office development and will support proposals for such developments in appropriate locations.

EC6 - NEW BUSINESS, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

The Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.

HOUSING

H1 - HOUSING LAND PROVISION

The Council will ensure that sufficient land is identified to allow for the development of 7,200 new dwellings within the period mid-1986 to mid- 2001.

H2 - HOUSING ENVIRONMENT AND DESIGN

The Council will encourage good design in all residential development.

H3 - INCOMPATIBLE USES IN RESIDENTIAL AREAS

The Council will not permit development of incompatible uses in areas which are primarily residential in nature and where possible will seek to resolve existing conflicts.

H4 - HOUSING NEED

The Council will encourage the provision of a range of housing types and tenures as appropriate to the housing needs of the Borough.

H5 - HOUSING IMPROVEMENT

The Council will continue to support the improvement of the housing stock and its environment.

ENVIRONMENT

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

EN3 - ARCHAEOLOGY

The Council recognises the importance of archaeological remains as part of the Borough's heritage and will seek the protection of sites of archaeological importance as and where they are found.

EN4 - ENERGY CONSERVATION

The Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged.

EN5 - FLOOD PROTECTION AND DEFENCE

The Council will seek to control development in a manner consistent with flood protection and the maintenance of flood defence systems.

EN6 - CONSERVATION OF THE NATURAL ENVIRONMENT

The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.

EN7 - POLLUTION CONTROL

The Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.

EN8 - WOODLAND AND TREES

The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

EN9 - LANDSCAPE

The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.

EN10 - ENVIRONMENTAL IMPROVEMENT

The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme.

OPEN LAND

OL1 - GREEN BELT

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from further encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

OL2 - OTHER PROTECTED OPEN LAND

On open land outside the urban area, but not within the Green Belt and/or the river valleys, the Council will seek to retain the existing predominant use and character and will expect the land to remain for the most part undisturbed.

OL3 - URBAN OPEN SPACE

The Council will seek to ensure that valuable areas of urban open space are retained wherever possible for their amenity value.

OL4 - AGRICULTURE

The Council will seek to protect both farming activities and the best and most versatile agricultural land in the Borough.

OL5 - RIVER VALLEYS

The Council will maintain and preserve the open character of the Borough's river valleys.

OL6 - MULTI-FUNCTIONAL COUNTRYSIDE

The Council recognises the increasing and conflicting pressures on the countryside and will seek to ensure, in considering development proposals, that the countryside is used and managed so as to:

- minimise conflicts;
- balance the benefits it offers to the community as a whole, with the need to protect the value of the countryside for its own sake.

OL7 - SPECIAL OPEN LAND AREAS

The Council will give special consideration to the protection of open land areas which fulfil specific functions, when considering proposals for development.