

CABINET

Supplementary Agenda

Date	Monday 15 th December 2025
Time	6.00 pm
Venue	J R Clynes Second Floor Room 2 - The JR Clynes Building
Notes	<ol style="list-style-type: none">1. Declarations of Interest- If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Alex Bougatet or Constitutional Services at least 24 hours in advance of the meeting.2. Further information relating to this meeting are available from Constitutional Services email constitutional.services@oldham.gov.uk

Membership of the CABINET
Councillors M Ali, Brownridge, Dean, Goodwin, F Hussain, Jabbar, Mushtaq, Shah (Chair) and Taylor

Item No

10 Beal Valley Broadbent Moss Masterplan and Spatial Design Code (Pages 3 - 6)
Report of the Statutory Deputy Leader and Cabinet Member for Neighbourhoods seeking endorsement of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code.

12 Saddleworth Neighbourhood Plan (Pages 7 - 10)
Report of the Statutory Deputy Leader and Cabinet Member for Neighbourhoods seeking approval to publicise Saddleworth Neighbourhood Plan and following this submit Saddleworth Neighbourhood Plan for examination in line with The Neighbourhood Planning Regulations (2012).



Addendum Report to CABINET

Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

Portfolio Holder: Cllr Elaine Taylor, Deputy Leader and Cabinet Member for Neighbourhoods

Officer Contact: Emma Barton, Deputy Chief Executive (Place)

Report Author: Peter Richards (Assistant Director for Planning, Transport & Housing Delivery)

15 December 2025

Reason for Decision

To consider the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code, prepared in accordance with Places for Everyone, criteria 1 of JPA 10 Beal Valley and criteria 1 of JPA 12 Broadbent Moss, in light of the Motion agreed at the Council meeting on 10th December, requiring the preparation of a Supplementary Planning Document (SPD) incorporating this Masterplan and Spatial Design Code.

Executive Summary

Given the agreement of the Motion “Ensuring Statutory Scrutiny and Enforceability for Places for Everyone Masterplans” at the Council meeting on 10th December, there is a need to reconsider the recommendations made to Cabinet on the proposed Masterplan and Spatial Design Code in the report on the agenda, and revised recommendations have been proposed below.

Before officers proceed to prepare the SPD for public consultation, there is a need to seek endorsement from Cabinet that the Masterplan and Spatial Design Code, as prepared by the Developer Consortium with input from council officers, is a suitable basis for the SPD.

The endorsement of the Masterplan in this way is necessary to indicate the suitability of the masterplan as the basis for an SPD to not only avoid consulting on an SPD that the council could not support, but also to inform decision-making should a planning

application(s) be submitted for development on parts of the allocations before an SPD has been adopted.

This would not constitute a non-statutory agreement of the Masterplan (as referred to in resolution 2 of the Motion), but there is a need to provide some kind of basis for officers and Planning Committee to consider planning applications against or else applications could come forward that do not fit together within a wider masterplan of the sites, leading to fractured developments that do not fully meet the infrastructure requirements. In any event, the fact that there is a masterplan that has been submitted by the Developer Consortium means that masterplan would have to be a material consideration in any planning application decision.

The Masterplan and Spatial Design Code will be considered at Place, Economic Growth and Environment Scrutiny Board at the appropriate time in the new year, where members on the Board will be encouraged to provide feedback on what has been prepared by the Developer Consortium so that this can be incorporated into a draft SPD for public consultation.

Resolution 4 of the Motion also agreed for a report on timelines for consultation and adoption of the SPD to be brought to Cabinet in January, but a timetable for the preparation, consultation and adoption of the SPD is provided below in lieu of this resolution, for Cabinet to note.

This timetable is affected by the pre-election period, given that the council would not hold public consultations during the pre-election period, and so the consultation could not take place until after the local elections in May (although the agreement of Cabinet to proceed to consultation could be made in March).

Given the time required to then have the minimum 4-week public consultation, consider the feedback, make any necessary amendments and then bring the final SPD back to Cabinet for adoption, the SPD could not be adopted until September 2026.

Approval stage	Date
Preparation of SPD and any associated appraisals	January / February 2026
Cabinet (approval to consult)	23 March 2026
Pre-Election Period	26 March – 7 May
Consultation	15 May to 14 June 2026
Review of Feedback and Refining SPD	June / July 2026
Summer Recess	August 2026
Place Scrutiny	September 2026 (date tbc)
Cabinet (adoption)	September 2026 (date tbc)

Revised Recommendations

Given the above, Cabinet is recommended to:

- 1) Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code and, in accordance with the Motion agreed at the Council meeting on 10th December, authorise officers to prepare a Supplementary Planning Document incorporating this Masterplan and Spatial Design Code;
- 2) Note the timetable for the preparation of the SPD included in this addendum report; and
- 3) Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board at the appropriate time in the new year, and should therefore be exempt from call-in, under Rule 14 of the Overview and Scrutiny Procedure Rules in the Constitution, and the Executive Director Place (Deputy Chief Executive) in consultation with the Cabinet Member for Neighbourhoods be given delegated authority to respond to any feedback from Scrutiny as the Masterplan is taken forward to become a Supplementary Planning Document.

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Addendum Report to CABINET

Saddleworth Neighbourhood Plan: approval to publicise the plan and submit the plan to examination

Portfolio Holder: Cllr Elaine Taylor, Deputy Leader and Cabinet Member for Neighbourhoods

Officer Contact: Emma Barton, Deputy Chief Executive (Place)

Report Author: Peter Richards (Assistant Director for Planning, Transport & Housing Delivery)

15 December 2025

Reason for Decision

To seek approval to publicise Saddleworth Neighbourhood Plan and following this submit Saddleworth Neighbourhood Plan for examination in line with The Neighbourhood Planning Regulations (2012) as outlined in the amended timeline within this report.

Summary

Given the agreement of the Motion “Ensuring Statutory Scrutiny and Enforceability for Places for Everyone Masterplans” at the Council meeting on 10th December, there is a need to reconsider the recommendations made to Cabinet on the Saddleworth Neighbourhood Plan in the report on the agenda, and revised recommendations have been proposed below.

This is due to the capacity within the team responsible for preparing the Local Plan, the Article 4 Direction for HMOs, and now the Supplementary Planning Document required for the Beal Valley and Broadbent Moss Strategic Location. Therefore, the Saddleworth Neighbourhood Plan will take longer to progress in readiness for consultation and examination.

As such, the following timetable now replaces that within the previously published cabinet report:

Stage	Amended Dates
Consultation on the Neighbourhood Plan (Regulation 16) for six weeks	15 May – 28 June 2026
Submission of the Plan to Examiner	August 2026
Examination / Receipt of Inspectors Report*	November 2026
Oldham Council and PDNPA must decide what actions to take within 5 weeks of receiving Inspectors Report	
Oldham Council and PDNPA must publish the examiner's report and plan proposal and the decision statement as soon as possible after the decision.	December 2026
Referendum (poll day must be within 56 days from when the above decision is made)	January / February 2027
Making (adopting) the Plan – Full Council (must be within 8 weeks of the day following the last applicable referendum)	March 2027 or special date to be arranged.

* The council is not in control of when it will receive the Examiner's report. If the report is delayed, all subsequent dates could also be delayed.

Revised Recommendations

Given the above, Cabinet members are recommended to:

- 1) Note the amended timetable provided in this addendum report;
- 2) Publicise Saddleworth Neighbourhood Plan in line with Regulation 16 of The Neighbourhood Planning Regulations (at the appropriate time); and following this,
- 3) Submit Saddleworth Neighbourhood Plan for examination in line with Regulation 17 of The Neighbourhood Planning Regulations;
- 4) Grant delegated authority to the Executive Director Place (Deputy Chief Executive) in consultation with the Cabinet Member for Neighbourhoods, to consider the recommendations made in the Inspectors Report following independent examination of the Saddleworth Neighbourhood Plan and, in liaison with the Peak District National Park Authority, approve what action to take in response to each recommendation in said report in line with Regulation 17A (4) of the Neighbourhood Planning Regulations, and approve publication of the examiner's report, plan proposal and decision statement as soon as possible after the decision; and
- 5) Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board at the appropriate time in the new year, and should therefore be exempt from call-in, under Rule 14 of the Overview and Scrutiny

Procedure Rules in the Constitution, and the Executive Director Place (Deputy Chief Executive) in consultation with the Cabinet Member for Neighbourhoods be given delegated authority to respond to any feedback from scrutiny as part of their consideration of the Inspectors Report referred to in 3 above.

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