



Ministry of Housing, Communities & Local Government

Matthew Pennycook MP
*Minister of State for Housing and
Planning*

**Ministry of Housing,
Communities &
Local Government**
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Cllr Arooj Shah
Leader of Oldham Council
Room 347, Civic Centre,
West Street, Oldham,
OL1 1UL

By email only

8 April 2025

Dear Cllr Shah,

I am writing in response to your letter to the Secretary of State dated 19 February 2025 requesting the revocation of the Places for Everyone Joint Development Plan ('PfE') as it relates to the Borough of Oldham. Responsibility for this matter has fallen to me in my role as Housing and Planning Minister.

On the basis of the information you have provided, I have determined not to use the Secretary of State's discretionary powers to approve your requested revocation of Oldham's sections of PfE.

The government has been clear in its commitment to the plan-led system. Local plans provide the stability and certainty that communities, businesses, and developers want to see the planning system deliver. They are a key tool for encouraging and directing investment in local areas, helping to secure the housing, jobs, and infrastructure that places need. Authorities that fail to maintain an up-to-date plan are failing their communities.

That is why we want to see universal local plan coverage as quickly as possible, why the government expects local authorities to do everything in their power to ensure that up-to-date plans are in place in line with their statutory duties, and why we will use the full range of ministerial intervention powers at our disposal if that does not happen.

In this context, PfE is an example of authorities doing the right thing – adopting a robust local plan only a year ago, which reflects strong cooperation between authorities across the plan area, including cross-boundary allocations such as the Stakehill site that Oldham shares with a neighbouring authority.

Taking all of the above into account, and given that your letter does not set out a case for revocation, I see no justification to approve your request.

Following this decision, the Council may wish to provide further reasons and justification for revocation. I note however that Oldham has recently been awarded funding to support with delivery of a Part 2 plan for the area, and I assume this will now become your primary focus.

Best wishes,

A handwritten signature in black ink, appearing to read 'Matthew Pennycook', with a large, stylized initial 'M'.

Matthew Pennycook MP
Minister of State for Housing and Planning