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CABINET
Agenda

Date	Monday 15 December 2025
Time	6.00 pm
Venue	J R Clynes Second Floor Room 2 - The JR Clynes Building
Notes	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 Bougatef or Constitutional Services at least 24 hours in advance of the meeting. 2. Contact officer for this agenda is Constitutional Services email constitutional.services@oldham.gov.uk 3. Public Questions - Any Member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the contact officer by 12 noon on Wednesday, 10 December 2025. 4. Filming - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held. Membership of the CABINET Councillors M Ali, Brownridge, Dean, Goodwin, F Hussain, Jabbar, Mushtaq, Shah (Chair) and Taylor

Item No

1 Apologies for absence

2 Urgent Business

Urgent business, if any, introduced by the Chair

3 Declarations of Interest

To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.

4 Public Question Time

To receive Questions from the Public, in accordance with the Council's Constitution.

5 Minutes (Pages 5 - 6)

The Minutes of the meeting of the Cabinet, held on 1st December 2025, are attached for approval.

6 Confirmation of the Article 4 Direction for Houses of Multiple Occupation (Pages 7 - 90)

A report of the Statutory Deputy Leader and Cabinet Member for Neighbourhoods that sets out the outcome of the public consultation, summarises the available evidence and, which, as a result, seeks confirmation of the Article 4 Direction, to come into effect on 1st January 2026.

7 Extension of a Section 75 Agreement with NHS Northern Care Alliance (Pages 91 - 94)

A report of the Cabinet Member for Adults, Health and Wellbeing, seeking approval for the extension of a section 75 agreement with the Northern Care Alliance NHS Foundation Trust.

8 Property Planned and Preventative Maintenance Contracts (Pages 95 - 104)

A report seeking approval to establish new contracts to deliver and facilitate various Planned and Preventative Maintenance requirements.

9 Get Oldham Working - Digital Innovation Fund (Pages 105 - 112)

Report of the Cabinet Member for Enterprise, seeking approval to accept funding from the Department for Science, Innovation and Technology (DSIT) under the Digital Inclusion Innovation Fund, to enable the delivery of the Oldham Digital Futures: Scaling Skills, Access, and Opportunity Project.

10 Beal Valley Broadbent Moss Masterplan and Spatial Design Code (Pages 113 -

134)

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.

11 Oldham's Brownfield Land Register 2025 (Pages 135 - 198)

Report of the Statutory Deputy Leader and Cabinet Member for Neighbourhoods seeking approval for the publication of Oldham's 2025 Brownfield Land Register.

12 Saddleworth Neighbourhood Plan (Pages 199 - 508)

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).

13 Oldham's Strategic Housing Land Availability Assessment 2025 (Pages 509 - 650)

To seek approval for the publication of Oldham Council's Strategic Housing Land Availability Assessment (SHLAA) 2025.

14 Azure Cloud Contract (Pages 651 - 658)

Report of the Deputy Leader and Cabinet Member for Finance, Corporate Services and Sustainability that seeks approval to enter into a call-off contract with Microsoft to provide the ongoing use of Azure Cloud.

15 Exclusion of the Press and Public

To consider that the press and public be excluded from the meeting for the following item of business, pursuant to Section 100A(4) of the Local Government Act 1972 on the grounds that discussions may involve the likely disclosure of exempt information, under paragraph 3, as defined in the provisions of Part 1 of Schedule 12A of the Act, to the Local Government Act 1972 and public interest would not be served in publishing the information.

16 Azure Cloud Contract (Pages 659 - 668)

To consider confidential recommendations

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CABINET
01/12/2025 at 6.00 pm

Present: Councillor Shah (Iin the Chair)
Councillors M Ali, Brownridge, Dean, Goodwin, F Hussain, Jabbar, Mushtaq and Taylor.

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

There were no public questions for this Cabinet meeting to consider.

5 **MINUTES**

Resolved:
That the Minutes of the meeting of the Cabinet, held on 17th November 2025 be approved, as a correct record.

6 **TREASURY MANAGEMENT STRATEGY MID -YEAR REVIEW 2025/26**

The Cabinet considered a report of the Director of Finance which advised that in April 2023 the Authority had adopted the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice (the CIPFA Code), which required the Authority to approve, as a minimum, treasury management semi-annual and annual outturn
reports.

The submitted report included the requirements that were set out in the 2021 Code for quarterly reporting of the treasury management prudential indicators.

The Authority's Treasury Management Strategy for 2025/26 was approved at the Budget Council meeting on 6th March 2025. The Authority had borrowed and invested substantial sums of money and was therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of risk remains central to the Authority's Treasury Management Strategy.

The Council was required to consider the performance of the Treasury Management function to comply with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2021). The submitted quarterly report provides an additional update and included the new requirement in the 2021 Code, mandatory from

1st April 2023, of quarterly reporting of the treasury management prudential indicators. This report therefore sets out the key Treasury Management issues for Members' information and review and outlined the following:

• An economic update for the first half of 2025/26 (External Context).
• Net Borrowing and Investments (Local Context).
• A review and updates of the Council's current treasury management position.
• Council Borrowing.
• Treasury Investment Activity.
• Treasury Performance for the first half of the year.
• Compliance
• Treasury Management Prudential Indicators.

Options/Alternatives considered:
In order that the Council complies with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management, the Cabinet has no option other than to consider and approve the current Treasury Management position. Therefore, no options/alternatives can be presented in respect of factual information contained in this report.

In considering the report, Cabinet was mindful that the report had previously been endorsed by the Audit Committee, at its meeting on 26th November 2025 and that it would be presented to the Council for determination on 10th December 2025.

Resolved
That the Cabinet:

1. Notes the Treasury Management Half Year Review report, and the Treasury Management activity and projected outturn for 2025/26.
2. Commends the report to Council, on 10th December 2025.

The meeting started at 6.00pm and ended at 6.05pm

Report to CABINET

Confirmation of the Article 4 Direction for Houses of Multiple Occupation

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

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

Report Author(s):
Elizabeth Dryden-Stuart (Strategic Planning Team Leader)
Lauren Hargreaves (Senior Planning Officer, Strategic Planning)

15 December 2025

Reason for Decision

At Cabinet on 22 September 2025, it was agreed to introduce a non-immediate, borough-wide Article 4 Direction to remove the permitted development right allowing the conversion of dwelling houses (Use Class C3) into Houses of Multiple Occupation for up to six residents (Use Class C4). A period of public consultation on the introduction of the Article 4 Direction was to follow for a period of 6 weeks – the consultation ran from 6 October to 16 November 2025. It was also agreed that a further report be brought back to Cabinet at the first available opportunity to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed and come into effect on the 1 January 2026 or such other later date as considered appropriate.

This report sets out the outcome of the public consultation, summarises the available evidence and, as a result, seeks confirmation of the Article 4 Direction, to come into effect on the 1 January 2026.

Recommendations:

Cabinet is recommended to:

1) Consider the evidence presented in this report, including the outcome of the public consultation; and

2) Confirm the Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a borough-wide basis to come into effect on the 1 January 2026, in line with the details set out in the report and the Article 4 notice presented at Appendix 3.

Executive Summary

In a report to Cabinet on 22 September 2025, officers asked Members to make a Non-Immediate Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis. This included a 6-week period of public consultation.

It was also agreed that a further report be brought back to Cabinet at the first available opportunity to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed, which would then come into effect on the 1 January 2026 or such other later date as considered appropriate. These recommendations were agreed at Cabinet on the 22 September 2025. This report is contained at Appendix 1 for information.

A public consultation on the introduction of the Article 4 Direction was undertaken between 6 October 2025 to 16 November 2025. The consultation sought comments on the intention to introduce an Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a borough-wide basis. 314 responses were received. The majority of respondents supported the intention to introduce the Article 4 Direction. A more detailed breakdown of responses is provided in section 2 of this report.

Informed by the available evidence and the consultation responses received, the preferred option (as recommended) is to confirm the borough-wide Article 4 Direction for Houses of Multiple Occupation (HMOs) to come into effect on 1 January 2026.

This approach is the preferred option for the following reasons:

a) The Article 4 Direction would enable the Council to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development, and to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

b) Adopting a borough-wide approach reflects the evidence available and will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward.

c) The decision to confirm the Article 4 Direction reflects that the majority of respondents to the consultation support the introduction of the Article 4 Direction. It is considered that the Article 4 Direction will also help address concerns related to HMOs raised by respondents, by allowing the consideration of HMOs through the planning process.

In addition to this report, a report detailing the consultation outcome and outlining the next steps involved to seek confirmation of the Article 4 Direction (i.e. this report), was presented to Council on the 10 December 2025.

Confirmation of the Houses of Multiple Occupation Article 4 Direction

1 Background

1.1. Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough.

1.2. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.

1.3. In general terms, an HMO is a property rented out by at least three people who are not related and who share facilities like the bathroom and/or kitchen. The type of accommodation that could be classed as an HMO includes the following, but only if they involve shared facilities such as a bathroom and/or kitchen:

- A number of bedsits in one building;
- A hostel;
- Halls of residence (private);
- A shared house;
- A block of converted flats; and
- Individual shared self-contained single cluster flats.

1.4. Under current planning legislation, HMOs are divided into two Use Classes, which are often referred to as ‘Small’ and ‘Large’ HMOs:

- Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as a ‘C4’ use within the Use Classes Order.

- Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall in any use class).

1.5. Currently, single family dwellings, defined within use class C3 can change to a C4 use without the need for planning permission under permitted development rights. Similarly, a C4 HMO can be converted to a C3 dwelling at any time under permitted development rights. Whereas the conversion of any use other than C3 to a C4 HMO use (or the new-build development of a C4 HMO) does require planning permission.

1.6. The conversion (or new-build) of any property to create a Sui Generis “large” HMO also already requires planning permission in all cases.

1.7. There are also some HMOs that are covered under the ‘C3 dwelling houses’ use, such as those where there are up to six people living together as a single

household and receiving care, and some groups of people (up to six) living together as a single household (e.g., a small religious community or homeowners living with a lodger).

1.8. Where appropriate and justified by evidence, the Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to first apply for planning permission for the change of use.

1.9. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of C4 HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission, and in doing so influence the quality of the HMO through the planning process. This is especially important for 3 and 4 person HMOs, as they do not require an HMO Licence and are subject to less statutory regulation, and so the quality of such HMOs cannot be monitored properly currently.

1.10. At Cabinet on 22 September 2025, it was agreed to introduce a Non-Immediate Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis. The said report outlined that this would include a six-week consultation period. It is also agreed that a further report to be brought back to Cabinet at the first available opportunity to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed and come into effect on the 1 January 2026 or such other later date as considered appropriate. The report is contained at Appendix 1 for information.

1.11. In line with the agreed report, this report now seeks confirmation of the Article 4 Direction, which in considering the available evidence and consultation responses, is necessary to ensure the appropriate consideration of all HMOs, and therefore their appropriate development, through the planning process.

1.12. This report:

- Provides a summary of the legislative process for introducing an Article 4 Direction, the public consultation responses and the available evidence presented in the previous report to Cabinet (22 September); and
- Seeks confirmation of the Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis to come into effect on the 1 January 2026, in line with the Article 4 notice presented at Appendix 3.

1.13 In terms of the purpose of the report there are no / limited implications for:

- Community Cohesion Implications, including crime and disorder implications under Section 17 of the Crime and Disorder Act 1998 – the introduction of a borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

- Risk Assessments – the six-week consultation on the introduction of the Article 4 Direction has attempted to raise awareness that the implementation of the Direction is forthcoming. This has helped to reduce the risk associated with introducing the Direction, minimising potential exposure to compensation claims as the Council's decision to introduce the Direction and the date on which it is to come into effect (publicised as the 1 January 2026, should the Direction be confirmed) has been in the public domain since at least the 22 September. Notwithstanding this there is a risk that compensation claims will be made against the Council following the introduction of the Article 4 Direction.

- Co-operative Implications, Human Resource Implications, IT implications, Property Implications, Procurement Implications and Environment and Health and Safety Implications – none.

2 Current Position

2.1. Legislation and process for introduction of an Article 4 Direction

2.1.1. A summary of the legislation and process for introducing an Article 4 Direction is provided below, alongside detail of how the Council has complied with this process to date.

2.1.2. Councils can remove permitted development rights by making an Article 4 Direction, provided they can demonstrate a clear need for such a measure. National planning policy[1] advises that an Article 4 Direction should only be used when absolutely necessary, and that they must be supported by strong evidence, aim to protect local amenity or community well-being, and should cover the smallest area possible.

2.1.3. There are two types of Article 4 Directions – a non-immediate Direction which requires a period of public consultation before it can be introduced. It must then be confirmed after the consultation period ends and brought into effect. The Secretary of State must also be notified at the start of the consultation and when the Direction is confirmed; and an immediate Direction – which can take effect as soon as it is issued without a period of consultation, but must be confirmed after 6-months, and the Secretary of State notified.

2.1.4. A non-immediate Article 4 direction is made through a two-stage process within which there is a period of consultation, as set out below[2].

[1] See paragraph 54 of the National Planning Policy Framework at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

[2] Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015[2] (Procedures for Article 4 directions) sets out the procedures for Article 4 directions.

Stage 1: The Local Planning Authority makes the Direction.

2.1.5. Once the Direction has been made the Council then notifies the Secretary of State and carries out consultation. The consultation should be carried out in accordance with the legislative procedures and for a period of at least 21 days, allowing for any representations concerning the Direction to be made to the local planning authority.

2.1.6. The Regulations require notice to also be served on the owner and occupier of every part of the land to which the direction applies, except where the number of owners and occupiers to which the Direction relates makes individual service impractical. Notice of the Direction must also be displayed by local advertisement and at no fewer than 2 locations within the area to which the Direction relates.

2.1.7. The Council carried out public consultation on the introduction of the Article 4 Direction for a period of 6 weeks between 6 October and 16 November 2025. The length of the consultation was considered appropriate given the significance of the change that the proposed Article 4 Direction would bring for landlords and it gave adequate notice to landlords who may have already purchased a C3 property to convert to a C4 HMO under the current permitted development rights. By providing this notice period, the Council has also reduced the potential for compensation claims from landlords affected by the Article 4 Direction.

2.1.8. As the Article 4 Direction is for a boroughwide Direction, individual service on owners and occupiers was considered impractical and was not undertaken (as was set out in the original report). Instead, the notice was published on the Council's website and sent to all those on the Council's Local Plan mailing list and Development Management's (Planning) mailing list. It was also sent to all ward members, statutory consultees and other bodies as was considered appropriate.

2.1.9. The consultation was also publicised by advertisement of notice in the local press (Manchester Evening News on Friday 3 October 2025); announcement of the consultation on the Council's social media; and the Article 4 Direction Notice was displayed in all of Oldham's public libraries and at the Council's principal office.

2.1.10. The Council notified the Secretary of State at the start of the consultation. An Article 4 Direction does not require the approval of the Secretary of State in order to come into force, however, they do have the power to modify or cancel an Article 4 Direction at any time before or after it is confirmed.

Stage 2: The Direction is confirmed and comes into effect

2.1.11. In deciding whether to confirm the Direction, the Council must:

- Consider representations received during the consultation period.
- Subject to the consideration of the representations, the Direction would then be confirmed and must come into effect no earlier than 28 days and no later than 2 years from the start of the consultation period.

- The Secretary of State must then be notified that the Direction is confirmed and has come into effect.

2.1.12. The following sections of this report summarises the available evidence, sets out the consultation responses received, and, as a result, seeks confirmation of the Article 4 Direction to come into effect on 1 January 2026, in line with the regulations set out above.

2.1.13. If the Article 4 Direction is confirmed, the Secretary of State will be notified that the Direction is confirmed and will come into effect on 1 January 2026.

2.2. Evidence regarding HMOs across the borough

2.2.1. In the report to Cabinet on 22 September the current position regarding HMOs in the borough was set out. In addition, a Background (evidence) Paper (contained at Appendix 2 for information) accompanied the report which provided further detail to support the introduction of the Article 4 Direction. A summary of this evidence is provided below for context.

2.2.2. As of July 2025, according to the best available evidence[3], there were approximately 384 HMOs in the borough[4]. This is the latest position available.

2.2.3. 81 of the 384 HMOs had secured a HMO Licence[5] or been issued a draft licence ready for the final licence to be issued, and 43 applications were in the process of being considered.

2.2.4. The number of HMOs represents 0.38% of the borough's total dwelling stock (99,081 dwellings, as of September 2025[6]).

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[3] Please note, the council hold housing and development data across several sources and systems. This data has been amalgamated across systems and checks have been undertaken, however anomalies or errors may be present. The number of HMOs can be difficult to ascertain, given existing permitted development rights, as such this data represents the best available data on the number of existing HMOs in the borough up to July 2025.

[4] The actual number of HMOs in the borough may differ somewhat. The Council is not currently notified of all conversions of C3 dwellings to small HMOs (as this is currently permitted development), but this figure is based on the best available evidence to us. Whilst it would be hoped those small HMOs would be picked up through Council Tax records (and many are), this is not always the case, depending on what information has been provided by the occupiers on Council Tax returns. Also, HMOs can change back to single family dwellings without notifying the Council.

[5] A HMO license is required for HMOs with an occupancy of 5 or more people. Further information can be found at: https://www.oldham.gov.uk/info/201198/help_for_landlords/258/houses_in_multiple_occupation

[6] Source – Oldham Council, Council Tax data (September 2025).

2.2.5. The majority of the existing HMOs in the borough are smaller HMOs, for up to 6 people. There are approximately 75 HMOs (of the total 384 existing HMOs) which are for more than 6 people (19%) (large HMOs).

2.2.6. Almost half (over 48% or 185 properties) of the total 384 HMOs have been changed from a single household dwelling to a HMO, often with additional bedrooms being created.

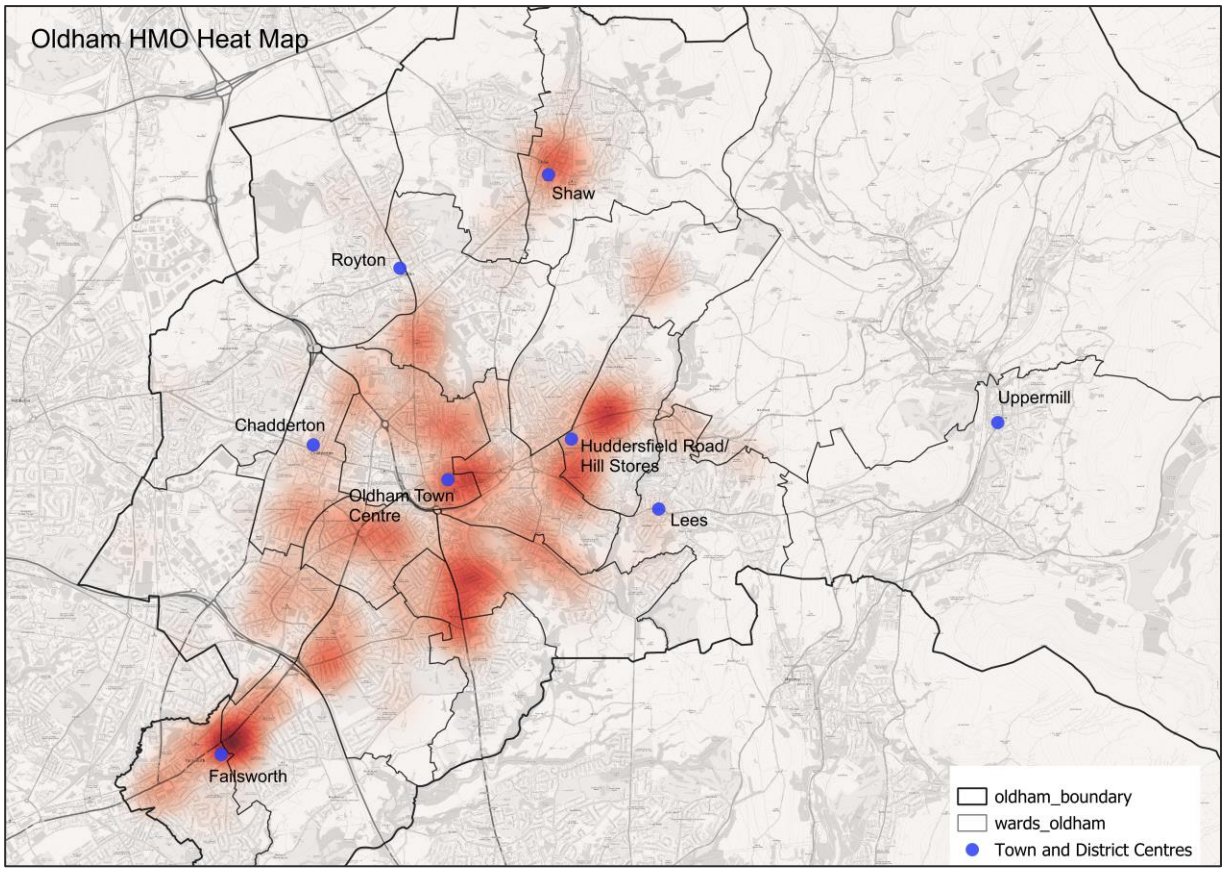
2.2.7. Sometimes, issues can arise when existing C3 dwellings are converted to HMOs. Whilst this does not always equate to a loss of a residential unit (as per planning guidance some smaller HMOs can still exist under use class C3 – the same use class as a single household dwelling), it could mean the loss of a family home into smaller, single occupation uses. The Local Housing Needs Assessment (LHNA) (2024) has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact on the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.

2.2.8. Also, where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards that we would like to see provided for. This could lead to overcrowded and substandard living conditions.

2.2.9. The LHNA has identified that there is a need for smaller units of accommodation and affordable housing, which HMOs could provide. HMOs can also be suitable housing options for students or key workers. However, it is important that this housing provides a decent standard of living and does not contribute to overcrowding.

2.2.10. In terms of location, the heat map at figure 1 indicatively illustrates the spatial distribution of the recorded HMOs in the borough.

Figure 1: Heat map showing spatial distribution of HMOs in Oldham



2.2.11. As shown in figure 1, the HMOs are predominantly located within inner Oldham, along key transport routes (e.g., the A62, which connects Oldham to Failsworth and Manchester) and within and around district centres.

2.2.12. In particular, there may be clusters of HMOs emerging within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also lesser numbers of HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards.

2.2.13. The majority of the borough's existing HMOs are located in accessible locations, with access to public transport and key services. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes, where levels of car ownership are also likely to be lower. As such, it is important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance.

2.3. Consultation Responses

2.3.1. As set out above, the purpose of the consultation was to raise awareness of the intention to introduce an Article 4 Direction, inform existing and prospective HMO landlords and to provide an opportunity for interested parties to submit a representation with their views, in line with the regulations.

2.3.2. The consultation sought comments on the intention to introduce the Article 4 Direction. In total there were 314 consultation responses. Appendix 5 sets out a summary of the responses received as part of the consultation.

2.3.3. 167 respondents (53%) supported the introduction of the Article 4 Direction. Many also commented on issues with HMOs.

2.3.4. A further 118 respondents (38%) did not specifically state whether they supported the introduction of the Article 4 Direction or not (or did not reference the Article 4 Direction), however they noted issues and concerns with HMOs

2.3.5. The issues with HMOs raised in the consultation responses were related to:

- community cohesion
- loss of family homes
- parking/highway safety/ traffic
- amenity/ local environment
- anti-social behaviour/ safety
- local character
- housing quality
- over concentration/ number of HMOs
- local infrastructure/ services and facilities
- regulation/ management
- house/ rental prices

2.3.6. 29 respondents (9%) did not support the introduction of the Article 4 Direction. The reasons stated by these respondents included:

- that it is not necessary.
- that it will increase homelessness (which is rising)
- that it will limit access to housing for people in need (including those on lower incomes, working professionals, students, young people and vulnerable people). Several respondents commented that HMOs provide a valuable source of affordable housing for those in need.
- that it would discourage investment
- that it would reduce housing supply flexibility and limit the supply of rental options, which will lead to increased rental prices.
- that it won't be effective in limiting the number of HMOs.
- that a non-immediate Direction will not be effective.
- that a non-immediate Direction will still have a risk of compensation claims against the council.

2.3.7. In response to the concerns raised by those who did not support the introduction of the Article 4 Direction, it is considered that the Direction is necessary to protect local amenity and communities. It is recognised that HMOs provide a

much-needed source of housing for various groups in need within the borough, including young people, working professionals, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas. In addition, by removing the permitted development rights requiring a planning application to be submitted (for the conversion of C3 dwellings to C4 HMOs), the Direction may not necessarily reduce the number of HMOs, however it will allow for the consideration of planning matters such as design, space standards and amenity, as part of the planning process. It is considered that this will improve housing quality and offer a better standard of living for those in need groups.

2.3.8. In summary, the majority of respondents to the consultation supported the introduction of the Article 4 Direction.

3 Options/Alternatives

3.1 This section of the report identifies the options available for the confirmation of an Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis.

3.2 Confirm the Article 4 Direction

3.2.1 The available evidence has shown that there is a need for smaller units of accommodation in the borough, which HMOs can provide. However, there is also a need for larger family homes. The majority of the borough's existing HMOs are smaller HMOs (C4 use) (only 19% are larger HMOs for 6 people and above). Also, almost half of the borough's identified HMOs have been converted from C3 Dwellings (single household). This means that family homes have been lost to HMOs. Also, there may be issues of overcrowding and amenity when smaller properties are converted to HMOs, which currently we cannot control with the existing permitted development right.

3.2.2 In terms of location, whilst there are several potential clusters beginning to form within and around inner Oldham, along key transport routes (e.g., the A62 corridor connecting Oldham to Failsworth and Manchester - and Ashton Road) and within and around several district centres, there is still a general spread of HMOs across many areas of the borough, as shown in figure 1 above. We are therefore unable to clearly define those areas disproportionately affected. In this regard, it was considered appropriate to apply the Article 4 Direction borough wide to ensure consistency. This would also reduce potential displacement effects, with smaller HMOs being developed outside of the Direction area, if the Direction was applied to a smaller area.

3.2.3 Many of the responses to the public consultation supported the introduction of the Article 4 Direction. Many respondents also noted issues and concerns regarding the number and location of HMOs in the borough, as well as citing specific issues associated with HMOs, including impacts on amenity, local character and communities.

3.2.4 As such, given the extent of smaller HMOs in the borough, concerns with HMOs raised by Council Members and the respondents to the consultation, it is considered that the Article 4 Direction is appropriate and should be confirmed to come into effect on 1 January 2026. It is considered that the Direction will give control to the Council over the issue and ensure that HMOs are properly developed, with appropriate consideration given to their design, location, amenity and impact on existing communities and local character. The Direction will also give a voice to local communities as they will be able to comment on planning application for HMOs in their area.

3.2.5 If the Article 4 Direction is confirmed, planning applications for the conversion of C3 dwellings to C4 HMOs will, for the time-being be considered on the same policy basis that planning applications for HMOs are already considered, having regard to issues such as amenity, character and highway safety However, through the proposed new Local Plan for Oldham, updated policies will be included that allow a more nuanced approach to planning for HMOs in the borough, particularly geared toward avoiding clusters of HMOs on any given street and ensuring that the space and design standards of rooms in HMOs are adhered to, to avoid over-crowding and poor living conditions.

3.3 Do not confirm the Article 4 Direction / No Article 4 Direction

3.3.1 Should the Article 4 Direction not be confirmed, the permitted development right for the change of use from C3 Dwelling house to C4 Small HMO would remain in place. This means that small HMOs would continue to come forward as they do at present as permitted development. The council would therefore have limited control as to how and where these come forward, with the exception of those that are for more than 5 people, which would need to have a HMO Licence.

3.3.2 An Article 4 Direction will not stop HMOs coming forward in the borough, but it would mean that the Council is able to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development. A Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

4 Preferred Option

4.1. It is proposed to confirm the Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a borough-wide basis to come into effect on 1 January 2026.

4.2. This approach is the preferred option for the following reasons:

a) The Article 4 Direction would enable the Council to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development, and to better manage HMO concentration and prevent the formation of imbalanced

communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

b) Adopting a borough-wide approach reflects the evidence available and will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward.

c) The decision to confirm the Article 4 Direction reflects that the majority of respondents to the consultation support the introduction of the Article 4 Direction. It is considered that the Article 4 Direction will also help address concerns related to HMOs raised by respondents, by allowing the consideration of HMOs through the planning process.

5 Consultation

5.1 A consultation on the introduction of the Article 4 Direction was held between 6 October to 16 November 2025. This report sets out the responses received to this consultation (also see Appendix 5).

6 Financial Implications

6.1 A rise in planning applications for HMO conversions is expected, resulting in increased Planning workloads. Additional planning application fee income is therefore also anticipated and will help contribute to any additional staff costs. All planning application income and expenditure will be allocated from within the Development Control & Planning service budget.

6.2 The implementation of the Article 4 Direction, either immediate or non-immediate, could potentially give rise to compensation claims against the Council. These claims could be more prevalent under the immediate imposition of Article 4, as identified within the report.

6.3 Having consulted Legal and Risk & Insurance colleagues, they have confirmed there is no dedicated funding resource for any potential claims. Therefore, any such claims would be an additional pressure on the service which would need to be covered from within the service's general revenue budget.

(Mohammed Hussain)

7 Legal Implications

7.1 Under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, a local planning authority can restrict the scope of permitted development rights in relation to defined areas. It is a power of pre-emption rather than prohibition: by withdrawing the deemed permission under the Order, its effect is to require an application to be made for express permission for development proposals. If that permission is refused or granted subject to conditions other than those in the Order, the landowner is entitled to claim compensation for abortive expenditure and any loss or damage caused by the loss of rights. The National Planning Policy Framework advises that the use of Article 4 should be limited to situations where an Article 4 direction is necessary to protect

local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible.

7.2 A decision about whether to withdraw permitted development rights is an executive function and can be dealt with by the Cabinet.

(A Evans)

8 Procurement Implications

8.1 None.

S Kapoor (Commercial Procurement Unit)

9. Oldham Equality Impact Assessment, including implications for Children and Young People

9.1 The completed Oldham Equality Impact Assessment is attached at Appendix 4. The introduction of a borough-wide non-immediate Article 4 Direction on HMOs is found to have a moderate positive impact on the care leavers equality characteristic and the Council's corporate priorities for 'A Great Place to Live' and 'Happer Healthier Lives'. As HMOs can provide an affordable housing option for single person households such as care leavers and a borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

10 Key Decision

10.1 Yes

11 Key Decision Reference

11.1 RBO-12-25

12 Background Papers

12.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

National Planning Policy Framework at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 - https://www.legislation.gov.uk/uksi/2015/596/schedule/3

13 Appendices

Appendix 1 – Report to Cabinet (22 September 2025) – Introduction of Article 4 Direction for Houses of Multiple Occupation (as agreed) and Sealed Article 4 Document. *See separate document.*

Appendix 2 – Article 4 Direction Background (evidence) Paper. *See separate document.*

Appendix 3 - Draft Article 4 Direction Confirmation Notice. *See separate document.*

Appendix 4 - Oldham Equality Impact Assessment. *See separate document.*

Appendix 5 – Summary of responses to the Article 4 Direction Public Consultation.

Appendix 1 - Report to Cabinet (22 September 2025) – Introduction of Article 4 Direction for Houses of Multiple Occupation (as agreed)

See separate document.

Appendix 2 – Article 4 Direction Background Paper

See separate document

Appendix 3 – Draft Article 4 Direction Confirmation Notice

See separate document.

Appendix 4 – Oldham Equality Impact Assessment

See separate document.

Appendix 5 – Sealed Article 4 Document

See separate document.

Appendix 5 – Summary of responses to the Article 4 Direction Public Consultation

Issue Theme	Response Summary
General/ Article 4 Direction	The Article 4 Direction will allow the consideration of issues (including pressure on local services, parking, waste, long-term sustainability and housing quality) as part of the planning process, on a case-by-case basis.
	The Article 4 Direction will ensure decisions are transparent and accountability in the planning process is returned.
	The borough-wide Direction will ensure that HMO conversions are not displaced from one neighbourhood to another, perpetuating problems elsewhere.
	Planning permission should be required for all HMOs. The permitted development right should be removed.
	It is hoped the Article 4 Direction would increase the council's ability to monitor and regulate HMOs and refuse or remove licences where appropriate.
	The Article 4 Direction is not necessary.
	The Article 4 Direction is not necessary at a borough-wide level and should be implemented at an area-specific level.
	A non-immediate Direction will not be effective.
	A non-immediate Direction will still have a risk of compensation claims against the council.
	The Article 4 Direction will not be effective in limiting the number of HMOs.
Community cohesion	Transient populations living in HMO properties negatively impact on the community cohesion and neighbourhoods.
	Lack of involvement of the local community in decision making for HMOs at present. Local community feel like their concerns are not heard. Article 4 will increase community involvement and allow communities to comment on planning applications.
	HMOs can negatively impact the dynamic of communities and increase, or lead to, community tensions.
	HMOs can make neighbourhoods feel unsafe and unstable.
	HMOs can foster a lack of integration and be detrimental to the social fabric of communities.
	HMOs impact the long-term sustainability of communities.

Issue Theme	Response Summary
	HMOs are causing an imbalance in local demographic mix.
Housing stock/ Loss of family homes	The conversion of family homes into HMOs is creating, or adding to, a shortage of family homes available for families.
	HMOs are leading to the loss of larger family homes (including larger family homes being sub-divided into several HMOs).
	There is already enough housing of smaller sizes to accommodate single occupants/ lower earners – don't need to convert family homes to HMOs.
	Families do not want to buy in areas where HMOs are present.
	There are families on waiting lists for housing, and in temporary accommodation, who cannot access family housing due to a shortage.
	Lack of family homes will increase demand for Green Belt and open land for residential development.
	Families cannot move up the property ladder due to lack of family housing.
	The Article 4 Direction will reduce the housing stock available for people in need (including those on lower incomes, working professionals, students, young people and vulnerable people). HMOs provide a valuable source of affordable housing for those in need.
	The Article 4 Direction will remove much needed housing stock and lead to increased homelessness, which is already rising.
Parking/ highway safety/ traffic	HMOs are being developed without adequate parking spaces. There is not enough parking to support them.
	HMOs are reducing the parking available and causing congestion and improper parking problems on streets.
	HMOs are causing/ increasing traffic congestion.
	HMOs are negatively impacting on highway safety.
Amenity/ local environment	HMOs negatively impact on the local environment, including increasing issues with littering, fly tipping, vermin, drainage.
	The conversion of single occupancy homes to HMOs negatively impacts on local amenity.
	HMOs can lead to overcrowding which impacts on local amenity.
	Many HMOs are being developed without providing adequate waste disposal which is causing environmental health problems.
	Increased amount of waste and lack of bins.

Issue Theme	Response Summary
	Increased noise pollution.
	Lack of property maintenance – overgrown gardens, overflowing bins etc.
Anti-social behaviour/ safety	HMOs lead to increase in anti-social behaviour, including offences related to violence, alcohol misuse and drugs.
	Negative impact of HMOs on community safety.
	Safety concerns related to the perceived HMO residents and safeguarding of vulnerable residents or groups.
Local character	HMOs change, or negatively impact on, the character of local areas.
Housing quality	Poor living conditions in some HMOs negatively impact the tenants themselves and neighbours.
	There is a need to consider living conditions as part of the planning process. Requiring planning permission will improve living conditions in HMOs.
	Cost saving measures undertaken in the conversion of HMOs can lead to problems with the lifespan and structural integrity of the properties. The consequences are poor living conditions for tenants and increased maintenance issues for landlords.
	HMO landlords do not adequately maintain properties.
	Poor living conditions of HMOs are exacerbated in densely populated areas.
	HMOs can become overcrowded, worsening living conditions.
Over concentration/ number of HMOs	There are too many/ enough HMOs in the borough already. There is not a need for more/ adequate amounts of smaller properties already exist.
	Negative impacts associated with HMOs can put people off living in areas of Oldham.
	People are moving out of the area because of the number of HMOs.
	There is a need for better control over the number and concentrations of HMOs in the borough.
	Over-concentrations of HMOs exist in the borough and are worsening.
	The over-concentration of HMOs can lead to many negative impacts on areas and exacerbate existing problems.
Local infrastructure,	HMOs are negatively impacting on the availability of local infrastructure, services and facilities including schools, doctors

Issue Theme	Response Summary
services and facilities	and health facilities. There is not enough local infrastructure to support the increase in HMOs.
	HMOs are being developed without consideration of local infrastructure.
Regulation/ management of HMOs	There is a lack of regulation or inadequate regulation of HMOs, through policy/ national regulation and individual management companies.
	HMOs are often poorly managed.
	Further control/ regulation of HMOs and landlords is needed.
	Problems are being experienced by local authorities in enforcing regulations resulting in costs and capacity issues.
	Registered housing providers should be appointed for HMOs.
House/ rental prices	Loss of family homes to HMOs is increasing the price of family homes (to buy or let), pricing families and first-time buyers out of the market.
	Permitted development for HMOs does not allow the Local Planning Authority to make a balanced decision based on impact, an understanding of local tenant demand (which can be a detriment to the local housing market), vacancies and rental yields.
	The location, and over-concentration of, HMOs in areas can decrease property values and make properties difficult to sell.
	The Article 4 Direction will reduce housing supply flexibility and limit the supply of rental options, which will lead to increased rental prices.

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Report to CABINET

Introduction of Article 4 Direction for Houses of Multiple Occupation

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

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

Report Author(s):
Elizabeth Dryden-Stuart (Strategic Planning Team Leader)
Lauren Hargreaves (Senior Planning Officer, Strategic Planning)

22 September 2025

Reason for Decision

This report sets out the current issues and position regarding Houses in Multiple Occupation (HMOs) across the borough. It is in response to the recent motions that have been presented to full Council on the matter and it provides information to Cabinet on the options to introduce a boroughwide Article 4 Direction to remove the permitted development right allowing the conversion of dwelling houses (Use Class C3) into HMOs for up to six residents (Use Class C4).

Recommendations:

The Cabinet is recommended to:

1) Consider the evidence presented in this report and the information provided in respect of the options for the introduction of a boroughwide Article 4 Direction for Houses in Multiple Occupation (HMOs);

2) Make a Non-Immediate Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis, in line with the details set out in the report and the Article 4 notice presented at Appendix 5;

3) Consider that a further report to be brought back to Cabinet at the first available opportunity to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed and come into effect on the 1 January 2026 or such other later date as considered appropriate.

Executive Summary

Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.

To address these concerns, where appropriate, the Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to first apply for planning permission for the change of use. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of C4 HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission and, in doing so, we are able to influence the quality of the HMO through the planning process.

This report:

- Outlines the recent motions presented at council on the 9 April and subsequently 21 July 2025 on the introduction of an Article 4 Direction for HMOs;
- Sets out the legislation regarding Article 4 Directions and the process for implementation;
- Outlines the current position and evidence regarding HMOs across the borough; and
- Identifies the options available for the introduction of an Article 4 Direction for HMOs, specifically whether it focuses on specific areas or is boroughwide.

Informed by the evidence presented in this report the preferred option (as recommended) is to introduce a Non-Immediate Article 4 Direction on Houses of Multiple Occupation that will be implemented borough-wide. If this is agreed by Cabinet, a period of consultation from 29 September to 9 November 2025 for 6 weeks will take place, after which the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

This approach is the preferred option for the following reasons:

a) It would enable the Council to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development, and to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

b) A non-immediate Article 4 Direction with the six-week period of consultation proposed and a commencement date of 1 January 2026 will provide sufficient notice to landlords (and prospective landlords) who have already purchased a C3 property with the intention to convert it to a C4 HMO.

c) Adopting a borough-wide approach reflects the evidence available and will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward.

Houses of Multiple Occupation Article 4 Direction

1 Introduction

1.1. Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough.

1.2. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.

1.3. In general terms, a HMO is a property rented out by at least three people who are not related and who share facilities like the bathroom and/or kitchen. The type of accommodation that could be classed as a HMO includes:

- A number of bedsits in one building;
- A hostel;
- Halls of residence (private);
- A shared house;
- A block of converted flats; and
- Individual shared self-contained single cluster flats.

1.4. However, to emphasise, the above is only classed as a HMO if they involve three or more unrelated people living together and sharing a bathroom and / or kitchen. Some accommodation in the above list can involve completely self-contained residential units that do not involve sharing facilities, and so, in that instance, they are not a HMO.

1.5. Under current planning legislation, HMOs are divided into two Use Classes, which are often referred to as ‘Small’ and ‘Large’ HMOs:

- Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as a ‘C4’ use within the Use Classes Order; and,

- Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall in any use class).

1.6. Currently, single family dwellings, defined within use class C3 can change to a C4 use without the need for planning permission under permitted development rights. Similarly, a C4 HMO can be converted to a C3 dwelling at any time under permitted development rights. Whereas the conversion of any use other than C3 to a C4 HMO use (or the new-build development of a C4 HMO) does require planning permission.

1.7. The conversion (or new-build) of any property to create a Sui Generis “large” HMO requires planning permission in all cases.

1.8. There are also some HMOs that are covered under the ‘C3 dwelling houses’ use, such as those where there are up to six people living together as a single household and receiving care, and some groups of people (up to six) living together as a single household (e.g., a small religious community or homeowners living with a lodger).

1.9. Where appropriate and justified by evidence, the Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to first apply for planning permission for the change of use.

1.10. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of C4 HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission, and in doing so influence the quality of the HMO through the planning process. This is especially important for 3 and 4 person HMOs as they do not require a HMO Licence and are subject to less statutory regulation, and so the quality of such HMOs cannot be monitored properly currently.

1.11. This report:

- Outlines the recent motions presented at council on the 9 April and subsequently 21 July 2025 on the introduction of an Article 4 Direction for HMOs;
- Sets out the legislation regarding Article 4 Directions and the process for implementation;
- Outlines the current position and evidence regarding HMOs across the borough; and
- Identifies the options available for the introduction of an Article 4 Direction for HMOs, specifically whether it focuses on specific areas or is boroughwide.

1.12 The introduction of an Article 4 Direction on Houses of Multiple Occupation links to the Council’s Plan priorities of Healthier Happier Lives and Great Place to Live.

1.13 In terms of the purpose of the report there are no / limited implications for:

- Community Cohesion Implications, including crime and disorder implications under Section 17 of the Crime and Disorder Act 1998 – the introduction of a borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

- Risk Assessments – the introduction of a non-immediate Article 4 Direction with a period of six weeks consultation will raise awareness that the implementation of the Direction is forthcoming. This can help to reduce the risk

associated with introducing the Direction, minimising potential exposure to compensation claims as the Council's decision to introduce the Direction and the date on which this is to be confirmed will be in the public domain at the earliest opportunity. Notwithstanding this there is a risk compensation claims will be made against the Council for the introduction of the Article 4 Direction.

- Co-operative Implications, Human Resource Implications, IT implications, Property Implications, Procurement Implications and Environment and Health and Safety Implications – none.

2 Current Position

2.1. Recent motions presented to Council

2.1.1. A Motion was submitted to Council on 9 April 2025 by Councillor Taylor, and seconded by Councillor Davis, requesting the Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation. The full version of this motion can be found at Appendix 1 to this report.

2.1.2. An amended motion was then proposed, and approved[1], at Council on 9 April 2025 by Cllr Sam Al-Hamdani and seconded by Cllr Mark Kenyon. In addition to that in paragraph 2.1.1 this amended motion requested a report back on whether a case can be made for an Article 4 direction, to continue efforts to establish that case, and to report back on a regular basis. The full version of this motion can be found at Appendix 2 to this report.

2.1.3. Subsequently, a further motion was proposed by the administration and approved at Council on 21 July 2025.

2.1.4. The motion acknowledges residents' concerns regarding the number of HMOs which are currently being introduced across the borough and that, whilst it is not possible to prevent full planning applications from being submitted, the Council can act to close the loophole that allows for permitted development rights for HMOs where between three and six unrelated people share basic amenities, such as a kitchen or bathroom. Requiring a planning application to be submitted for change of use from class C3 to C4, and ensuring that due process is applied, gives residents a say in what happens in their communities.

2.1.5. Specifically, the motion requested that the Council resolves to:

1. As soon as possible, Cabinet to consider and make a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a boroughwide basis. Withdrawing the permitted development rights to convert a dwellinghouse (C3) to a House in

[1] See minutes from Council meeting on 9 April 2025 available online at https://committees.oldham.gov.uk/ieListDocuments.aspx?CId=132&MId=9176&Ver=4

Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and promote the wellbeing of the aforementioned areas.

2. To delegate authority to OMBC Planning Department to carry out all necessary consultation and to notify the Secretary of State in accordance with statutory requirements.

3. That the boroughwide Article 4(1) Direction will come into effect once made.

4. To put existing and prospective HMO landlords on notice that OMBC will look to implement the Article 4(1) Direction on 1st January 2026.

2.1.6. The full version of this motion (as amended) can be found at Appendix 3 to this report. The alternative motions presented at Council on 16 July 2025 can be found as part of the published agenda at https://committees.oldham.gov.uk/ieListDocuments.aspx?CId=132&MId=9600&Ver=4.

2.2. Legislation and process for introduction of an Article 4 Direction

2.2.1. Councils can remove permitted development rights by making an Article 4 Direction, provided they can demonstrate a clear need for such a measure. National planning policy[2] advises that an Article 4 Direction should only be used when absolutely necessary, and that they must be supported by strong evidence, aim to protect local amenity or community well-being, and should cover the smallest area possible.

2.2.2. There are two types of Article 4 Direction:

- Non-immediate Article 4 Direction: This type requires a minimum 21-day period of public consultation before it can be introduced. It must then be confirmed after the consultation period ends and brought into effect within 2 years of the start of the period of public consultation. The Secretary of State must be notified at the start of the period of public consultation and also when the direction is confirmed.

- Immediate Article 4 Direction: This can take effect as soon as it is issued, removing permitted development rights immediately before consultation. However, it must be confirmed by the local authority within six months, and the Secretary of State must also be notified at the start of the period of public consultation and also when the direction is confirmed.

2.2.3. Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015[3] (Procedures for Article 4 directions) sets out the procedures for Article 4 directions. Essentially, an Article 4 direction is

[2] See paragraph 54 of the National Planning Policy Framework at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
[3] Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 - https://www.legislation.gov.uk/uksi/2015/596/schedule/3

made through a two-stage process within which there is a period of consultation, as set out below.

Stage 1: The Local Planning Authority makes the direction.

2.2.4. Once the Direction has been made the Council then notifies the Secretary of State and carries out consultation (see below). Under current legislation, the local planning authority must send a copy of the direction and notice, including a copy of a map defining the area to which it relates, to the Secretary of State on the same day that notice of the direction is first published or displayed.

2.2.5. In accordance with the legislative procedures for the publicity and consultation of an Article 4 direction, the following consultation will be undertaken:

- Advertisement of notice in the local press; and
- The Article 4 Direction Notice will be displayed in all Oldham public libraries and the council's principal office.

2.2.6. The Regulations require notice to also be served on the owner and occupier of every part of the land to which the direction applies, except where the number of owners and occupiers to which the direction relates makes individual service impractical. As this proposal is for a boroughwide direction, individual service on owners and occupiers will be impractical and will not be undertaken. Instead, the notice will be published on the council's website and sent to all those on the council's Local Plan Mailing List as well as to all ward members, and statutory consultees and other bodies as may be appropriate.

2.2.7. Schedule 3 (paragraph 1(4) (d)) sets out that a period of at least 21 days must be allowed for any representations concerning the direction to be made to the local planning authority. In this instance a period of six weeks is proposed for the consultation, commencing no sooner than 29 September 2025. This length of consultation is considered appropriate given the significance of the change that the proposed Article 4 Direction would bring for landlords and to give more than adequate notice to landlords who have already purchased a C3 property to convert to a C4 HMO under the current permitted development rights. By providing this notice period, the council is also reducing the potential for compensation claims from landlords affected by the Article 4 Direction.

Stage 2: The direction is confirmed and comes into effect

2.2.8. In deciding whether to confirm the direction, the Council must:

- Consider representations received during the consultation period.
- Subject to the consideration of the representations, the Direction would then be confirmed and, if it is, must come into effect no earlier than 28 days and no later than 2 years from the start of the consultation period.
- The Secretary of State must then be notified that the direction is confirmed and has come into effect.

2.2.9. Given the proposed six-week consultation period and the need to ensure that an appropriate notice period is given, if Cabinet resolves to make an Article 4 Direction as a result of this report, it is anticipated that the Direction will come

into effect in Oldham on the 1 January 2026 or such other later date as considered appropriate.

2.2.10. This proposed commencement date for the Direction to come into effect, coupled with the initial advertisement and notification after Cabinet's decision, should also provide sufficient notice to landlords (and prospective landlords) who have already purchased a C3 property with the intention to convert it to a C4 HMO, so that they are aware that, if they do not convert the property (i.e. have it occupied and let as a HMO) before 1 January 2026, they would need to apply for planning permission to make the conversion. This should reduce the risk to the Council of compensation claims under section 107 of the Town and Country Planning Act 1990 if that permission was subsequently refused and the landlord was therefore affected financially.

2.3. Current position and evidence regarding HMOs across the borough

2.3.1. As of July 2025, according to the best available evidence[4], there are approximately 384 HMOs in the borough. 81 of these HMOs have secured a HMO Licence[5] or been issued a draft licence ready for the final licence to be issued, and 43 applications are in the process of being considered.

2.3.2. The number of HMOs represents 0.38% of the borough's total dwelling stock (98,912 dwellings, as of October 2024[6]).

2.3.3. The actual number of HMOs in the borough may differ somewhat. The Council is not currently notified of all conversions of C3 dwellings to small HMOs (as this is currently permitted development), but this figure is based on the best available evidence to us. Whilst it would be hoped those small HMOs would be picked up through Council Tax records (and many are), this is not always the case, depending on what information has been provided by the occupiers on Council Tax returns. Also, HMOs can change back to single family dwellings without notifying the Council.

2.3.4. Of the 384 existing HMOs in the borough, 74 have been granted planning permission. A further 19 applications for a HMO have been granted planning permission and are yet to be implemented, or they are under construction, and so the HMO is not yet occupied / in use.

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[4] Please note, the council hold housing and development data across several sources and systems. This data has been amalgamated across systems and checks have been undertaken, however anomalies or errors may be present. The number of HMOs can be difficult to ascertain, given existing permitted development rights, as such this data represents the best available data on the number of existing HMOs in the borough up to July 2025.

[5] A HMO license is required for HMOs with an occupancy of 5 or more people. Further information can be found at: https://www.oldham.gov.uk/info/201198/help_for_landlords/258/houses_in_multiple_occupation

[6] Source – Oldham Council, Council Tax data (October 2024).

2.3.5. It can be assumed that the majority of the existing HMOs in the borough are smaller HMOs, for less than 6 people. There are approximately 75 HMOs (of the total 384 existing HMOs) which are for 6 people or above (19%). We mainly know this because, as set out above, HMO development for 6 people and above is not permitted development and planning permission is required. Also, sometimes, the information is provided in an application to building control[7].

2.3.6. Over 48% (185 properties) of the total 384 HMOs have been changed from a single household dwelling to a HMO. An additional 47 bedrooms have been created where a change of use from single household dwelling to HMO has occurred (and bedroom numbers are known).

2.3.7. Whilst this does not always equate to a loss of a residential unit (as per planning guidance some smaller HMOs can still exist under use class C3 – the same use class as a single household dwelling), it could mean the loss of a family home into smaller, single occupation uses.

2.3.8. The Local Housing Needs Assessment (LHNA) (2024) has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact on the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.

2.3.9. Where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards that we would like to see provided for. This could lead to overcrowded and substandard living conditions.

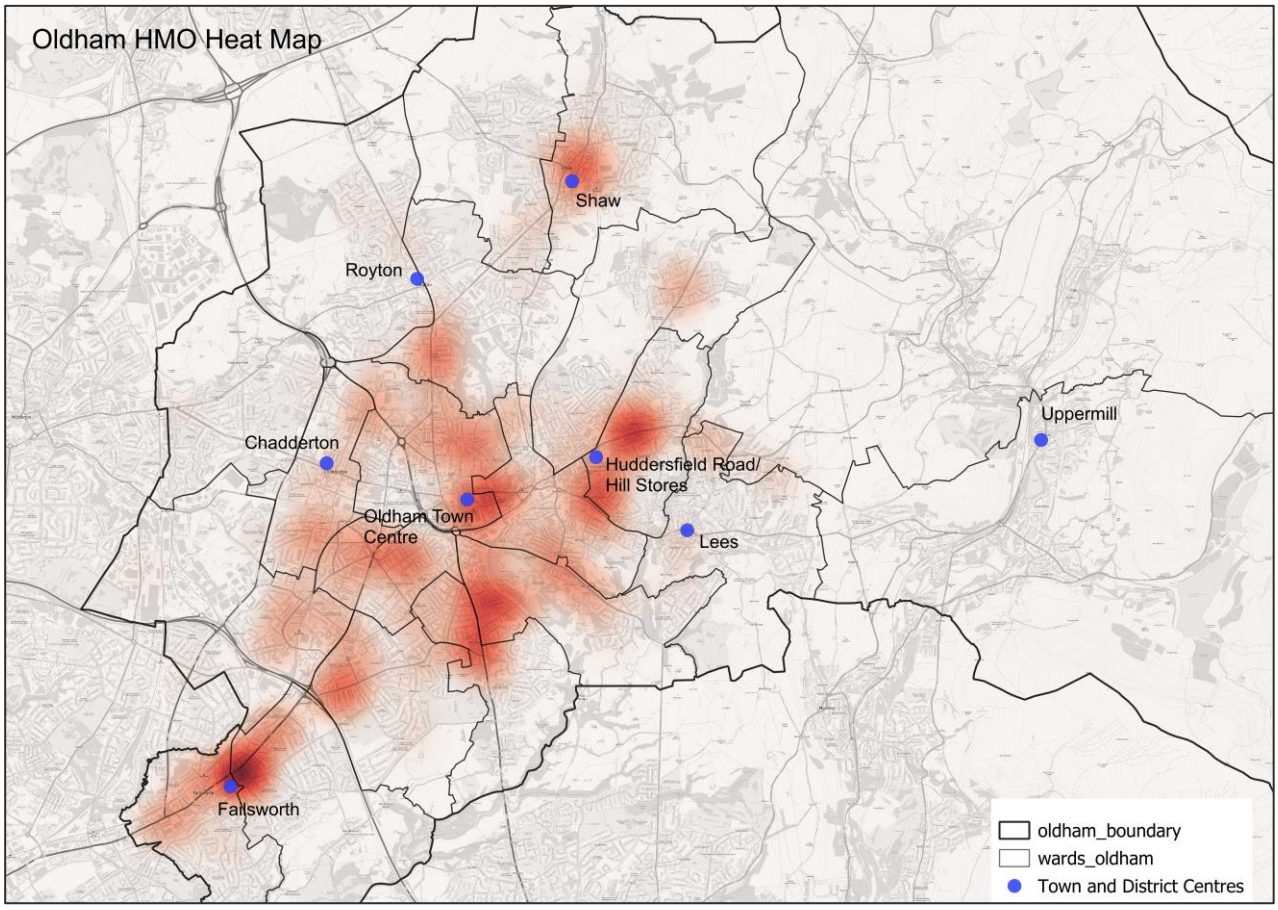
2.3.10. Other HMOs are typically created from change of use from shops, restaurants or commercial properties (which already requires planning permission).

2.3.11. The LHNA has identified that there is a need for smaller units of accommodation and affordable housing, which HMOs could provide. HMOs can also be suitable housing options for students or key workers. However, it is important that this housing provides a decent standard of living and does not contribute to overcrowding.

2.3.12. The heat map at figure 1 indicatively illustrates the spatial distribution of the recorded HMOs in the borough.

Figure 1: Heat map showing spatial distribution of HMOs in Oldham

[7] Detailed data is not always required to be supplied for building control applications depending on the application/ approval type.



2.3.13. As shown in figure 1, the HMOs are predominantly located within inner Oldham, along key transport routes (e.g., the A62, which connects Oldham to Failsworth and Manchester) and within and around district centres.

2.3.14. In particular, there may be clusters of HMOs emerging within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also lesser numbers of HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards.

2.3.15. The majority of the borough's existing HMOs are located in accessible locations. Just under half (191) of the borough's recorded HMOs (384) are located within 800m of a Metrolink station and 2 are located within 800m of a train station (Mills Hill and Moston). The vast majority are in walking distance of a bus stop. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes, where levels of car ownership are also likely to be lower. As such, it is important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance

3 Options/Alternatives

3.1. This section of the report identifies the options available for the introduction of an Article 4 Direction for HMOs in Oldham.

3.2. Non-Immediate or Immediate Article 4 Direction

3.2.1. The main benefit of an immediate direction is that the Council would gain control over the issue and respond to members and communities concerns from day one the direction is acknowledged. However, it is considered that:

- Introducing a Non-Immediate Article 4 Direction with a period of six weeks consultation will raise awareness that the implementation of the Direction is forthcoming. This can help to reduce the risk associated with introducing the Direction and minimising potential exposure to compensation claims, as the Council's decision to introduce the Direction and the date on which this is to be confirmed will be in the public domain at the earliest opportunity.

- In addition, the introduction of an Immediate Article 4 Direction has a substantially higher evidence threshold whereby the local planning authority would be required to demonstrate that the development to which the direction relates would be prejudicial to the proper planning of the area or constitute a threat to the amenities of the area. It is not considered that this higher evidence threshold is currently being met anywhere in the borough.

3.3. Borough-wide

3.3.1. Evidence shows that, whilst there are several potential clusters beginning to form within and around inner Oldham, along key transport routes (e.g., the A62 corridor connecting Oldham to Failsworth and Manchester - and Ashton Road) and within and around several district centres, there is still a general spread of HMOs across many areas of the borough, as shown in figure 1 above. We are therefore unable to clearly define those areas disproportionately affected. Furthermore, whilst our monitoring processes are much improved, we cannot be certain that our evidence has captured all three and four person HMOs in the borough.

3.3.2. In addition, other authorities in Greater Manchester are using Article 4 Directions to have greater control on the location and quality of HMOs. This includes the introduction of borough-wide Article 4 Directions to address concerns of displacement that area-specific Article 4 Directions might cause. In Wigan, for example having introduced an Article 4 Direction in Swinley and central Leigh in 2020, they are finding evidence of a displacement effect where restrictions on HMOs in one area are leading to an increase of HMOs in neighbouring areas of borough. Salford City Council is also increasing the footprint of its current Article 4 Direction on HMOs to cover a much broader area, in response to a similar displacement effect, and Bolton Council has also just been through the process of introducing a borough-wide Article 4 Direction.

3.3.3. Therefore, given concerns around the proliferation of HMOs in various parts of Oldham, and that these are spread across many of areas of the borough, if Cabinet consider that the evidence does justify an Article 4 Direction, it is felt prudent to apply that Direction borough-wide. This will avoid any effects of

displacement as witnessed by other GM districts and ensures a consistent approach going forward.

3.3.4. If Cabinet do decide to make an Article 4 Direction for HMOs in Oldham, planning applications for the conversion of C3 dwellings to C4 HMOs will, for the time-being, be considered on the same policy basis that planning applications for HMOs are already considered, having regard to issues such as amenity, character and highway safety However, through the proposed new Local Plan for Oldham, updated policies will be included that allow a more nuanced approach to planning for HMOs in the borough, particularly geared toward avoiding clusters of HMOs on any given street and ensuring that the space and design standards of rooms in HMOs are adhered to, to avoid over-crowding and poor living conditions.

3.4 Area-specific

3.4.1. As evidenced, the data identifies several areas where clusters of HMOs appear to be forming within and around inner Oldham, along key transport routes and within and around several district centres. However, there is still a general spread of HMOs across many areas of the borough, and we are unable to clearly define those areas disproportionately affected. Coupled with concerns of potential displacement, it is considered an area-specific Article 4 Direction would not provide the consistency and control required to ensure that HMOs do not negatively impact on the amenity of our local communities and the character of the borough.

3.5 No Article 4 Direction

3.5.1. Having no Article 4 Direction in place would mean that small HMOs would continue to come forward as they do at present as permitted development. The council would therefore have limited control as to how and where these come forward. The council would still have some control over those HMOs that are for 5 to 6 people though as, whilst planning permission is not required for these, they would need to have a HMO Licence.

3.5.2. An Article 4 Direction would not stop HMOs coming forward in the borough, but it would mean that the Council is able to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development. A Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

4 Preferred Option

4.1. It is proposed to introduce a Non-Immediate Article 4 Direction on Houses of Multiple Occupation that will be implemented borough-wide, if confirmed following consultation.

4.2. Following a period of consultation, commencing 29 September and running for six weeks until 9 November 2025, the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

4.3. This approach is the preferred option for the following reasons:

a) Whilst an Article 4 Direction would not stop HMOs coming forward in the borough, it would mean that the Council is able to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development. A Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.

b) A non-immediate Article 4 Direction with the six-week period of consultation proposed and a commencement date of 1 January 2026 will provide sufficient notice to landlords (and prospective landlords) who have already purchased a C3 property with the intention to convert it to a C4 HMO.

c) Adopting a borough-wide approach reflects the evidence available and will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward.

5 Consultation

5.1 A period of consultation, commencing 29 September and running for six weeks until 9 November 2025 is proposed. Following this, the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

6 Financial Implications

6.1 A rise in planning applications for HMO conversions is expected, resulting in increased Planning workloads. Additional planning application fee income is therefore also anticipated and will help contribute to any additional staff costs. All planning application income and expenditure will be allocated from within the Development Control & Planning service budget.

6.2 The implementation of the Article 4 Direction, either immediate or non-immediate, could potentially give rise to compensation claims against the Council. These claims could be more prevalent under the immediate imposition of Article 4, as identified within the report.

6.3 Having consulted Legal and Risk & Insurance colleagues, they have confirmed there is no dedicated funding resource for any potential claims. Therefore, any such claims would be an additional pressure on the service which would need to be covered from within the service's general revenue budget.

(Mohammed Hussain)

7 Legal Implications

7.1 Under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, a local planning authority can restrict the scope of permitted development rights in relation to defined areas. It is a power of pre-emption rather than prohibition: by withdrawing the deemed permission under the Order, its effect is to require an application to be made for express permission for development proposals. If that permission is refused or granted subject to conditions other than those in the Order, the landowner is entitled to claim compensation for abortive expenditure and any loss or damage caused by the loss of rights. The National Planning Policy Framework advises that the use of Article 4 should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible.

7.2 A decision about whether to withdraw permitted development rights is an executive function and can be dealt with by the Cabinet or a Cabinet Member.

(A Evans)

8 Oldham Equality Impact Assessment, including implications for Children and Young People

8.1 The completed Oldham Equality Impact Assessment is attached at Appendix 6. The introduction of a borough-wide non-immediate Article 4 Direction on HMOs is found to have a moderate positive impact on the care leavers equality characteristic and the Council's corporate priorities for 'A Great Place to Live' and 'Happer Healthier Lives'. As HMOs can provide an affordable housing option for single person households such as care leavers and a borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

9 Key Decision

9.1 Yes

10 Key Decision Reference

10.1 HL/02/25

11 Background Papers

11.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

National Planning Policy Framework at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 - https://www.legislation.gov.uk/uksi/2015/596/schedule/3

12 Appendices

Appendix 1 – Original Motion submitted by Labour on Houses of Multiple Occupation, 9 April 2025

Appendix 2 – Amended and Approved Liberal Democrat Motion on Houses of Multiple Occupation, 9 April 2025

Appendix 3 - Motion (as amended) submitted by the administration to Council on 16 July 2025

Appendix 4 – Article 4 Direction Background Evidence Paper

Appendix 5 – Article 4 Direction Notice

Appendix 6 - Oldham Equality Impact Assessment

Appendix 1 – Original Motion submitted by Labour on Houses of Multiple Occupation, 9 April 2025

To be Moved by: Councillor Taylor

to be Seconded by: Councillor Davis

This Council notes with concern the increasing number of Houses of Multiple Occupation (HMOs) in Oldham and the impact this has on local communities, housing standards, and infrastructure. While HMOs can provide an important source of affordable accommodation, their proliferation in certain areas has led to issues including overcrowding, pressure on local services, and a decline in housing quality. In the past 5 years the number of licensed HMOs in Oldham has almost doubled.

This Council further notes that current national planning regulations allow certain HMOs (Class C4, up to six residents) to be established without the need for planning permission. This limits the ability of local authorities to manage their spread and ensure they are appropriately located and regulated.

This Council welcomes the recent announcement by the Chancellor of an additional £2 billion for social and affordable housing. This funding provides an opportunity to address the shortage of genuinely affordable homes and to ensure that people in Oldham have access to safe, secure, and high-quality housing.

This Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation.

This council further requests that the Chief Executive writes to the borough's 3 MPs and the Secretary of State for Housing, Communities and Local Government, asking for their support in reversing the aforementioned changes.

Appendix 2 – Amended and Approved Liberal Democrat Motion on Houses of Multiple Occupation, 9 April 2025

Proposed: Sam Al-Hamdani

Seconded: Mark Kenyon

This Council notes with concern the increasing number of Houses of Multiple Occupation (HMOs) in Oldham and the impact this has on local communities, housing standards, and infrastructure. While HMOs can provide an important source of affordable ccommodation, their proliferation in certain areas has led to issues including overcrowding, pressure on local services, and a decline in housing quality. In the past 5 years the number of licensed HMOs in Oldham has almost doubled.

This Council also notes that

- on 1 November 2023, it resolved to direct officers to "collect and collate evidence on the number of HMOs in each ward across the Borough, identifying clusters and report back to the relevant cabinet member if any case can be made for an Article 4 direction".

- current national planning regulations allow certain HMOs (Class C4, up to six residents) to be established without the need for planning permission. This limits the ability of local authorities to manage their spread and ensure they are appropriately located and regulated.

- no figures are currently available on the number of HMOs in the borough – only for the number of licenced HMOs (which meet one definition) or for HMOs which have received planning permission (which meet a separate definition).

- there are standard tests which allow the Council to define whether any building is an HMO, as defined under the Housing Act 2004.

- Councillors have been told that they cannot be informed of forthcoming HMOs for licensing, due to data privacy.

- Councillors have no right to make a representation to the Council on HMO licence applications and renewals.

- the Council has let licenses for HMOs lapse on multiple occasions, sometimes for up to a year.

This Council welcomes the recent announcement by the Chancellor of an additional £2 billion for social and affordable housing. This funding provides an opportunity to address the shortage of genuinely affordable homes and to ensure that people in Oldham have access to safe, secure, and high-quality housing.

This Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation.

This council further requests that the Chief Executive writes to the borough's 3 MPs and the Secretary of State for Housing, Communities and Local Government, asking for their support in reversing the aforementioned changes.

This Council calls on the Cabinet Member responsible to provide a report back to Council at the soonest opportunity on the work that has been carried out to establish whether a case can be made for an Article 4 direction; to continue efforts to establish that case, and to report back on a regular basis.

This Council will wherever possible ensure that any building being used as an HMO is defined as such, with a view to ensuring that any work towards an Article 4 direction is provided with the best available information.

This Council will provide information on forthcoming HMO applications, with any personal information removed.

The Council will establish a right for Councillors to make representations to the Council on HMO licence applications and renewals.

Appendix 3 – Motion (as amended) submitted by the administration to Council on 16 July 2025

Proposed by: Cllr Elaine Taylor

Seconded by: Cllr Davis

Motion as Amended

Article 4(1) direction on small HMOs

Residents are rightly concerned with the number of Houses of Multiple Occupancy (HMOs) which are currently being introduced across the borough.

We have always believed HMOs are a symptom of the housing crisis and not a solution. In some cases, exploiting some of the most vulnerable people within our community through substandard and unsafe accommodation.

Whilst it is not possible to prevent full planning applications from being submitted, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under 'permitted development rights', the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a 'small' HMO that is shared by between three and six unrelated people in use class C4.

The Council can, however, adopt an Article 4 Direction to remove these permitted development rights. This will require a planning application to be submitted for change of use from class C3 to C4. This means due process will be applied giving residents a say in what happens in their communities.

We had hoped the government would introduce new legislation to make HMO developers more accountable and give residents a greater say by making it mandatory for small HMO developers to be licensed with the local authority.

In addition, the government has stated it is committed to removing all asylum applicants (approximately thirty thousand) from temporary hotel accommodation. We believe this action will inevitably mean further demand for HMOs.

We acknowledge and accept that the implementation of Article 4 borough wide will have a significant impact on available resources particularly the Planning Department.

This Council resolves to:

1. As soon as possible, Cabinet to consider and make a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order

2015 on a borough wide basis. Withdrawing the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and promote the wellbeing of the aforementioned areas.

2. To delegate authority to OMBC Planning Department to carry out all necessary consultation and to notify the Secretary of State in accordance with statutory requirements.
3. That, the Borough wide Article 4(1) Direction will come into effect once made.
4. To put existing and prospective HMO landlords on notice that OMBC will look to implement the Article 4(1) Direction on 1st January 2026.

Oldham Council does not intend to rely on or hide behind government legislation on this issue.

An Article 4(1) Direction can be used to manage HMO concentration and prevent the formation of imbalanced communities and negative impact on local amenity. As a resident focused Council, we value residents' opinions and put communities at the forefront of decision making. We are committed to giving residents a voice and a transparent process to ensure that their views are heard.

The adoption of this motion demonstrates to the people of the borough that the council is prepared to act in their interests.

Appendix 4 – Article 4 Direction Background Paper

See separate document

Appendix 5 – Article 4 Direction

See separate document

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OLDHAM BOROUGH COUNCIL

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS Oldham Metropolitan Borough Council ("the Council") being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the 2015 Order"), is satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended on land shown edged black on the attached plan. For the avoidance of doubt the land covers the whole of the Borough of Oldham except that part which falls within the Peak District National Park.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the 2015 Order hereby direct that the permission granted by Article 3 of the 2015 Order shall not apply to development on the said land of the description set out in the Schedule below.

The Article 4 direction will come into force on 1 January 2026 or such other later date as considered appropriate, should it be confirmed.

SCHEDULE

Change of use from a use falling within Class C3 (dwellinghouses) of Part C of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) ("the 1987 Order") to a use falling within Class C4 (houses in multiple occupation) of Part C of Schedule 1 of the 1987 Order, being development comprised within Class L (small HMOs to dwellinghouses and vice versa) of Part 3 (Changes of use) of Schedule 2 to the 2015 Order and not being development comprised within any other Class.

Number in Seal Book
10737/25

THE COMMON SEAL of **OLDHAM BOROUGH COUNCIL** was hereunto affixed on 3 October 2025 in the presence of: -

[redacted]

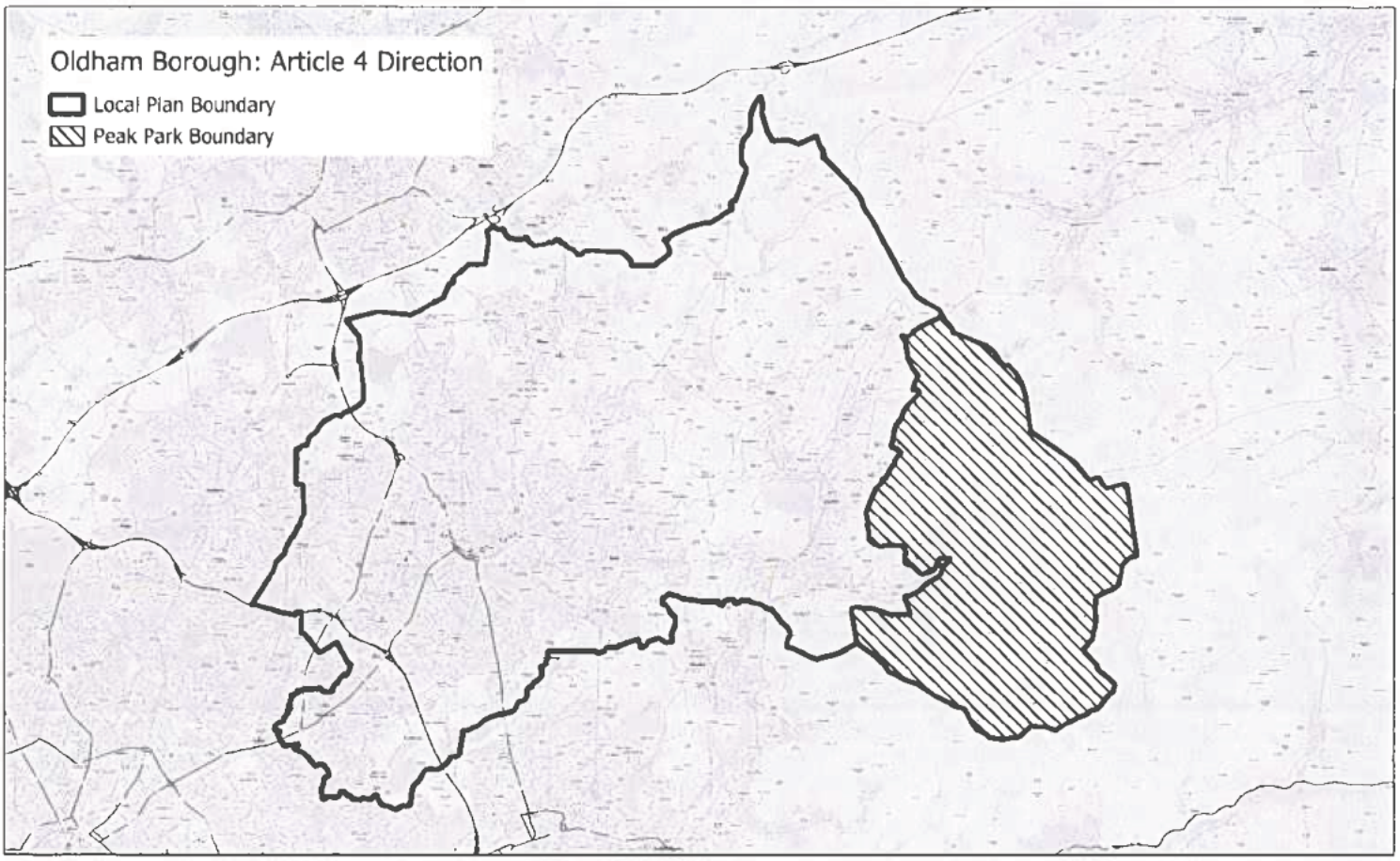
[redacted]

ALAN EVANS
GROUP SOLICITOR

Number in Seal Book
10737/25 A

[redacted]

ALAN EVANS
GROUP SOLICITOR



1:100,000

Oldham Council
Spindles Shopping Centre
West Street
Oldham
OL1 1LF

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Article 4 Direction

Removal of permitted development rights for the change of use from Class C3 (Dwelling Houses) to C4 (Houses in Multiple Occupation)

Background Document

September 2025

DRAFT

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DRAFT

1. Introduction

1.1. An Article 4 Direction is a legal process which allows local authorities to remove specified permitted development rights across a defined area.

1.2. This paper provides the background and evidence base for the introduction of an Article 4 Direction to remove the permitted development right for the change of use from dwelling houses (Use Class C3) to Houses in Multiple Occupation (HMOs) for up to six residents (Use Class C4).

1.3. The Article 4 Direction would be made under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would apply to the whole borough of Oldham.

1.4. The Article 4 Direction will enable the council to have greater control over the number, distribution and management of HMOs.

1.5. The following sections set out the policy context, background and local evidence to justify the introduction of the Article 4 Direction in Oldham.

2. Policy Context

2.1. The government defines a HMO as a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen[1].

2.2. Under current planning legislation[2], HMOs are divided into two Use Classes, which are often referred to as 'Small' and 'Large' HMOs:

- Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or a bathroom. These are classified as a 'C4' use within the Use Classes Order; and
- Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall in any use class).

2.3. Currently, the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) (GDPO)[3] allows the change of use of a dwelling house (Use Class C3) to a small HMO (Use Class C4), without the need for planning permission under permitted development rights.

2.4. The change of use from any use other than C3 to a small HMO or the new-build development a small HMO, does require planning permission. Similarly, a small HMO can be converted to a C3 dwelling at any time under permitted development rights.

[1] https://www.gov.uk/find-licences/house-in-multiple-occupation-licence
[2] The Town and Country Planning (Use Classes) Order 1987 (as amended): https://www.legislation.gov.uk/uksi/1987/764/contents?view=plain
[3] GDPO Class L of Schedule 2: https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-l-small-hmos-to-dwellinghouses-and-vice-versa

2.5. The conversion (or new-build) of any property to create a Sui Generis “large” HMO requires planning permission in all cases.

2.6. There are also some HMOs that are covered under the ‘C3 dwelling houses’ use, such as those where there are up to six people living together as a single household and receiving care, and some groups of people (up to six) living together as a single household (e.g., a small religious community or homeowners living with a lodger).

Article 4 Directions

2.7. The Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to apply for planning permission for the change of use.

2.8. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of small HMOs being created. It does however allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission. In doing so the Council is able to influence the quality of the HMO through the planning process. This is especially important for 3 and 4 person HMOs as they do not require a HMO Licence, and so the quality of such HMOs cannot be monitored properly currently.

2.9. Article 4 Directions can be introduced on a temporary or permanent basis by local authorities. There are two types of Article 4 Directions:

- Non-immediate Article 4 Direction: This type requires a minimum 21-day period of public consultation before it can be introduced. It must then be confirmed after the consultation period ends and within 12 months of the original decision to introduce the direction, and the Secretary of State must be notified once it is confirmed.
- Immediate Article 4 Direction: This can take effect as soon as it is issued, removing permitted development rights immediately before consultation. However, it must be confirmed by the local authority within six months, and the Secretary of State must also be informed.

2.10. The National Planning Policy Framework (NPPF) sets out that Article 4 Directions should be applied in a measured and targeted way and should be limited to situations where the direction is necessary to protect the amenity or local wellbeing of the area and should cover the smallest area possible[4].

2.11. Both the type of restriction and the extent that the Article 4 will apply to, must be justified. The Secretary of State for Housing, Communities and Local Government can intervene to stop Article 4 Directions taking effect should they deem it appropriate.

2.12. The evidence section of this document sets out the local justification for the introduction of a borough-wide Article 4 Direction in relation HMOs across Oldham.

[4] National Planning Policy Framework Paragraph 54: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Local Context

2.13. Oldham's Local Plan (the Joint Core Strategy and Development Management Development Plan Document, 2011)[5] sets out policy relating to housing and amenity which can be used in determining applications for HMOs.

2.14. Policy 3 'Address of Choice' supports the delivery of housing in suitable locations, including change of use and conversion. Policy 9 'Local Environment' sets out policy for improving and protecting local environmental quality and amenity and promoting community safety. This policy is heavily used in determining applications for HMOs. Policy 11 'Housing' sets out that HMOs shall not be permitted unless it can be demonstrated that the proposal does not adversely affect:

- The local character of the area;
- The residential and workplace amenity of current, future and neighbouring occupants; and
- Traffic levels and the safety of road users.

2.15. There are also other local plan policies and policies with the Places for Everyone Joint Development Plan (PfE) that can be used to determine HMO applications.

2.16. Oldham also has several Supplementary Planning Documents (SPD)[6] which can be useful for HMO applications, including the Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) SPD and the Vibrant Centres SPD.

2.17. Oldham does not currently have a specific HMO planning policy or a HMO SPD. However, the Draft Local Plan (published in December 2023)[7] contained a specific policy on HMOs (see policy H10). The policy set out several requirements for HMO development, including a requirement which sought to prevent an over-concentration of HMOs within a particular area.

2.18. There are also licensing requirements for HMOs. Part 2 of the Housing Act (2004)[8] sets out that a property must be licensed if it meets these conditions:

- 5 or more people live there, where there are two or more groups of people that are not living as a family, i.e. mother and son rent one room, female rents another room and two males rent another room, and they are not a family.
- They share facilities such as bathrooms and kitchens.

2.19. Advice for landlords of HMOs is also set out on the council's website. The advice sets out that all HMOs need to be managed properly whether it is a licenced or non-

[5] Oldham's Local Plan (Joint Core Strategy) (2011): https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds
[6] Oldham's Supplementary Planning Documents (SPDs): Supplementary Planning Documents | Supplementary Planning Documents | Oldham Council
[7] Oldham's Draft Local Plan (2023): https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan
[8] Housing Act 2004 – Part 2: https://www.legislation.gov.uk/ukpga/2004/34/part/2

licensed HMO. It is up to the manager of the property to make sure this is done. A well-managed HMO should be clean and tidy, safe and suitable for living in.

2.20. Management Regulations ensure that:

- Provisions like washing and cooking facilities are adequate;
- There are adequate arrangements for the collection and proper disposal of rubbish;
- Water, gas and electricity are properly supplied and discharged; and
- Any repairs are carried out.

2.21. The law also says that the people who live in an HMO must make sure they don't cause damage, store and dispose of waste properly and cooperate with the manager of the property.

2.22. To guide development quality and proper management of HMOs the council has a HMO standards document which is available on request[9].

2.23. Further information on HMO licensing requirements for HMOs is available online[10].

2.24. Currently, Oldham also has five selective licensing areas in operation – within these areas any private-rented properties must be licensed. This includes HMOs, but also other privately rented properties. The aim of selective licensing areas is to improve the management of private rented properties through licence conditions to ensure they have a positive impact on the area.

2.25. The selective licensing areas are located mainly within inner Oldham – a map is available online[11]. The selective licensing areas would continue to operate independently of an Article 4 direction.

3. Background

3.1. Over the last few years council members have highlighted their concern with the number of HMOs that are currently being introduced across the borough.

3.2. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, key workers and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local character and amenity.

3.3. Recently, other local authorities within Greater Manchester have introduced borough-wide Article 4 Directions (or have extended existing area-specific Directions to apply borough-wide). Wigan Council are implementing a borough-wide Article 4 Direction (extending two area-specific directions). Salford City Council is also extending the coverage of its current Article 4 Direction to cover a much broader area. Both these authorities have stated that they have experienced a displacement effect with their

[9] Further information available at: https://www.oldham.gov.uk/info/201198/information_for_landlords/258/houses_in_multiple_occupation_hmo
[10] Further information can be found at: https://www.oldham.gov.uk/info/201198/help_for_landlords/258/houses_in_multiple_occupation
[11] Oldham Selective Licensing Areas: Selective Licensing of private landlords | Selective Licensing of private landlords | Oldham Council

previous area-specific Article 4 Directions, whereby restricting HMO development in the specific areas has led to an increase in HMO development in other areas. As a result, these authorities are seeking borough-wide or much broader coverage Article 4 Directions as a result.

3.4. Bolton Council has also recently introduced a borough-wide Article 4 Direction. Manchester Council and Trafford Council also have existing Article 4 Directions applying to HMO development.

3.5. Other authorities in Greater Manchester are using Article 4 Directions to have greater control on the location and quality of HMOs. This includes the introduction of borough-wide Article 4 Directions to address concerns of displacement, that area-specific Article 4 Directions might cause. Therefore, given the concerns around the proliferation of HMOs in various parts of Oldham and that these are spread across many parts of the borough, it is considered that a borough-wide Article 4 Direction is appropriate for Oldham. This will ensure a consistent approach is applied to HMO development in the borough.

4. Local Evidence

<u>The number of HMOs in Oldham</u>

4.1. At the 2021 Census the number of HMOs in Oldham was estimated to be 88[12]. At the time this represented 0.09% of the borough's total housing stock (estimated at 97,761 dwellings).

4.2. Nationally, at the 2021 Census, HMOs represented 0.07% of England's total housing stock. As such, at the time Oldham had a slightly higher number of HMOs than the national average.

4.3. 'In-house' monitoring of the number of HMOs in Oldham has been undertaken since 2020 to understand trends and impact on the borough's communities.

4.4. Over the years, data collection methods have been tested and refined to enable the collection of more accurate data. However, given existing permitted development rights, which allow the change of use of dwelling houses (C3 use) to small HMOs (C4 use), monitoring the number of HMOs can be difficult.

4.5. The data presented below has been gathered from a variety of sources, using several internal monitoring systems. Given the volume of data and data handling practices there may be some level of inaccuracy. As such the data should be considered as approximate and the best available.

4.6. Oldham Council has used data from licensing, planning and building control, council tax, temporary accommodation records and the Local Land and Property Gazetteer (LLPG) records to estimate the number of HMOs within the borough.

4.7. For the latest update of HMO data – July 2025 - a two-step verification process has been introduced to ensure that HMOs can be verified by at least two sources. This is to improve the accuracy of data. Further confirmation and checks on the data have

[12] ONS Census 2021 – Number of dwellings that are houses in multiple occupation (HMO): https://www.ons.gov.uk/datasets/RM192/editions/2021/versions/2#summary.

been carried out where necessary, including a desktop assessment (checking mapping systems, local property listings etc.). The number of HMOs which have planning permission and have not yet started and the number of HMOs which are under construction have also been recorded separately.

4.8. As of July 2025, the total number of HMOs estimated to be in use/ existing in the borough is approximately 384 (81 of which have secured a HMO Licence or been issued a draft licence ready for the final licence to be issued, and 43 licensing applications are in the process of being considered).

4.9. The total number of HMOs (as of July 2025) represents 0.38% of the total dwelling stock (98,912 dwellings, as of October 2024[13]). This is significantly higher than the national percentage of dwelling stock estimate of 0.07% (2021 Census).

4.10. Looking over a longer period, data on the number of HMOs in the borough was collected in December 2020 to inform the Local Plan Review – Issues and Options stage. The data identified that there were around 306 HMOs in the borough, which represented 0.31% of the borough's total housing stock at the time (97,079 dwellings as of October 2020).

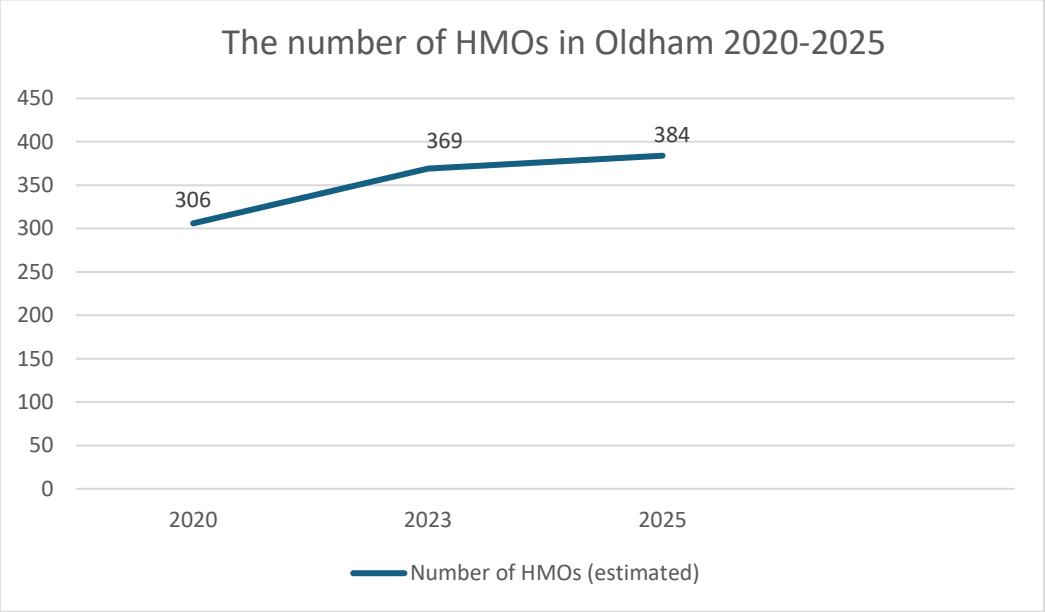
4.11. Between December 2020 and October 2023, there was a 20% increase in the number of HMOs in the borough. In October 2023 the number of HMOs was estimated to be around 369, which represented 0.37% of the total housing stock at the time (98,567 dwellings).

4.12. As of the most recent available data, in July 2025 there was estimated to be 384 HMOs in Oldham. This represents a 4% increase from 2023 and a 25% increase from 2020.

4.13. The figure below highlights the increase in the number of HMOs across the five-year period. The figure shows that whilst the increase is not sharp, there has been a consistent increase over this period.

[13] Source – Oldham Council, Council Tax data (October 2024).

Figure 1: Number of HMOs in Oldham 2020-2025



4.14. The significant difference in the 2021 Census data on the number of HMOs in the borough (88) and the number recorded in 2025 by the council (384) (and 306 in 2020, 369 in 2023) also highlights the difficulty in accurately identifying the number of HMOs in the borough. Census data on the number of HMOs in Oldham is clearly not an accurate source for the borough, as the internally gathered and verified data indicates that the number is much higher - highlighting the importance of internal monitoring.

4.15. Despite the evidence set out above, the actual number of HMOs in the borough may still differ somewhat from that identified. The Council is not currently notified of all conversions of C3 dwellings to small HMOs (as this is currently permitted development). Whilst it would be hoped those small HMOs would be picked up through Council Tax records (and many are), this is not always the case, depending on what information has been provided by the occupiers on Council Tax returns. Also, HMOs can change back to single family dwellings without notifying the Council. The figure set out above (384 at July 2025) is however based on the best available evidence.

HMO development

4.16. Of the 384 existing HMOs in the borough (July 2025), 74 have been granted planning permission. A further 19 applications for a HMO have been granted planning permission and are yet to be implemented, or they are under construction, and so the HMO is not yet occupied or in use.

4.17. There are approximately 75 HMOs (of the total 384 existing HMOs) which are for 6 people or above. We mainly know this because, as set out above, HMO development for 6 people and above is not permitted development and planning

permission is required. Also, sometimes, the information is provided in an application to building control[14].

4.18. As such, it can be assumed that the majority of existing HMOs in the borough are smaller HMOs, for less than 6 people, and therefore those which do not currently require planning permission.

4.19. Over 48% (185 properties) of the total 384 HMOs have been changed from a single household dwelling to a HMO. This has resulted in an additional 47 bedrooms where a change of use from single household dwelling to HMO has occurred and bedroom numbers are known.

4.20. Whilst this does not always equate to a loss of a residential unit, (as per planning guidance some smaller HMOs can still exist under use class C3 – the same use class as a single household dwelling), it could mean the loss of a family home into smaller, single occupation uses.

4.21. The Local Housing Needs Assessment (LHNA) (2024)[15] has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.

4.22. Where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards. This could lead to overcrowded and substandard living conditions.

4.23. Other HMOs are typically created through the change of use from shops, restaurants or commercial properties. The breakdown below notes the other changes of use (not C3) which have occurred for existing HMOs in the borough, where this is known:

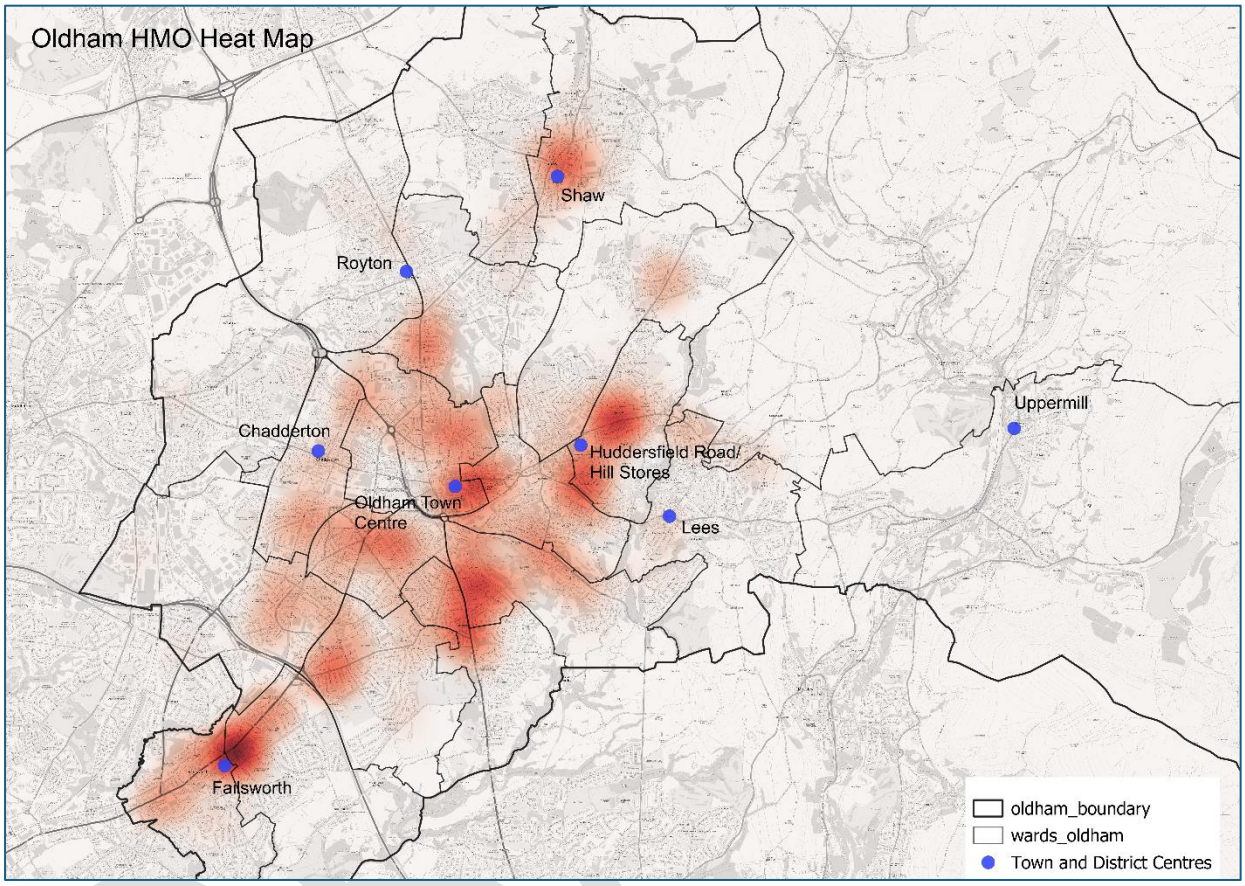
- Class E (Commercial, retail, business and services, food and drink) – 31 properties;
- F2 (Local community uses) – 2 properties;
- Sui Generis (unique uses) – 5 properties[16];
- C1 (Hotels, boarding houses, guest houses) – 1 property;
- C2 (Residential accommodation and care) – 1 property; and
- B8 (Storage and Distribution) – 1 property.

[14] Detailed data is not always required to be supplied for building control applications depending on the application/ approval type.
[15] Oldham Local Housing Needs Assessment (LHNA) (2024), available at: https://www.oldham.gov.uk/downloads/file/5590/housing_strategy_needs_assessment
[16] Sui Generis use class includes large HMOs i,e. those for more than 6 unrelated individuals and also many other uses which do not fall within other defined use classes, for example betting shops, launderettes, and nightclubs. The number shown here only includes the properties which have changed from Sui Generis uses which are not HMOs.

Distribution of HMOs

4.24. The heat map at figure 2 illustrates the spatial distribution of the recorded HMOs in the borough.

Figure 2: Heat map showing spatial distribution of HMOs in Oldham



4.25. As shown in Figure 2, HMOs are spread across many areas of the borough. There are particular clusters located within and around inner Oldham, along key transport routes i.e. the A62, which connects Oldham to Failsworth and Manchester, and within and around several district centres.

4.26. There are clusters of HMOs within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) - and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards, and within the more rural fringes of the borough.

4.27. The majority of the borough's existing HMOs are located in accessible locations. Just under half (191) of the borough's recorded HMOs are located within 800m of a Metrolink station and 2 are located within 800m of a train station (Mills Hill and Moston). The vast majority are in walking distance of a bus stop. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes where levels of car ownership are also likely to be lower. As such, it is

important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance.

Demographics

4.28. According to the latest official population projections[17], Oldham's population is continuing to increase. The projections show that the borough's total population is estimated to increase by around 14,000 people from around 248,000 in 2025 to 263,000 in 2047.

4.29. Compared to the England average, Oldham has a younger population and higher than average levels of children. Although in recent years there have been falling birth rates - a trend that is expected to continue.

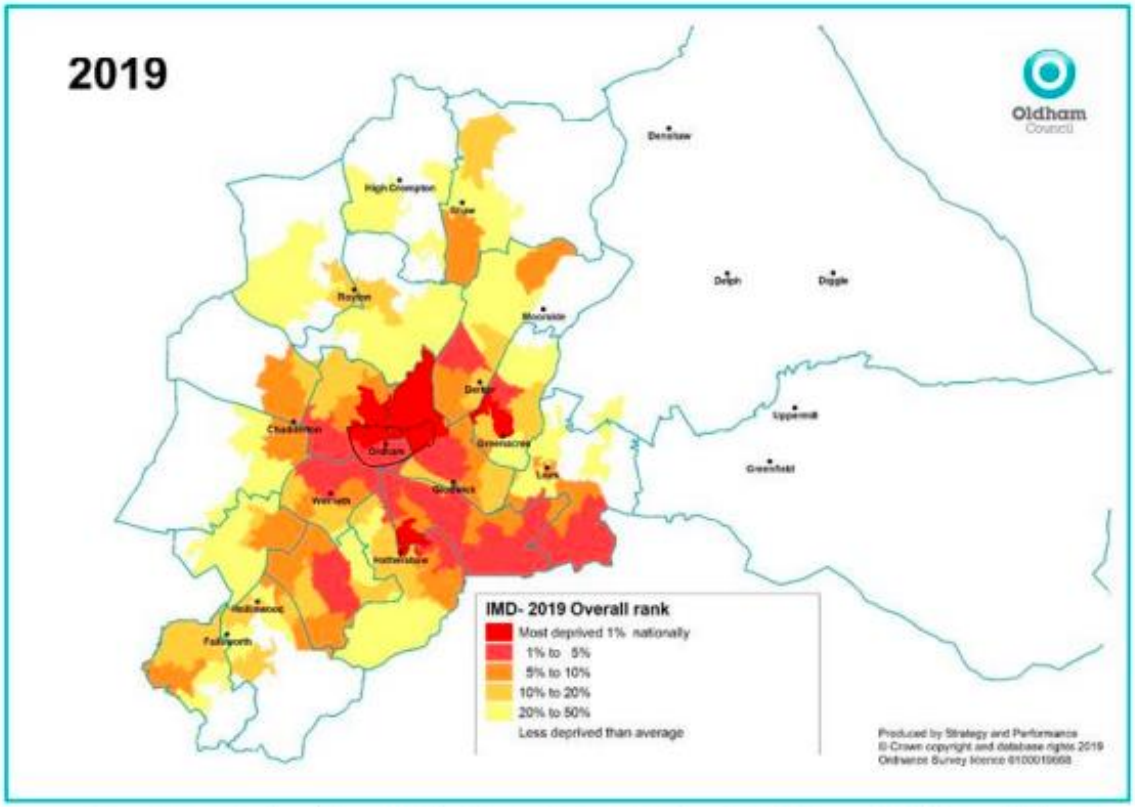
4.30. Levels of deprivation in the borough are generally ranked among the highest in the country. According to the Indices of Multiple Deprivation (IMD)[18], some areas of Oldham rank within the bottom 10% of local authorities in England. Oldham's levels of deprivation have maintained a steady downward trend since 2004[19]. In the 2010 IMD Oldham ranked 32 out of 326 local authorities. In the 2019 IMD Oldham ranked 16 of 317 local authorities.

4.31. Figure 3 below shows areas of high deprivation within Oldham. Oldham currently has four areas within the borough which are among the top 1% of the nation's most deprived areas. The majority are centred in and around the town centre, particularly within the wards of St Mary's, Coldhurst and Alexandra. Only the wards of Crompton, Saddleworth North and Saddleworth South do not contain any areas that fall within the nation's top 20% most deprived.

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[17] 2022 based Population Projections released by the Office for National Statistics (ONS) on 24 June 2025.
[18] The Indices of Multiple Deprivation provide statistics on relative deprivation which are reported at a small area level (Lower Super Output Areas – LSOAs) across all local authorities in England. It looks at a combined measure of income, employment, health, education, crime, barriers to housing and services and the living environment. It also considers income deprivation affecting children and older people.
[19] Source: Oldham in Profile 2024, Oldham Council.

Figure 3: Areas of Deprivation in Oldham[20]



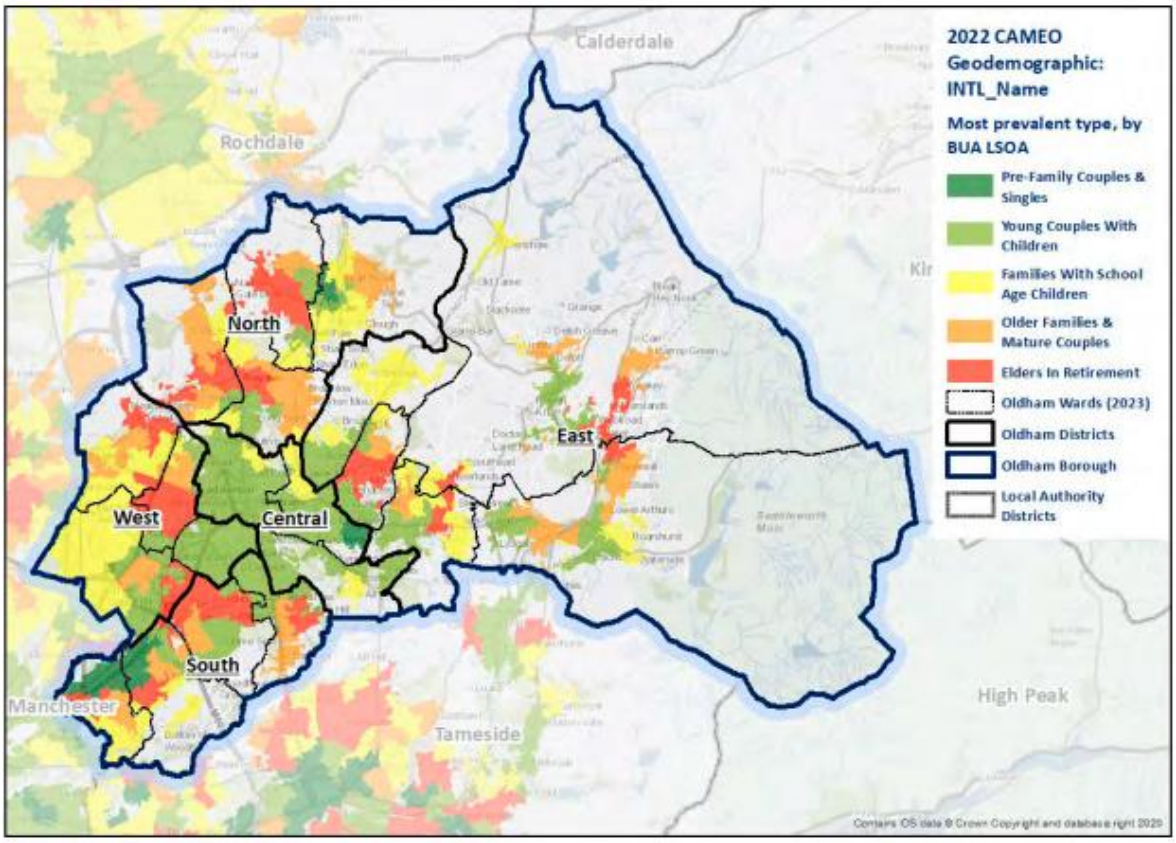
Source: Department for Levelling up, Housing and Communities (2021-Present), Ministry of Housing, Communities and Local Government (2018-2021), Department for Communities and Local Government (2006-2018), English indices of deprivation

4.32. Since 2010 Oldham's deprivation score has improved in measures of deprivation affecting older people, employment and health, however it has worsened in all other measures, including barriers to housing.

4.33. HMOs can be a key source of housing for younger and single person households. Figure 4 below, identifies the household types most prevalent in each LSOA. As is shown, the most prevalent household type within central and inner Oldham is young couples with children. Around Failsworth district centre singles and pre-family couples are the most prevalent. Around the fringes of the borough and in Saddleworth the most prevalent household types are families with school age children and mature couples/ families. Pockets of elders in retirement, as the most prevalent household type, are found in most areas of the borough.

[20] Source: Extracted from Oldham in Profile 2024, Oldham Council.

Figure 4: Household characteristics: Household Type by LSOA[21]



Source: CAMEO UK

Housing Stock

4.34. As set out above, there are estimated to be around 98,912 dwellings[22] and 93,152 households[23]. More than one household can live within one dwelling – for example in the case of HMOs you may have several households living within one dwelling unit.

4.35. The majority of Oldham's dwelling stock is houses (77.5%) of which terraced houses represent 44.7%. Oldham has the highest proportion of terraced housing stock in Greater Manchester and a large portion is within inner Oldham[24].

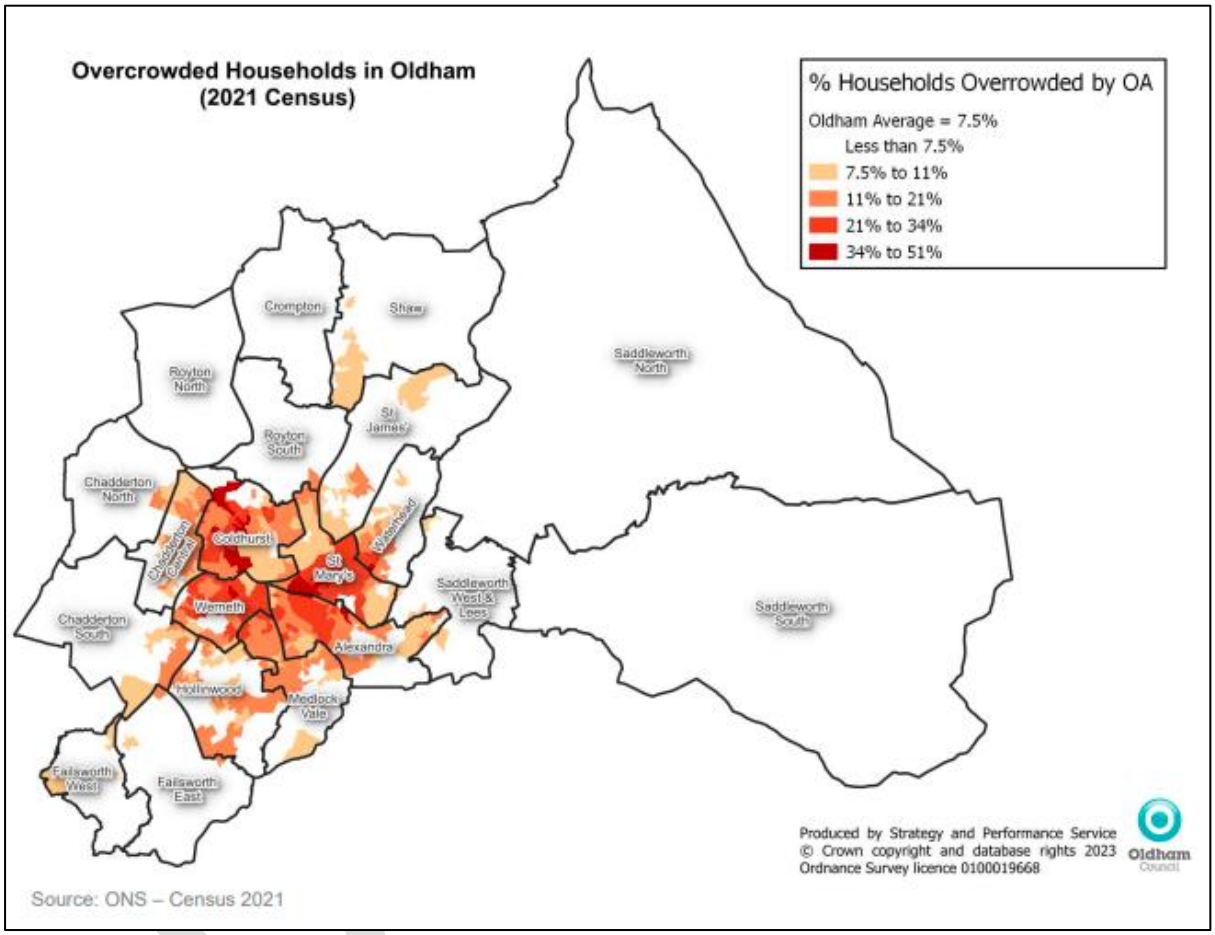
4.36. Oldham's housing stock tends to be smaller than the Greater Manchester, North-West and National averages, with fewer dwellings of 4 bedrooms or more[25]. Across the borough, 52.2% of dwellings are 1 or 2 bedrooms.

4.37. There are issues of overcrowding in some areas of Oldham. The 2021 Census identified that 7.5% of households in Oldham are overcrowded compared to 4.4% nationally.

[21] Extracted from LHNA (2024) – Map 2.3 'Household characteristics: household type by LSOA', 2022 CAMEO. Map shows the most prevalent household type for each LSOA.
[22] Source: Oldham Council – Council Tax data (October 2024)
[23] Source: Oldham LHNA (2024).
[24] See Map 2.1 in Oldham (LHNA 2024).
[25] See Table 2.3 in Oldham LHNA (2024).

4.38. Overcrowding is most prevalent in areas with a high proportion of terraced housing stock. Figure 5 shows the distribution of households classed as overcrowded. The map shows that the distribution of overcrowded households is uneven, but there are large concentrations of overcrowded homes located within inner Oldham - around the outskirts of the town centre, particularly in the wards of Coldhurst, St Mary's and Werneth.

Figure 5: Overcrowded Households in Oldham (2021 Census)[26]



4.39. The LHNA (2024) has assessed housing conditions and repair problems with data gathered from a household survey. The LHNA found that households expressing the highest levels of dissatisfaction by characteristics were households:

- living in Central Oldham (22.4%);
- private renting (19.1%);
- living in affordable housing (22.7%);
- living in flats (18.7%), maisonettes (17.6%), and terraced housing (12.8%);
- living in pre-1919 dwellings (13.5%);
- that had an income of less than £200 each week (19.8%); and

[26] Source: Extracted from Oldham in Profile (2024), Oldham Council - ONS 2021 Census.

- that had a young person residing [27] aged 15-24 (20.9%).

4.40. Households containing someone with an illness/disability were more likely to be dissatisfied (13.8%) compared with 10.4% overall.

4.41. 55.8% of households living in affordable housing, 52.6% of private renters, and 39.7% of owner-occupiers stated there were repair problems with their property.

4.42. The main repair problem reported among owner-occupier households was with the roof (34.6%) and dampness/mould growth (32.0%). Across the private rented sector a concerning 51.8% of respondents mentioned dampness/mould growth, and across the affordable housing sector, dampness/mould growth was mentioned by 40.7% and windows by 36.8% of respondents.

4.43. As set out in this section, there are issues with the borough's dwelling stock and disparities across areas in the borough. Terraced houses make up a large proportion of Oldham's housing stock, particularly within inner Oldham. There are areas of Oldham, again particularly within inner Oldham, which are experiencing over-crowding. Also, there are housing repair problems reported across all tenures, particularly those living in private rented and affordable housing.

4.44. In this context, it is important that HMOs are appropriately managed and monitored to ensure housing quality and avoid overcrowding.

4.45. The size of HMO accommodation should be sufficient and should not perpetuate issues of overcrowding. The council's HMO Standards apply to the development of HMOs in the borough[28] - the HMO Standards provide detail on amenity and design, including appropriate room sizes (and shared spaces/ facilities). PfE policy JP-H3 also sets out that all new dwellings should comply with the Nationally Described Space Standards (NDSS)[29]. Where practicable the NDSS should apply to conversions and changes of use, such as to a HMO.

4.46. It's also important that HMOs do not lead to the loss of a larger family home, which are needed in Oldham (see paragraph 4.49 below).

Housing Tenure and Affordability

4.47. In terms of tenure, the LHNA (2024) identified that the majority of Oldham's households are owner-occupiers (60.4%). 21.6% live in affordable housing tenures and 18.0% rent housing privately.

4.48. Many HMOs are rented privately. The private rented sector has become an important tenure in both meeting people's housing needs and providing flexible housing options for those moving for employment or to respond to changing circumstances and provides a housing option for those on low incomes.

[27] This is defined as age of Household Reference Person (HRP).
[28] The HMO Standards are available on request, for further information see: https://www.oldham.gov.uk/info/201198/information_for_landlords/258/houses_in_multiple_occupation_hmo
[29] Nationally Described Space Standard: https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

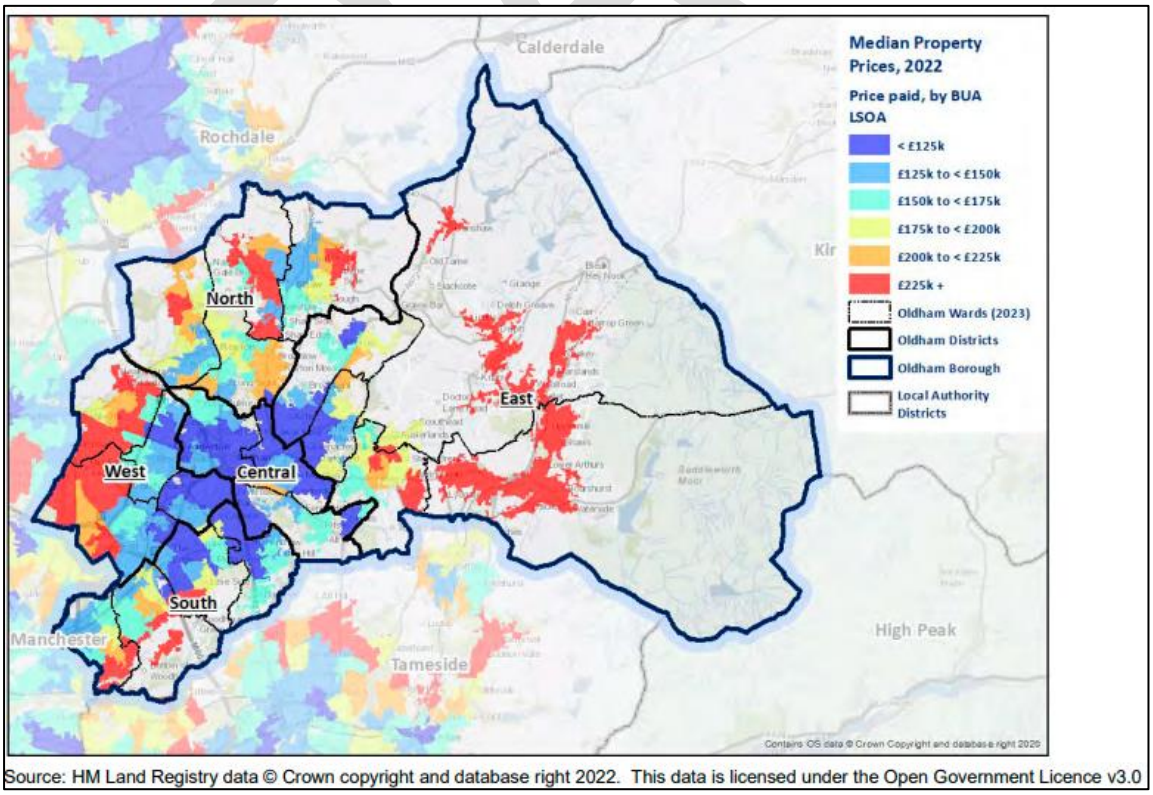
4.49. Across Oldham, the proportion of households privately renting increased considerably from 8.7% in 2001 to 18% in 2021 (ONS Census data). The districts of Central and South Oldham have higher than borough average levels of privately rented housing.

4.50. Between 2001 and 2021, there has been growth in the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting housing need and affordable need, as well as providing an alternative to homeownership.

4.51. Local authorities have an important enabling and regulatory role in ensuring that the private rented sector helps to meet housing need and encouraging good quality management.

4.52. In terms of house prices, the LHNA (2024) notes that house prices in Oldham are consistently lower than the North-West and England averages. However, the growth in house prices in Oldham over the past 22 years (318.6%) has been higher than that experienced across the North-West (+248.7%) and England as a whole (+217.1%)[30]. In 2000 the median house price in Oldham was £43,000, in 2022 the median house price in Oldham was £180,000.

Figure 6: Median House Prices in Oldham[31]



Source: HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0

[30] Across the period of 2000-2022.

[31] Median house prices by built up areas (BUA) within the LSOAs of Oldham borough. Extracted from Map 3.2 Oldham LHNA (2024).

4.53. As shown in figure 6 the areas with lower average property prices in Oldham are generally those within inner Oldham, mainly Central and South districts. The East and West districts tend to have higher house prices.

4.54. Rental prices of properties in Oldham have also increased – between 2010 and 2022 lower quartile rents have increased by 39.8% and median rents have increased by 53.4%.

4.55. Compared to other Greater Manchester areas, Oldham is relatively affordable. Oldham is the third most affordable local authority area compared with other areas of Greater Manchester and neighbouring districts to Oldham - the affordability ratio for Oldham is 5.69, compared to the Greater Manchester average of 6.74.

4.56. Despite this, the LHNA (2024) has found that there is a shortfall of affordable housing across the borough, which equates to a need for approximately 669 additional affordable homes each year over the next 10 years. Whilst PPG is clear that only a portion of this need will be met through the planning system, the LHNA reinforces the significance of affordable housing need in Oldham. Also, when this need is compared to the findings of the previous LHNA (2019), which identified a need for approximately 204 additional affordable homes each year, it is evident that the need for affordable housing is increasing.

4.57. Further demonstrating the need for affordable housing, the number of households in Temporary Accommodation in the borough is significantly higher than five years ago. Similarly, the number of households on the Social Housing Register is much higher than previous recent years.

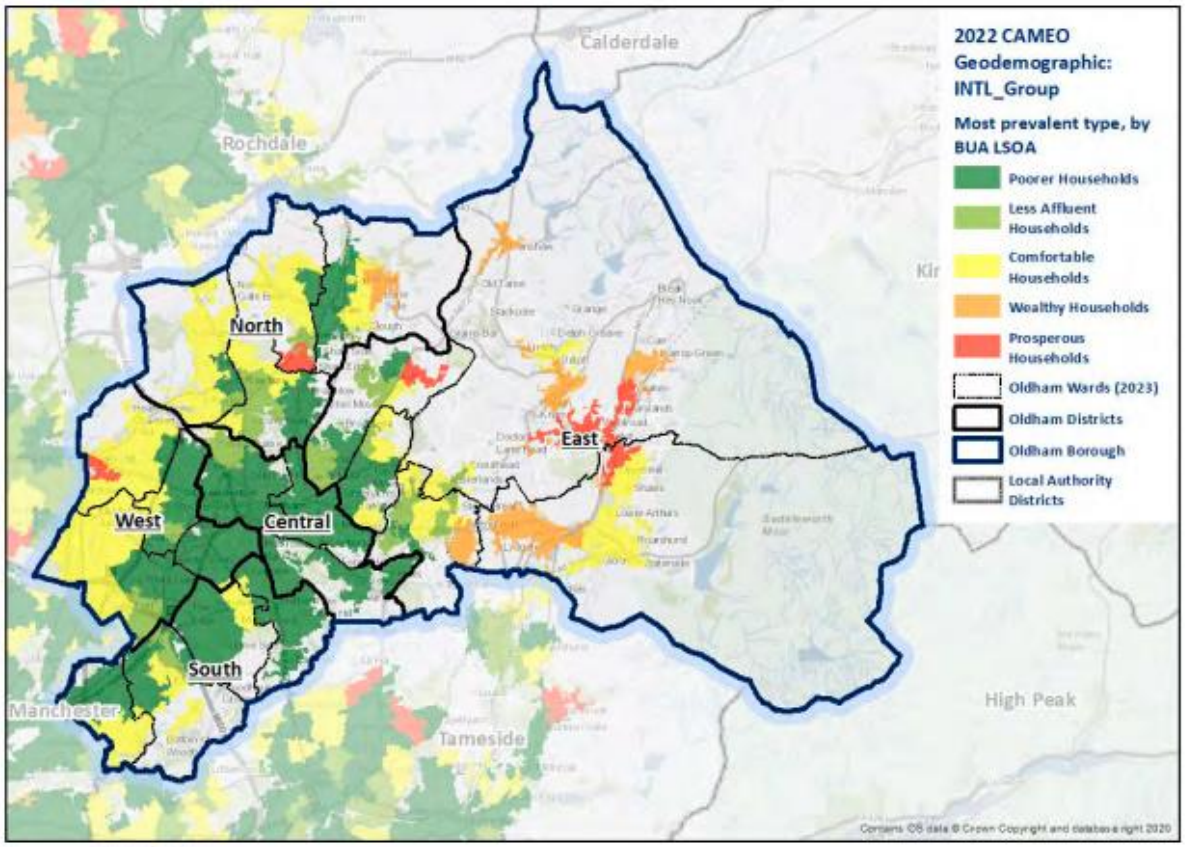
4.58. There are disparities in the affordability of housing in parts of the borough, with some areas distinctly lacking adequate affordable housing provision to meet local needs.

4.59. Related to affordable housing need, income is also an issue in areas of Oldham. Oldham has traditionally had low wage levels in terms of both residents and workplace earning potential (as measured by median weekly wage levels). This is likely due to the industry mix within Oldham, and the relative skill levels of the local workforce.

4.60. Figure 7 below shows the levels of income within the borough. As shown, there is a distinct distribution of lower income households within inner Oldham – particularly within Central, West, and South districts. Higher income households are predominantly located within the fringes of the borough and within Saddleworth districts.

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Figure 7: Household characteristics: Income Type by LSOA[32]



Source: CAMEO UK

4.61. Looking at private renting, a rent is considered affordable if it costs no more than 25% of household income. Notable affordability pressures for private rented housing are identified in the South district, where the proportion of lower quartile income needed for lower quartile rents was generally above 55%. Private renting was also generally unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage spend in excess of 40% of their income on lower quartile rents.

4.62. There are also identified deficiencies for smaller affordable accommodation in the form of 2 and 3 bed houses. However, this is indicative of a lack of choice in the market and respondents' expectations, as Oldham's local housing register indicates a need for larger family housing in certain areas of the borough also.

4.63. There are issues with attracting and retaining young professionals and families. In some parts of the borough there are not suitable affordable homes for people to live in the area in which they grew up, leading to an out-migration of these households to neighbouring boroughs. There is also a lack of smaller single person affordable housing and affordable housing for older people and disabled people. Suitable affordable housing is also needed for key workers.

[32] Extracted from LHNA (2024) – Map 2.4 'Household characteristics: income type by LSOA', 2022 CAMEO. Map shows the most prevalent income type for each LSOA.

4.64. HMOs can provide an important source of affordable housing, especially for those on lower incomes and in need of affordable housing. The evidence set out above has shown a distinct need for affordable housing in this sector – and across all sectors. As affordability worsens, the level of people in need of affordable housing increases. This could lead to increasing numbers of households turning to HMOs as a housing option, and increased levels of HMOs as a result. As such it is important that this housing is appropriately located and of high-quality.

Comparing evidence

4.65. As is set out in figure 8 below some links can be identified between the spatial distribution of HMOs in the borough and levels of deprivation, overcrowding and income, as well as household types and house prices.

4.66. As shown in figure 2, the distribution of HMOs of in the borough is spread across many areas, and higher proportions are present within and around inner Oldham and along the A62, especially within the Failsworth area.

4.67. Areas of high deprivation and overcrowding follow a similar pattern and are especially prevalent within and around inner Oldham. As such, it is important to ensure that HMOs are appropriately located and designed, with appropriate room sizes, and considering amenity, so as to not perpetuate issues of deprivation and overcrowding, especially within areas which are already experiencing these issues.

4.68. Perhaps more pronounced are the similarities in the distribution of HMOs and lower income households. Given that HMOs can be an important source of housing, particularly for lower income households, it is therefore expected that HMOs would operate within lower income areas (this is also where house prices tend to be lower (see figure 6)).

4.69. There are also similarities in the distribution of HMOs and the spread of single person and pre-family couple's household types, particularly within Failsworth. HMOs can be an important source of housing for younger and single person households. However, over concentrations within defined areas can be detrimental to local character and amenity. It is also important to ensure a mix of house types in areas, to promote housing choice and community cohesion. As such, HMOs should be appropriately located, considering the proliferation of uses within a defined area.

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Figure 8: Data maps for comparison (combining figure 2, 3, 4, 5, 6 and 7)

Figure 2: Heat map showing spatial distribution of HMOs in Oldham

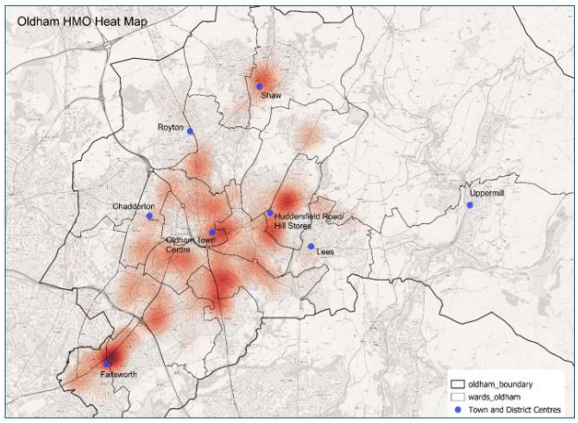
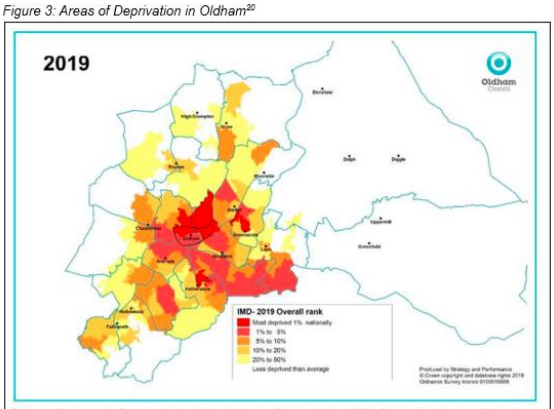
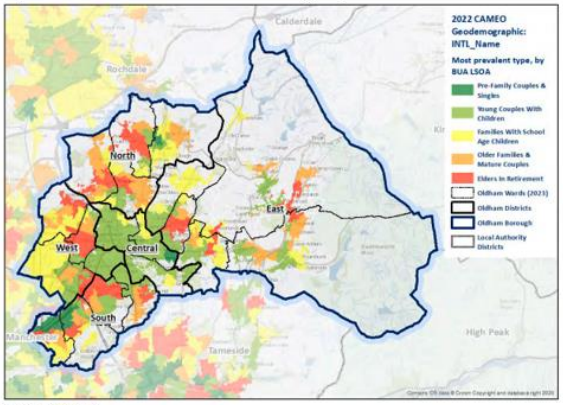


Figure 3: Areas of Deprivation in Oldham[20]



Source: Department for Levelling up, Housing and Communities (2021-Present), Ministry of Housing, Communities and Local Government (2018-2021), Department for Communities and Local Government (2006-2018), English indices of deprivation

Figure 4: *Household characteristics: Household Type by LSOA*[21]



Source: CAMEO UK

Figure 5: Overcrowded Households in Oldham (2021 Census)[25]

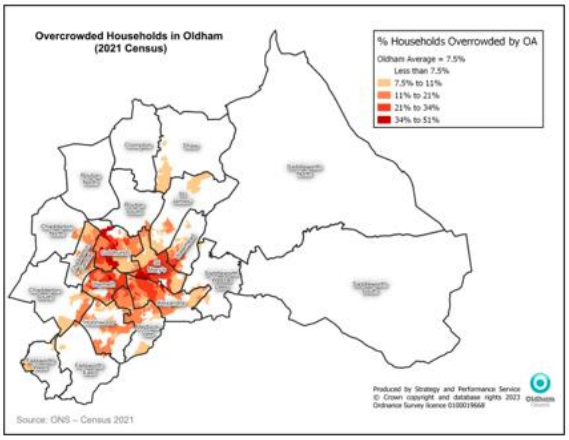
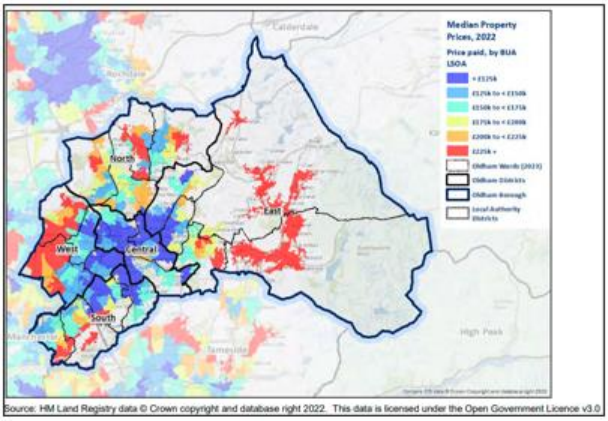
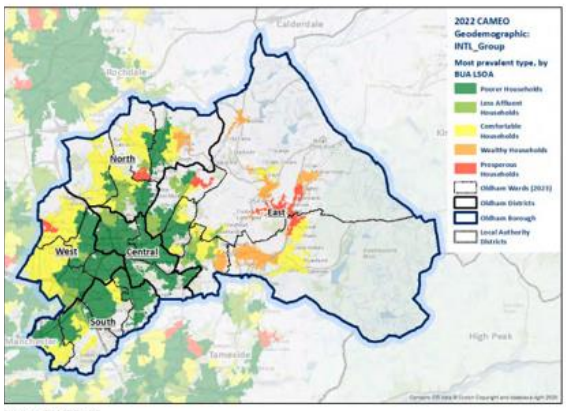


Figure 6: Median House Prices in Oldham[31]



Source: HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0

Figure 7: Household characteristics: Income Type by LSOA[32]



Source: CAMEO UK

Impact on local communities

4.70. Where applications come through the planning system for HMO development, they often receive negative representations from local residents and councillors. Of the existing HMOs in the borough which have planning permission, there are several issues raised as part of the application consultation, including:

- Inadequate car parking provision/ impact on existing provision;
- Increased traffic;
- Limited access/ impact on highway safety;
- Proliferation and concentration within a defined area;
- Loss of a family home;
- Amenity – including noise, disturbance, waste disposal/ storage, pests loss of privacy;
- Size of accommodation – inadequate facilities, outdoor space, overcrowding;
- Fire safety;
- Management of accommodation/ shared facilities;
- Impact on character of an area;
- Impact on a conservation area;
- Unsustainable development;
- Social concerns/ community cohesion issues;
- Anti-social behaviou and, crime;
- Impact on viability of neighbouring uses;
- Impact on value of existing homes;
- Strain on local services/ facilities; and
- Inappropriate location owing to neighbouring uses.

4.71. Complaints which have come through environmental health relating to HMOs often cite the following concerns[33]:

- The HMO is unregistered/ unlicensed;
- The HMO does not have planning permission or approval for associated building works;
- There are not adequate bins provided for the number of occupiers;
- The state and condition of the property; and

[33] An analysis of complaints which mention HMOs over a 12-month period (2022-2023) has been undertaken. Future monitoring will continue in this area to monitor the impact of HMOs on local communities.

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- Fire safety regulation.

4.72. A recent motion[34] to Oldham Council regarding HMOs also cites several concerns, including that HMOs provide 'substandard and unsafe accommodation'. The motion goes onto state that the introduction of an Article 4 Direction will ensure transparency, giving communities the opportunity to have a say and raise their concerns, in line with the Council's values as a resident focused council.

4.73. In some cases, it can be difficult to ascertain the actual level of negative impact of HMOs on communities, particularly in terms of amenity and local character, compared to other types of housing. However, the proliferation of any use, particularly those which introduce increased numbers of occupiers such as HMOs, should be carefully monitored and considered.

4.74. Furthermore, as it can be difficult to monitor the number of smaller HMOs, which do not currently come through planning or licensing systems, the true impact of HMOs on local communities may be hidden, particularly as there is no forum (like a planning application consultation) to express concern or raise issues.

5. Summary of Evidence

5.1. This paper has set out the background and evidence base for the introduction of an Article 4 Direction to remove the permitted development right for the change of use from dwelling houses (Use Class C3) to HMOs for up to six residents (Use Class C4).

5.2. As set out in the section above, there are approximately 384 HMOs identified in Oldham, as of July 2025. This represents 0.38% of the borough's total dwelling stock and is considerably higher than the national average of 0.07%. The actual number of operating HMOs may well be higher, as the number of smaller HMOs, i.e. those for 3 and 4 people, are difficult to accurately monitor.

5.3. There has been a consistent increase in the number of HMOs in the borough over a five-year period with 306 HMOs identified in 2020 and 269 identified in 2023.

5.4. Analysis of the spatial distribution of HMOs (figure 2) shows that HMOs are spread across many areas of the borough. There are clusters located within and around inner Oldham, along key transport routes i.e. the A62 and Ashton Road, and within and around several district centres.

5.5. Oldham has several demographic and housing issues. Parts of Oldham, particularly within and around inner Oldham, have high levels of deprivation and lower levels of income. There are also issues of overcrowding within some areas of the borough. This is compounded by Oldham's housing stock with is generally smaller than other boroughs (both within Greater Manchester and nationally) and is largely made up of terraced houses. There are also issues of disrepair and poor conditions within the borough's housing stock.

[34] Oldham Council Motion (16 July 2025) – item 10, available to view at: Oldham Council

5.6. There has been an increase in the private-rented sector (HMOs are often privately rented), which evidence highlights is both due to private renting being an active choice for renters, but also a necessity for would-be homeowners who struggle to enter the property ownership market. Notably, private renting is becoming increasingly unaffordable for some households in the borough, including key workers and those on lower incomes.

5.7. Oldham has lower than average house prices, yet the need for affordable housing is increasing in the borough. There are particular disparities in the affordability of housing in parts of the borough to meet local housing needs. There is a need for affordable family housing, as well as affordable housing for single people and key workers.

5.8. There are several concerns raised by local communities and council members on the proliferation, location, quality and management of HMOs in the borough, and the impact they may be having on local character, communities and amenity.

5.9. Whilst HMOs are spread across many areas, there is evidence that clusters of HMOs are present in the borough, and many of the areas with high numbers of HMOs, also correlate with areas experiencing issues such as deprivation and overcrowding. The proliferation of any use, particularly those which introduce increased numbers of occupiers such as HMOs, should be carefully monitored and considered.

5.10. Given the evidence set out in this paper, is it considered that a borough-wide Article 4 Direction can be justified. The Article 4 Direction will require conversions of dwellings to small HMOs (C4 use) to first apply for planning permission for the change of use. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of small HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission, and in doing so we are able to influence the quality of the HMO through the planning process.

5.11. It is considered that this increased control will help to reduce the housing issues being experienced within the borough yet will still ensuring that HMOs which are of a high quality and appropriate for users, are available to those who need them. Recognising that HMOs are a key source of housing for those on lower incomes, single family households, younger people and students and key workers.

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Oldham Metropolitan Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Public Notice

Notice of Confirmation of Non-immediate Article 4 Direction made under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015

Having taken account of representations received pursuant to Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order"), on 15 December 2025 Oldham Metropolitan Borough Council confirmed with effect from 1 January 2026 the Non-Immediate Article 4(1) Direction made on 22 September 2025 under Article 4(1) of the 2015 Order.

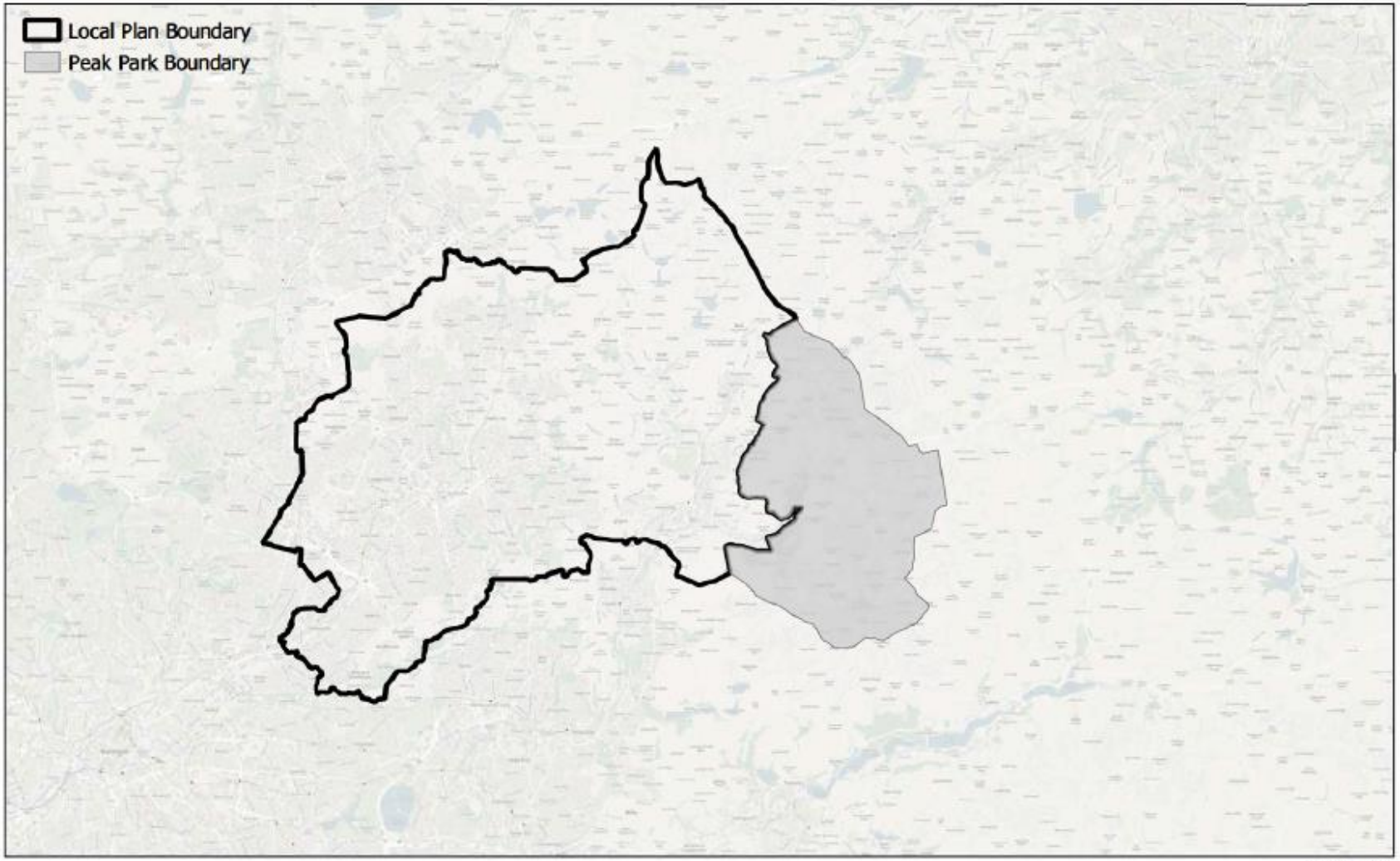
The Article 4(1) Direction relates to development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of Part C of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) ("the 1987 Order") to a use falling within Class C4 (houses in multiple occupation) of Part C of Schedule 1 of the 1987 Order, being development comprised within Class L (small HMOs to dwellinghouses and vice versa) of Part 3 (Changes of use) of Schedule 2 to the 2015 Order and not being development comprised within any other Class within the Borough of Oldham and **removes permitted development rights for this type of development from 1 January 2026.**

Planning permission will therefore be required for change of use from Class C3 to Class C4 once the Article 4(1) Direction is in force in the Borough of Oldham. The Article 4(1) Direction applies to the area outline in black on the attached plan. For the avoidance of doubt this covers the whole of the Borough of Oldham (except that part which falls within the Peak District National Park).

A copy of the Article 4(1) Direction and a plan showing the area to which it relates may be inspected at the following:

- Oldham Council, First Floor Reception, Spindles Shopping Centre, Oldham, OL1 1LA
- The Oldham Council website at https://www.oldham.gov.uk/info/200199/planning_and_building

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Oldham Council
Spindles Shopping Centre
West Street
Oldham
OL1 1LF

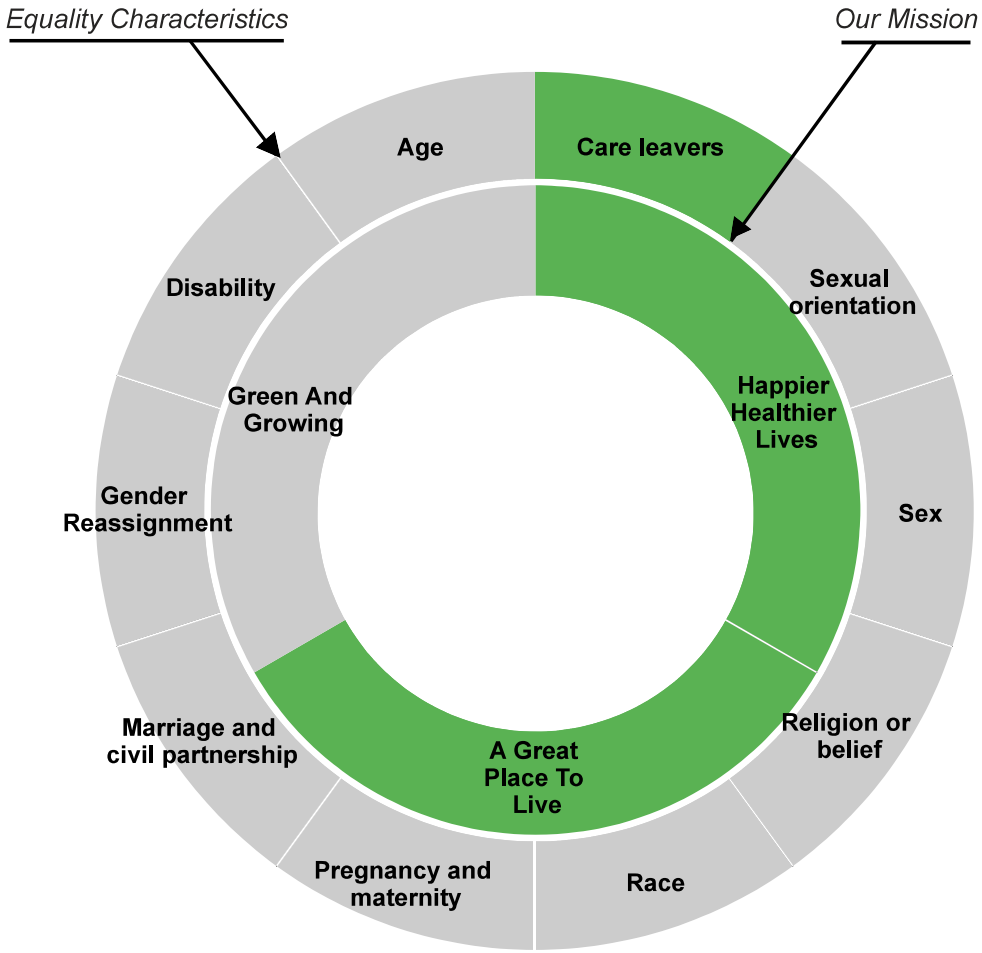
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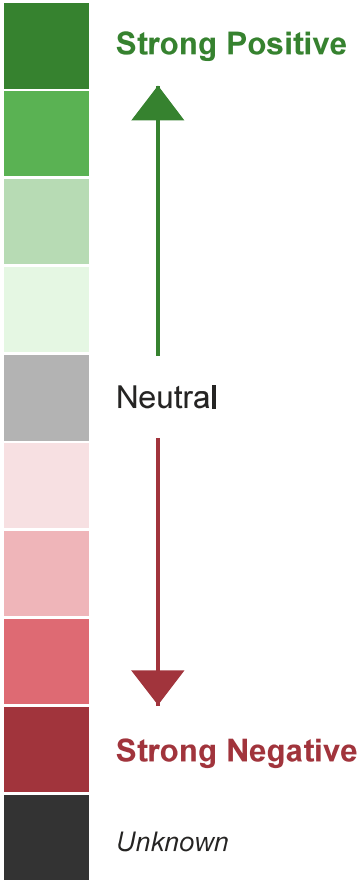
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Article 4 Direction for Houses in Multiple Occupation

completed/last updated by Lauren Hargreaves on 12/11/2025

Portfolio	**Decent Homes**
Directorate	**Place**
Service/Team	**Economy**
Is this IA related to a Budget Reduction proposal?	**No**





Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Age	Neutral	Very Likely	Long Term	0	
Disability	Neutral	Very Likely	Long Term	0	
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Care leavers	Moderate Positive	Very Likely	Long Term	4	Houses of Mulitple Occupation can provide an affordable housing option for single person households such as care leavers. A borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
Green And Growing	Neutral	Very Likely	Long Term	0	
A Great Place To Live	Moderate Positive	Very Likely	Long Term	4	Houses of Mulitple Occupation can provide an affordable housing option for single person households. A borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.
Happier Healthier Lives	Moderate Positive	Very Likely	Long Term	4	Houses of Mulitple Occupation can provide an affordable housing option for single person households. A borough-wide Article 4 Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity.

Negative Impacts

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to mitigate the potential negative impacts?	Action(s)	Owner(s)	Timescale(s)	If the negative impacts can't be mitigated, why should the project/decision proceed?

Strong Positive Impacts that are Possible

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to increase the likelihood that positive impacts are realised?	Action(s)	Owner(s)	Timescale(s)

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Report to CABINET

Extension of a Section 75 agreement with NCA

Portfolio Holder:
Councillor Barbara Brownridge, Cabinet Member for Adults, Health and Wellbeing

Officer Contact: Mike Barker – Executive Director for Health and Social Care
Report Author: Anna Tebay, Head of Service Public Health

Cabinet - 15th December 2025

Reason for Decision

To approve the extension of a section 75 agreement with the Northern Care Alliance NHS Foundation Trust, to deliver the clinical elements of the integrated children's and families' service.

Recommendations

Cabinet is asked to consider and agree:

a) the extension of the section 75 partnership agreement with the Northern Care Alliance NHS Foundation Trust to deliver the clinical elements of the integrated children's and families service for a period of 2 years with an option to extend by a further 1 year.

b) to delegate authority to the Director of Public Health, in consultation with the relevant Cabinet Member, to approve any future extensions to the Section 75 agreement where there is budget available.

c) to delegate authority to the relevant officers to negotiate and execute any revisions of the Section 75 agreement.

d) to delegate authority to the relevant officers to harmonize the 0-19 specification with Bury and Rochdale to allow for greater consistency, whilst ensuring that an appropriate locality schedule reflects the current delivery model in Oldham.

Extension of a Section 75 agreement with NCA

1 **Background**

1.1 Oldham Council and the Northern Care Alliance NHS Foundation Trust (NCA) have an established working arrangement to deliver integrated children and family services under a Section 75 agreement. This agreement has been in place since 1st April 2022 and is set to run until 31st March 2026. All elements of the integrated children's and families service are funded through the Public Health settlement.

2 **Current Position**

2.1 Cabinet approval was sought and gained in March 2021 to develop a shared delivery model with our local NHS partner, aligned to the longer-term strategic drive to further integrate services and family support within local education, health and care systems. The aim was to "Ensure the right care and support in the right place by the right person at the right time as close to home as possible". The partnership was designed to draw on the strengths of each of the partners - NHS for clinical elements of the service, and Council with connections with local communities.

2.2 The partnership was formally established on the 1st of April 2022 between the NCA and Oldham Council through a Section 75 agreement to jointly deliver the Public Health mandated functions through the 0-19 service.

2.3 As part of a recent redesign, the service has been rebranded as Oldham Integrated Children's and Families service. This service is jointly delivered as a place-based model between the NCA and Oldham Council Children's services which operates out of Family Hubs. The integrated service under common management includes:

- Health Visiting Service
- Family Hubs Core Offer
- Early learning offer
- Early years SEND support
- Targeted team – providing more intensive support
- Oral Health Improvement 0-5 year olds
- School Nursing Service

2.4 The Public Health settlement covers the financial cost of this mandated service in full, including NCA, Oldham Council Children's Service and the family hubs buildings.

2.5 The Local Authority has a responsibility to commission public health services for children and young people aged 0-19 including the Healthy Child Programme. This is delivered through Oldham's integrated children's and families service, including universal health visitor reviews at key milestones – new birth visit, 6-8 week review, one year review and the two to two and a half year review. In addition to this, the Local Authority is expected to commission school nursing, National Child Measurement programme (NCMP), plus targeted support.

2.6 The NCA currently provide 0-19 services to Bury, Rochdale and Oldham through three separate approaches. Although all areas are operating through a different delivery model

and under different contractual arrangements, there has been an ask from the provider to work towards a harmonized specification, with locality schedules to outline the local variation. The intention is to help streamline NCA oversight processes, have greater consistency within the north east arc of Greater Manchester, and to agree a standardised performance framework across all three localities. As all areas are broadly working to deliver the mandated and nationally prescribed Healthy Child Programme – this is considered achievable. Oldham's schedule of delivery will reflect our nuanced approach to deliver through an integrated approach in partnership with the Local Authority, and any additionality.

2.7 A Section 75 Partnership Agreement is a legal mechanism used to deliver integrated services to deliver more efficient and coordinated care. The section 75 agreement completes between Oldham Council and the Northern Care Alliance on the 31st March 2026. The partnership is considered to be effective, and both Oldham Council and NCA are pursuing their respective governance routes to extend this provision.

2.8 This paper seeks approval to extend the Section 75 agreement for an initial 2 year period (1st April until 31st March 2028), with an option to extend by a further 1 years (until 31st March 2029), where both parties agree, and financial provision is available.

2.9 To monitor staffing levels and service delivery, the partners meet on a monthly basis through the governance oversight group.

3 Options/Alternative

3.1 **Option 1** – To extend the section 75 partnership agreement with the NCA for the delivery of the integrated children's and families service.

Pros – the partnership already exists, the staffing model is stable, and this requires minimal Council capacity to enact this option

Cons – this doesn't provide any option to test the market

3.2 **Option 2** – Do not continue with a mandated Public Health function of the Healthy Child program

Pros – There will not be a cost to the Council for this option.

Cons – This option leaves the children and families of Oldham in a vulnerable situation with the absence of health visitors, school nurses or targeted team for complex families. Not for filling a mandated function leaves the Council open to legal, financial and reputational risk.

3.2 **Option 3** – To go out to the market and procure a service

Pros – It may be possible to find a more advantageous provider.

Cons – This would be more disruption for staff working within this service, that have already been restructured, and residents would experience likely service disruption. There is a risk that due to the limited market in children community services, that a full procurement exercise would be completed and no contract awarded – this would leave the Council in a difficult position, and residents with no child assessments of child health, growth or development.

4 Preferred Option

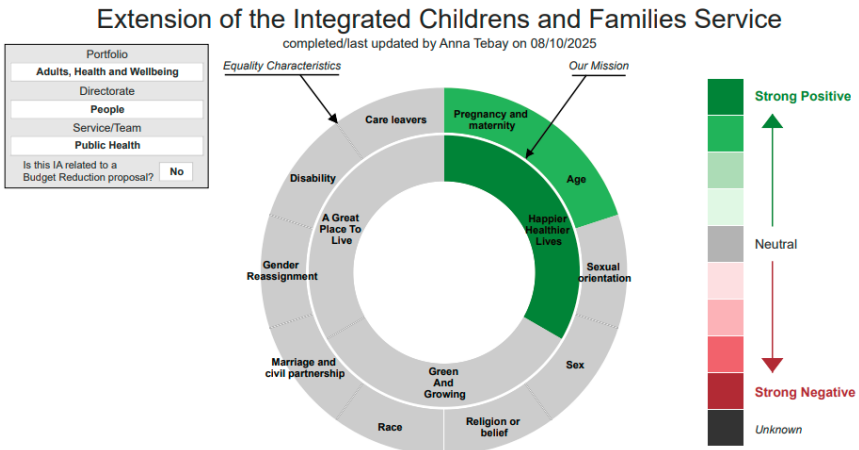
3.3 4.1 Option 1 is preferred - To extend the section 75 partnership agreement with the NCA for the delivery of the integrated children's and families service.

5 **Consultation**

Regular dialogue has taken place between NCA, and localities where they provide children's community services including Oldham, Rochdale, Bury and Salford. Contract completion dates all align for these services, and there is consideration for a harmonized approach moving forward to deliver a consistency across the areas.

6. Equality Impact, including implications for Children and Young People Co-operative Implications

6.1 The impact assessment represents the impact of the recommended option (Option 1).



7. Key Decision

7.1 Yes

8. Key Decision Reference

8.1 HSC-14-25

9. Background Papers

9.1 None

Report to CABINET

Property Planned and Preventative Maintenance Contracts

Portfolio Holder: Cllr Arooj Shah, Leader of Oldham Council & Cabinet Member for Growth

Officer Contact: Emma Barton, Deputy Chief Executive - Place

Report Author: John Winterbottom – Divisional Manager (Property)

Cabinet - 15th December 2025

Reason for Decision

This report requests approval to establish new contracts to deliver and facilitate various Planned and Preventative Maintenance requirements. The previous framework (Construction and Highways Works & Services Framework) ended in October 2024.

Executive Summary

A review of the delivery of the Construction and Highways Works & Services Framework has identified that new agreements need to be established.

The proposal is to establish a mix of new contracts that are required to cover the Council's Planned and Preventative Maintenance requirements. The Council needs to ensure that all procurement activity is compliant with Oldham Council Contract Procedure Rules and the Procurement Act 2023.

Recommendations

That Cabinet approval is given to establish new contracts.

Property Planned and Preventative Maintenance Contracts

1 Background

1.1 The previous Oldham Council Term Frameworks ended in October 2024. The Council needs to ensure all procurement activity is fully compliant with Oldham Council Contract Procedure Rules and the Procurement Act 2023.

1.2 This paper sets out the requirement to establish new contracts.

2 Current Position

2.1 The value of the new contracts is estimated to be circa £26,910,000 - £36,000,000 over the full term of all agreements, as broken down below. The estimated values of the requirements below also include allowances for schools spend, which comes out of their budgets and not from Council funds, though they have to be factored into the Contract value to satisfy procurement rules. These new contracts will be acquired in compliance with the Councils Contract Procurement Rules and the Procurement Act 2023.

2.2 As a co-operative council, Oldham will ensure a fair and open process that delivers high performance. The contracts will be acquired by either publishing a tender or via an existing, non-Oldham framework. Selection criteria will be a combination of Qualitive (ability, experience, capability and health & safety considerations), Commercial and Social Values offers.

3 Options/Alternatives

3.1 There are two options available:

3.2 **Option 1** - To approve the report and allow Oldham Council Procurement to establish new contracts to cover all Property related Planned and Preventative Maintenance. This will ensure that delivery complies with Oldham Council Contract Procedure Rules and the Procurement Act 2023, whilst also delivering the best value for money.

The following requirements have been identified as needed to maintain Oldham Council properties (and Schools) to a safe and acceptable standard. At this time, for most of the requirements, the final decisions regarding whether they will be openly advertised, acquired via a call-off from an existing, non-Oldham framework, or whether they will be individual contracts or frameworks has not been decided. These decisions will be fact based and will be the outcome of individual procurement strategies that will be completed for each requirement.

All values below are excluding VAT. Values do not guarantee actual spend.

Requirement	Historical Annual Spend (Oldham only)	Anticipated full term value including schools spend	Proposed length of new agreement with extensions
Electrical Testing, Servicing and Maintenance	£300,000	£2,100,000 - £2,800,000	7 Years (4 + 3 yrs)
Gas Inspections, Servicing and Maintenance	£300,000	£2,100,000 - £2,800,000	7 Years (4 + 3 yrs)
Fire extinguishers and signage	£80,000	£560,000 - £800,000	7 Years (4 + 3 yrs)
Fire Alarm System. Testing, maintenance and repair	£150,000	£1,050,000 - £1,500,000	7 Years (4 + 3 yrs)
Asbestos. Removal and remediation	£300,000	£1,800,000 - £2,500,000	6 Years (3 + 3 yrs)
Legionella/Water Hygiene Risk Assessments	£50,000	£300,000 - £400,000	6 Years (3 + 3 yrs)
Legionella & Water Quality Monitoring and Maintenance	£100,000	£600,000 - £800,000	6 Years (3 + 3 yrs)
Minor Works	£800,000	£6,400,000 - £8,500,000	8 Years
Building Energy Management System (BMS)	£125,000	£1,050,000 - £1,500,000	7 Years (4 + 3 yrs)
Heating Appliances maintenance	£200,000	£1,400,000 - £2,000,000	7 Years (4 + 3 yrs)
Heating and Ventilation (HVAC)	£300,000	£2,100,000 - £2,800,000	5 Years (3 + 2 yrs)
Mechanical Engineering (consequential)	£200,000	£1,500,000 - £2,500,000	8 Years (4 + 4 yrs)
Roller Shutter servicing & repairs	£150,000	£800,000 - £1,100,000	6 Years (3 + 3 yrs)
Catering equipment Supply and maintenance	£100,000	£500,000 - £700,000	6 Years (3 + 3 yrs)

Lifts, hoists and beds. Servicing & maintenance	£150,000	£1,500,000 - £2,000,000	9 Years (5 + 4 yrs)
Security Systems. Servicing, maintenance and repairs.	£50,000	£200,000 - £300,000	4 Years
Intruder Alarm servicing & repair	£100,000	£200,000 - £300,000	2 Years
Fire suppression systems.	£20,000	£100,000 – £200,000	6 Years (3 + 3 yrs)
Fire Risk Assessments	£75,000	£450,000 - £600,000	6 Years (3 + 3 yrs)
Demolition and Land Preparation	£200,000	£1,500,000 - £2,000,000	6 Years (3 + 3 yrs)
Landscaping	£125,000	£500,000 - £700,000	4 Years
Roofing Repairs	£50,000	£200,000 - £300,000	4 Years

3.3 **Option 2** – Not to approve the report, which is not considered viable, as the consequence of this will leave the Council in breach of Oldham Council Contract Procedure Rules, unless each scheme is individually quoted or tendered for, which is considered an inefficient procurement method, and would not provide best value.

4 Preferred Option

4.1 **Option 1** – To approve the report and allow Oldham Council Procurement to establish new frameworks and contracts to cover required maintenance and repairs. This will ensure that delivery complies with Oldham Council Contract Procedure Rules and the Procurement Act 2023, whilst also delivering the best value for money

5 Consultation

5.1 N/A

6 Financial Implications

6.1 The award of 22 individual planned and preventative maintenance contracts, on a call off basis, will allow the Council increased certainty of costs and greater control over the quality of the works produced.

6.2 Currently works are ordered on an ad-hoc basis due to the lack of a compliant framework. The award of the 22 planned and preventative maintenance contracts will provide a price and performance structure to all future orders.

6.3 Planned and preventative maintenance costs will be funded from the relevant Council or School, capital or revenue budget.

6.4 There are no direct financial implications of setting up the new frameworks and contracts. However, the use of the frameworks should ensure that the Council complies with the Contract Procedure rules, and that the council receives value for money when procuring preventative maintenance contracts.

(John Hoskins)

7 Legal Implications

7.1 The Council has the legal power to procure and enter into contracts for the delivery of planned and preventative maintenance services. The proposals set out in this report are capable of being delivered lawfully, provided that each procurement exercise is carried out in accordance with the Procurement Act 2023 and the Council's Contract Procedure Rules.

For each requirement, the procurement strategy will need to set out the proposed route to market, the estimated contract value (including any schools' spend), and the intended contract duration. Procurement will be responsible for developing and evidencing these matters as part of the individual strategies and associated governance.

Legal Services will review and advise on the contractual documentation once the procurement route and structure have been confirmed, to ensure that appropriate contractual terms and statutory obligations are addressed. Subject to compliance with these processes, there are no objections to the recommendations contained in this report.

Sukie Kaur - Solicitor

8 Procurement Comments

8.1 For each requirement, a procurement strategy will be written and agreed between the contract managers and the procurement category manager. All procurement strategies will be authorised by the head of the department as well as the head of procurement. The procurement strategy may change some minor aspects of this DDR, such as route to market or whether the requirement should be for a framework or contract, as well as the term of the agreement. This work is already underway with some strategies already completed.

Each procurement will be fully supported by procurement to ensure a fully compliant process is undertaken and that the Council obtains value for money.

Each procurement will maximise the potential to obtain the best level of Social Value outcomes based on the contract/framework requirements. E.G. services-based contracts will focus on people, quality of life, people's health and wellbeing plus the environment.

Procurement is keen to ensure that some 20 plus contracts do not all end at one time and will stagger the start and end dates of many of the new agreements.

The values listed in the table are for procurement purposes and will set out contract/framework value ranges and is not a defined amount of contract obligation.

It is anticipated that it will take in the region of 10 – 14 months to acquire new agreements for all of the previous framework Lots and work will be prioritised by value and risk to the Council, ensuring high value and greater risk contracts are dealt with as early as possible.

Rod Walters – Senior Category Manager

9 **Equality Impact, including implications for Children and Young People**
9.1 Yes

10 **Key Decision Reference**
10.1 Yes

11 **Key Decision Reference**
11.1 ESR-01-25

12 Background Papers
12.1 N/A

13 **Appendices**
13.1 Appendix 1 – Equality Impact Assessment Property PPM Contracts

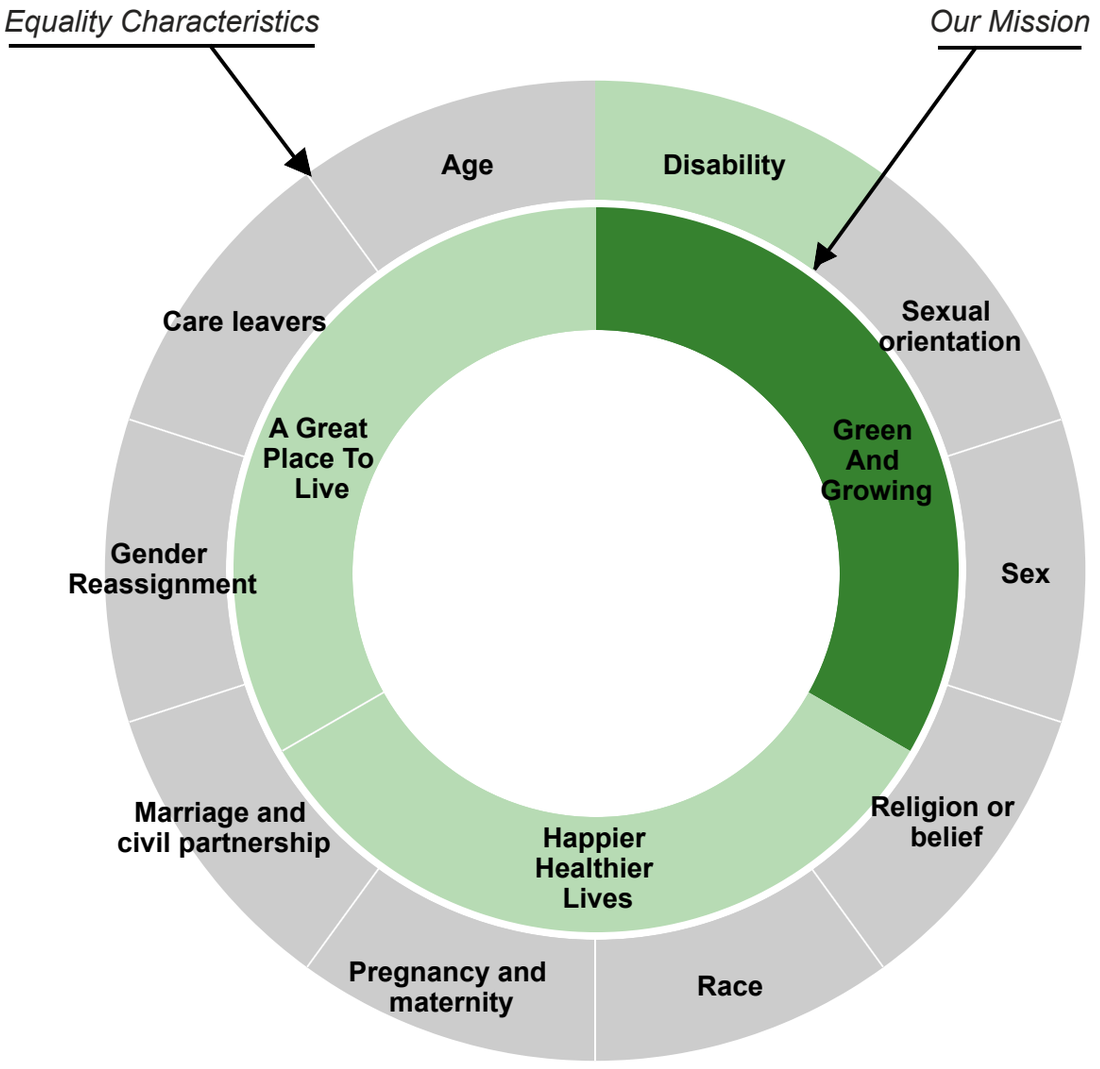


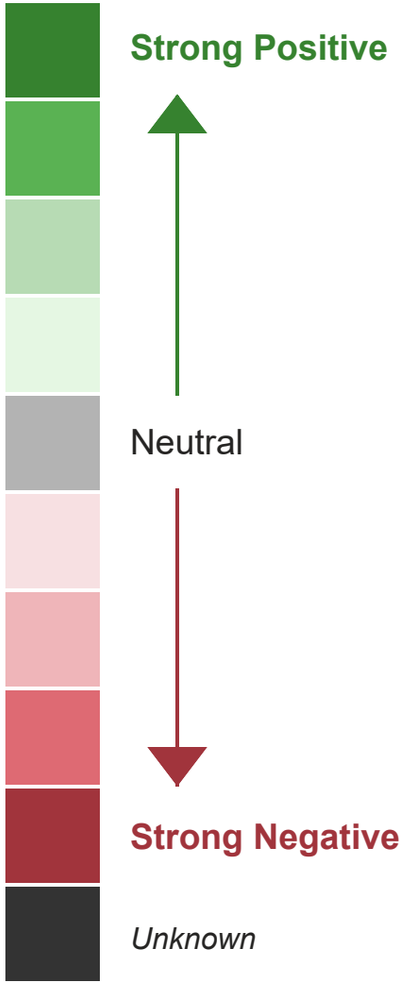
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Property PPM Contracts/Frameworks

completed/last updated by John Winterbottom on 05/11/2025

Portfolio	**Building a Better Oldham**
Directorate	**Place**
Service/Team	**Economy**
Is this IA related to a Budget Reduction proposal?	**No**





Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Age	Neutral	Possible	Long Term	0	
Care leavers	Neutral	Possible	Long Term	0	
Gender Reassignment	Neutral	Possible	Long Term	0	
Marriage and civil partnership	Neutral	Possible	Long Term	0	
Pregnancy and maternity	Neutral	Possible	Long Term	0	
Race	Neutral	Possible	Long Term	0	
Religion or belief	Neutral	Possible	Long Term	0	
Sex	Neutral	Possible	Long Term	0	
Sexual orientation	Neutral	Possible	Long Term	0	
Disability	Moderate Positive	Possible	Long Term	2	Property repairs will likely assist the less abled.

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
A Great Place To Live	Moderate Positive	Possible	Long Term	2	Future awarded contracts will potentially improve properties and assets in Oldham to keep them in good repair.
Happier Healthier Lives	Moderate Positive	Possible	Long Term	2	Future awarded contracts will likely create opportunities for employment and trade apprenticeships.
Green And Growing	Strong Positive	Very Likely	Long Term	8	Procurement exercise will create opportunities for local business to win long term contracts with Oldham Council.

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Report to CABINET

Get Oldham Working's Digital Innovation Fund

Portfolio Holder:
Councillor Fida Hussain, Cabinet member for Business Enterprise and Employment
Officer Contact: Matthew Bulmer, Director of Education, Skills and Early Years
Report Author: Jonathan Phillips, Head of Service, Get Oldham Working
Email: Jonathan.phillips@oldham.gov.uk

15th December 2025

Reason for Decision
To seek approval for Oldham Council to formally accept £266,084 awarded by the Department for Science, Innovation and Technology (DSIT) under the Digital Inclusion Innovation Fund, enabling the delivery of the Oldham Digital Futures: Scaling Skills, Access, and Opportunity project.
This funding must be fully spent and delivery completed by 31 March 2026, and operates on a payment-by-results and milestone-based schedule, requiring Cabinet approval due to the financial and operational implications.
The delivery window is extremely limited — from November 2025 to 31 March 2026 — meaning only 5 months to fully deliver all funded activity.
The funding is payment-by-results, requiring GOW to deliver at risk ahead of receiving the final tranche of grant payment.

Executive Summary
Oldham Council has been successful in securing £266,084 through the national Digital Inclusion Innovation Fund. This short-term, high-impact funding enables GOW and partners to deliver a programme addressing digital exclusion across Oldham, including:

- Establishing two fixed digital hubs
- Creating a mobile digital hub for neighbourhood outreach
- Delivering 150 digital inclusion workshops
- Recruiting and training 30 Digital Champions

- Distributing 300+ devices to digitally excluded residents

The delivery window is extremely limited — from November 2025 to 31 March 2026 — meaning only 5 months to fully deliver all funded activity.
The funding is payment-by-results, requiring GOW to deliver at risk ahead of receiving the final tranche of grant payment.

Despite the tight delivery schedule, this presents a major opportunity to:

- Equip residents with essential digital skills
- Reduce device and data poverty
- Improve access to online public services
- Support people closer to the job market
- Build a longer-term digital inclusion offer for Oldham

Recommendations:
That the Cabinet:

1. Approves acceptance of the £266,084 DSIT Digital Inclusion Innovation Fund award.
2. Approves GOW to deliver the “Oldham Digital Futures” project within DSIT conditions, including the requirement for delivery by 31 March 2026.
3. Notes the payment-by-results nature of the grant and the requirement for GOW to deliver at risk until DSIT milestone payments are released.
4. Delegates authority to the Head of service at GOW to manage delivery, reporting, and compliance with DSIT conditions.
5. Notes the short timeframe and endorse accelerated recruitment, procurement, and neighbourhood engagement to enable delivery.

GOW's Digital Innovation Fund

1 Background

1.1 DSIT launched the Digital Inclusion Innovation Fund to support local authorities in delivering innovative, high-impact digital inclusion interventions. Oldham Council submitted a bid led by Get Oldham Working (GOW) and has been successful in securing **£266,084**.

1.2 The project directly addresses digital exclusion in Oldham, where poverty, low skills, disability, and lack of equipment are significant barriers to employment, health access, and participation in public services.

1.3 The Memorandum of Understanding (MoU) between DSIT and Oldham Council sets clear conditions, including:

- Delivery and full spend must be completed by 31 March 2026
- The project runs on a payment-by-results / milestone-based model
- The Council must maintain monitoring, evaluation, and data return requirements
- Activity must focus on residents who are digitally excluded

1.4 The funding aligns with the Corporate Plan priorities around **Thriving Communities**, **Better Jobs**, **Reducing Inequalities**, and **Improving Access to Services**. It also supports neighbourhood delivery, community cohesion, prevention, and economic development outcomes.

2 Current Position

2.1 The Department for Science, Innovation and Technology (DSIT) has confirmed the award of £266,084 to Oldham Council. However, the funding must be **fully spent and all activity delivered by 31 March 2026**, leaving a very short delivery window of approximately **five months**.

2.2 Due to the tight timescales and payment-by-results structure of the grant, **Get Oldham Working (GOW) has already begun early mobilisation and is delivering key preparatory activity at risk**, ahead of formal acceptance by Cabinet. This approach is necessary to ensure the project achieves its milestones and remains compliant with DSIT deadlines.

2.3 At-risk activity already underway includes:

- Early recruitment preparations for the Project Coordinator and Technical Lead
- Soft procurement preparation for devices, Wi-Fi dongles, and hub equipment
- Engagement with neighbourhood teams and partners (Inclusive Bytes, Libraries, Lifelong Learning, Oldham College)
- Development of workshop materials and delivery model
- Identification of locations for both fixed digital hubs and the mobile hub
- Initial local promotion planning

2.4 GOW's proactive early mobilisation is essential to meeting the project's **ambitious targets** within the constrained timescale, including the establishment of digital hubs, delivery of 150 workshops, recruitment of 30 Digital Champions, and distribution of 300+ devices.

2.5 Formal Cabinet approval is required to proceed with full delivery, establish the dedicated cost centre, and ensure governance, compliance and financial controls are in place for the remainder of the grant period.

3 Options/Alternatives

3.1 Option 1: Accept the Funding (Recommended)

Advantages:

- Enables 500+ residents to access digital training, equipment, and support
- Tackles device and data poverty
- Moves residents closer to employment
- Supports children, older people, disabled residents, and low-income families
- Strengthens Oldham's digital ecosystem and neighbourhood offer
- Aligns with GM and national priorities

Disadvantages:

- Short five-month delivery timeline
- GOW must deliver at risk under the payment-by-results structure
- Requires intensive mobilisation and governance

3.2 Option 2: Do Not Accept the Funding

Advantages:

- Avoids delivery risk

Disadvantages:

- Loss of £266,084 investment into Oldham
- Residents lose access to 300 devices and 150 workshops
- Reduced ability to tackle digital poverty
- Missed opportunity to scale proven local practice

4 Preferred Option

4.1 **Option 1 is recommended** — accepting the funding maximises benefit for residents and strengthens Oldham's position as a GM leader in digital inclusion. The short delivery period is challenging, but achievable with accelerated mobilisation and strong governance.

5 Consultation

5.1 Consultation has taken place with:

- Get Oldham Working
- The Director of Digital transformation
- AD for customer Experience
- Oldham Libraries Service
- Inclusive Bytes
- Lifelong Learning and Oldham College
- Finance and Procurement (initial scoping)

All parties support accepting the funding.

6 **Financial Implications**

6.1 Approval is sought to accept a Digital Innovation Fund grant of up to £266,084 from the Department for Science, Innovation and Technology (DSIT). This funding will enable delivery of high-impact digital inclusion initiatives across the local authority between November 2025 to March 2026.

6.2 The spend as per the grant application will be as follows:

Category	**Cost**
Trainer (x 2) delivering 150 workshops, one-to-ones, volunteer training	£43,570
300 Devices & Connectivity laptops/tablets at £250 each plus data packages	£90,000
Portable Hub Setup portable equipment, screens, carry cases, Wi-Fi dongles	£24,000
Hub Equipment & Refurbishment for 2 fixed hubs (desks, chairs, storage, printers)	£28,000
Training Materials & Software licenses, curriculum resources, e-learning	£5,000
Trainer travel Taxi fares for transporting equipment and trainer to outreach venues	£800
Training Licences, courses for volunteers and ongoing support	£60,000
ICT data capture, case studies, final impact report	£1,000
Marketing social media, leaflets, targeted engagement campaigns	£5,000
Overheads	£8,714
Total Project Cost	**£266,084**

6.3 Grant payments will be released in arrears based on a payment by results/ milestone basis, in line with the terms set out in the Memorandum of Understanding (MoU). The project must be completed and the funding fully utilised by 31 March 2026. A dedicated cost centre will be established to manage all expenditure, enabling robust financial control and compliance with DSIT reporting requirements

6.4 As outlined in section 2.3, the service has already begun early mobilisation and is delivering key preparatory activity at risk, ahead of formal acceptance by Cabinet, this approach is necessary to ensure the project achieves its milestones and remains compliant with DSIT deadlines.

6.5 Clearly there is risk in the pre-approval mobilisation, ‘payment by results’ as the project progresses and the very clear requirement to have completed the project and fully utilised the funding by 31 March 2026. The Service acknowledges that the short delivery period is challenging, but is of the opinion that it is achievable with accelerated mobilisation and strong governance, backed up with the experience of having delivered projects with the same funding and delivery requirements.

Catherine Dunkerley - Accountant

7 **Legal Implications**

7.1

The Memorandum of Understanding (MoU) issued by DSIT is non-binding, however it sets out conditions the Council must comply with, including the requirement for full spend and delivery by 31 March 2026, milestone reporting, monitoring obligations and audit requirements. The service area must ensure they can meet these conditions within the available timeframe.

The grant operates on a payment by results basis meaning expenditure will be incurred before all funding is received. Legal cannot advise on delivery feasibility or financial risk, the service and Finance must be satisfied that the necessary governance, controls and risk-management arrangements are in place before committing to activity.

All procurement required to deliver the project must comply with the Council's Contract Procedure Rules. Procurement have confirmed support for the recommended option and these comments are provided on the basis that Procurement will determine and manage the appropriate compliant route to market.
Where third-party partners or organisations contribute to delivery, suitable written agreements must be in place, setting out roles, responsibilities, safeguarding, reporting requirements, and data-handling obligations.

The project involves processing personal data, including potentially data relating to vulnerable residents. The service area is responsible for ensuring UK GDPR compliance, including completing any required DPIAs and establishing lawful information sharing arrangements with DSIT and delivery partners.

No subsidy control concerns are anticipated for a publicly funded digital inclusion programme however, if any financial benefit, equipment, or grant is provided to external organisations the service should seek further advice prior to award.

Sukie Kaur – Solicitor 3rd December 2025

8. **Procurement Implications**

8.1 Commercial Procurement Unit supports option 1: accepting the funding maximises benefit for residents and strengthens Oldham's position as a GM leader in digital inclusion. The short delivery period is challenging, but achievable with accelerated mobilisation and strong governance.
Upon approval of the report, Procurement will work closely with the project team to ensure all third-party spend is procured in full compliance with the Council's Contract Procedure Rules.
Senga Henstock, ICT Senior Buyer, 2nd December 2025

9 **Equality Impact, including implications for Children and Young People**

9.1 **Yes**
The project positively impacts:

- Low-income households
- Older people
- Disabled residents
- NEET young people
- Unemployed adults

10 **Key Decision**

10.1 Yes – value exceeds £250,000 and affects multiple wards.

11 **Key Decision Reference**

11.1 EE-04-25

12 **Background Papers**

12.1 DSIT Memorandum of Understanding
GOW Digital Innovation Fund Application
Digital Inclusion Project Cost Breakdown
Digital Inclusion Innovation Fund – Guidance
(All available on request, from the report author)

13 **Appendices**

13.1 n/a

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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(s):
Elizabeth Dryden-Stuart (Strategic Planning Team Leader) and
Clare Davison (Senior Planning Officer, Strategic Planning)

15 December 2025

Reason for Decision

To endorse 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.

Executive Summary

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.

PfE sets out the strategic framework for the Oldham Local Plan and allocates sites for employment and housing to meet our growth needs – in Oldham this includes JPA10 Beal Valley and JPA12 Broadbent Moss.

Policies JPA10 and JPA12 identify a range of criteria that development on Beal Valley and Broadbent Moss will need to address. In both cases this includes a requirement for

development to be ‘in accordance with a comprehensive masterplan and design code as agreed by the local planning authority. This will include the need for an infrastructure phasing and delivery strategy’.

As such, this report sets out details of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code for endorsement by the council. The masterplan and code have been prepared by consultants e*SCAPE URBANISTS on behalf of a consortium comprising the main landowners / developers for JPA10 and JPA12. They will go on to inform future planning applications relating to JPA10 and JPA12 and will be a material consideration in their determination.

Recommendation:

Cabinet is recommended to:

1. Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code.

2. Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board on 18 December 2025, 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.

Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

1 Background

1.1 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.

1.2 PfE sets out the strategic framework for the Oldham Local Plan and allocates sites for employment and housing – in Oldham this includes JPA10 Beal Valley and JPA12 Broadbent Moss.

1.4 Policies JPA10 and JPA12 identify a range of criteria that development on Beal Valley and Broadbent Moss will need to address. In both cases this includes a requirement for development to be '*in accordance with a comprehensive masterplan and design code as agreed by the local planning authority. This will include the need for an infrastructure phasing and delivery strategy in accordance with JP-D1'*.

1.5 Policy JP-D1 relates to Infrastructure Implementation and it states that through local plans, other local planning documents and development management decisions we will '*require applicants to prepare an infrastructure phasing and delivery strategy to be agreed by the local planning authority for sites where build out will be delivered by different developers or in phases. This strategy must outline what needs to be provided by when and who will fund and deliver it'*.

2 Current Position

2.1 The land within JPA10 and JPA12 is owned or controlled by several developers and landowners', the majority of whom are working together to bring the sites forward for comprehensive development. The consortium of main landowners comprises Casey, Barratt Redrow, Kellen Homes and Wain Homes, and together they have prepared the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code to address relevant policy requirements in PfE (including policies JPA10 and JPA12) and Oldham's Local Plan.

2.2 The Masterplan and Spatial Design Code sets out the consortiums aims and objectives for the holistic and integrated development of Beal Valley and Broadbent Moss. It has been prepared in collaboration with the council, Transport for Greater Manchester (TfGM), the Environment Agency, Homes England & the Greater Manchester Combined Authority (GMCA).

2.3 The Masterplan and Spatial Design Code has been prepared having regard to the challenges and constraints of each site, including the steep topography, current vehicular movement, access to public transport, mine shaft locations, ecological habitats, flooding and water catchments, and existing landscape features and

character. In doing so, it is considered that the consortium has developed a masterplan and spatial design code that is responsive and unique to Beal Valley and Broadbent Moss.

2.4 Through preparation of the Masterplan and Spatial Design Code the consortium has concluded that land at Beal Valley and Broadbent Moss can accommodate around 1,700 new homes. This is slightly less than the 1,930 homes set out in policies JPA10 and JPA12, however the lower capacity enables the retention and enhancement of more green space and biodiversity.

Vision

2.5 The Masterplan and Spatial Design Code has been prepared around the vision set out below and underpinned by the development principles illustrated in Figure 1.

'The Beal Valley and Broadbent Moss new urban fringe shall create new gateways into Oldham from Rochdale, the Pennines and the Peak District.

These interconnected new neighbourhoods or neighbourhood extensions shall provide high quality homes and living environments for families, couples and individuals in which to live and interact. Each neighbourhood will have its own identity which will be focused around a strong and vibrant public realm and green space network. Opportunities to interact with and discover nature will be key to the design of the green and blue spaces, bringing nature and wildlife into the heart of each neighbourhood.

In turn the neighbourhoods shall connect to a new Metrolink Stop and Travel Hub/Park and Ride facility and bus stops providing good connectivity to jobs and educational opportunities in wider Oldham and Greater Manchester.

The new neighbourhood extensions to the west of the Metrolink will merge and integrate with the existing neighbourhoods and their local facilities, adding vibrancy and vital footfall to them ensuring their long term viability and prosperity.

The new development to the east, whilst having connections to surrounding areas, will naturally have a degree of separation because of the topographical features separating it from the surrounding neighbourhoods.

Central to both will be the proposed new Metrolink Stop and Travel Hub/Park and Ride facility at Cop Road which will be closely associated to a 'hub' of commercial and community facilities positioned in the most sustainable location to serve new and existing residents. The ethos will be to ensure that this will be at the 'heart' of this new neighbourhood and within a 15 to 20 minute walk of all homes on the two sites.

The communities shall be designed in such a way to be outward facing and welcoming to adjoining neighbourhoods, providing clear and direct pedestrian and cycle access into this new urban fringes' facilities and green spaces and out into the surrounding countryside.

Each neighbourhood shall be orientated to maximise views out to the wider landscape and benefit from passive solar gain, with opportunities where appropriate for residents to grow their own fruit and vegetables within their gardens, community allotments and orchards.

Sustainability & biodiversity shall be cross-cutting themes within all aspects of day-to-day life in the neighbourhoods and will be integrated into the physical fabric of the place, being a key element in developing the unique sense of place for the area.

These new neighbourhoods shall create homes for both people and nature, living side by side in a shared environment.

Figure 1: Beal Valley and Broadbent Moss Masterplan and Spatial Design Code Development Principles



Spatial Design Code

2.6 The Spatial Design Code is split into the following elements:

- **Nature, Green and Blue Infrastructure** – incorporating a strong green infrastructure network that is integral to the masterplan and which not only retains and enhances existing natural features such as trees, hedgerows, grasslands, watercourses and ponds but also introduces new features, such as flood alleviation measures and sustainable drainage. Figure 5.2 of the Masterplan and Spatial Design Code illustrates the proposed green and blue infrastructure network.

  Through the allocation there is also a potential opportunity to create a Biodiversity Net Gain Habitat Bank, not only for the development itself but also the wider area, and to deliver opportunities identified in the Greater Manchester Local Nature Recovery Strategy.

- **Movement and Public Realm** - promotes the use of public transport, walking, wheeling and cycling through a pleasant and green setting whilst accommodating motor vehicles. As illustrated through Figure 6.1 of the Masterplan and Spatial Design Code, it promotes a street and space hierarchy that begins with the link road that runs through the site from Ripponden Road, through Broadbent Moss to the proposed Metrolink stop and Park & Ride facility south of Cop Road, and onto Oldham Road through Beal Valley. Connected to this link road are then a series of routes at various scale depending on their location and purpose.

- **Built Form** – the Masterplan and Spatial Design Code promotes development that is governed by the character areas, uses and retained site features, using the landscape, public realm, density of development, building types and forms to create the sense of place. Density across the allocations radiates out from higher densities near to the local centre and Metrolink stop and lower density on the fringes of the development, as illustrated in Figure 7.3 of the Masterplan and Spatial Design Code. Within this section, principles are also set out for space standards, accessibility, residential amenity, resource and energy conservation, housing mix and design principles.

  In terms of housing mix, the Masterplan and Spatial Design Code sets out that:
  - this has been informed by local housing needs and includes 1 to 5 bed family homes.
  - affordable housing provision shall be provided for in accordance with the Local Plan policy requirements, subject to viability, and pepper-potted throughout the site, being tenure blind drawing on the same materials
    palette and house types as the rest of the residential areas.

Infrastructure phasing, delivery and management

2.7 As illustrated in Figure 2 below, development across Beal Valley and Broadbent Moss has been phased is such a way that the early phases will open up a site for

the new Metrolink Stop within a few years of development commencing, which in turn will enable additional infrastructure to be developed. By phase 6 the road infrastructure will be in place to enable the local centre to be developed, supported by footfall from the new community and users of the Metrolink Stop, to ensure its vibrancy and viability.

Figure 2: Beal Valley and Broadbent Moss Delivery Phasing Plan

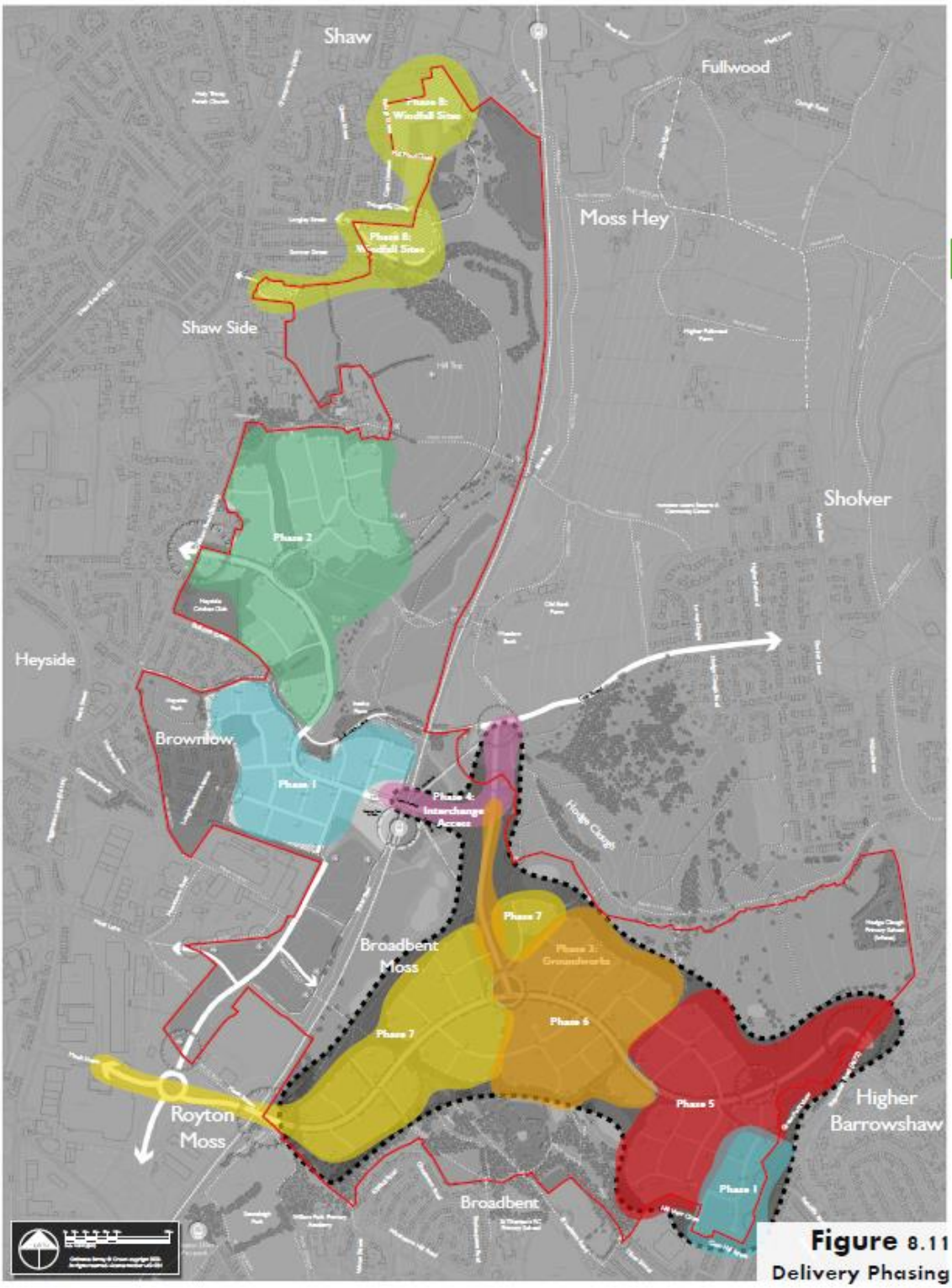


Figure 8.11 Delivery Phasing Plan

Masterplan

2.8 The culminating masterplan, shown in Figure 3 below, reflects the spatial design code and design parameters set out above.

Figure 3: Beal Valley and Broadbent Moss Parameters Masterplan

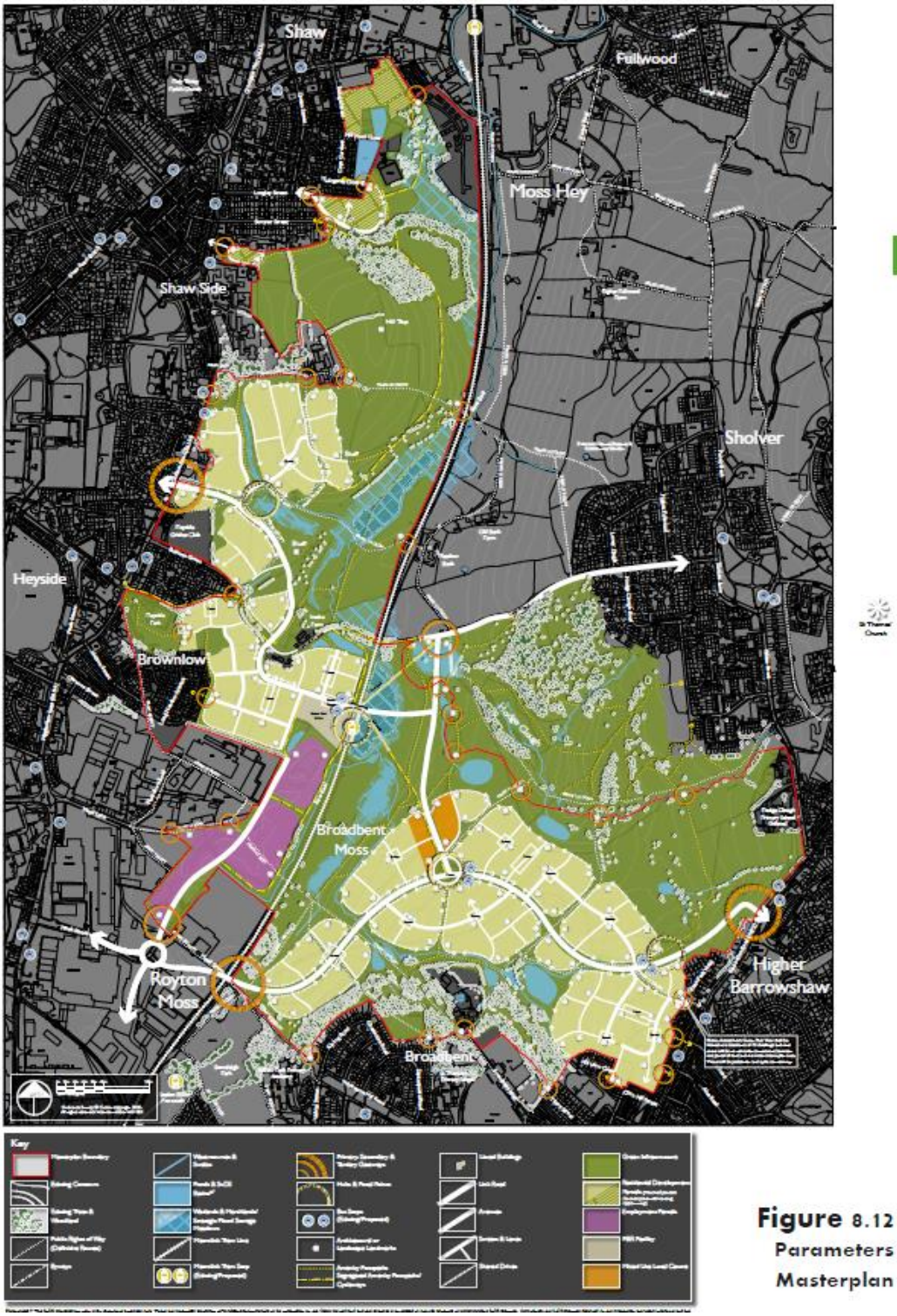


Figure 8.12 Parameters Masterplan

3 Options/Alternatives

3.1 *Option 1 - Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code*

Advantages – Endorsing the Masterplan and Spatial Design Code will provide ongoing guidance for any subsequent planning applications relating to Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss. This will provide clarity for developers, officers and the local community.

Disadvantages – There are no disadvantages to endorsing the Masterplan and Spatial Design Code.

3.2 *Option 2 - Do not endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code*

Advantages – There are no advantages to endorsing the Masterplan and Spatial Design Code.

Disadvantages – Not endorsing the Masterplan and Spatial Design Code could lead to Beal Valley and Broadbent Moss being brought forward in an incoherent manner and would not meet the requirements of Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss.

4 Preferred Option

4.1 The preferred option is to endorse Beal Valley and Broadbent Moss Masterplan and Spatial Design Code as this will provide ongoing guidance for any subsequent planning applications relating to Places for Everyone JPA10 Beal Valley and JPA12 Broadbent Moss. This will provide clarity for developers, officers and the local community.

5 Consultation

5.1 The consortium held a consultation on the draft Beal Valley and Broadbent Moss Masterplan and Spatial Design Code during summer 2025.

5.2 The consortium published details of the consultation via a newsletter drop, promotion in the local press and social media advertising. Interested parties were able to provide feedback via an online social media survey, project website, telephone, e-mail and in person at three public exhibitions held at venues in Higginshaw, Shaw and Heyside.

5.3 A summary of the key issues raised and changes that have been made following the consultation can be found in Appendix 2.

6 Financial Implications

6.1 The endorsement of the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code will provide ongoing guidance for any subsequent applications relating to Place for Everyone.

6.2 Whilst the endorsement of this guidance will provide greater clarity for developers, officers and the local community, it does not in itself have any financial implications for the Council.

(John Hoskins)

7 Legal Implications

7.1 Section 9D of the Local Government Act 2000 specifies that any function of the local authority which is not specified in regulations under section 9D(3) is to be the responsibility of an executive of the authority under executive arrangements. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 were made under this section and Regulation 2 and Schedule 1 of the Regulations specify which functions of a local authority are not to be the responsibility of an executive of the authority. The preparation and approval of an informal planning document does not appear in the list of functions relating to town and country planning and development control in Part A of Schedule 1 of the Regulations which are not to be the responsibility of an executive. Therefore, in accordance with section 9D of the Local Government Act 2000, it is the Cabinet's responsibility to prepare and approve an informal planning policy document such as the Beal Valley-Broadbent Moss masterplan and spatial design code. (A Evans)

8 Procurement Implications

8.1 None

SKapoor (Commercial Procurement Unit)

9. Oldham Equality Impact Assessment, including implications for Children and Young People

9.1 The completed Oldham Equality Impact Assessment is attached at Appendix 3.

9.2 The assessment found that the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code has a neutral impact on most equality characteristics with the exception of age and disability, on which it was included to have a moderate positive impact.

9.3 The assessment found that the masterplan and spatial design cod is very likely to have a strong positive impact on the council’s three missions / corporate priorities – A Great Place to Live; Green and Growing; and Happier Healthier Lives, over the long-term.

10 Key Decision

10.1 Yes

11 Key Decision Reference

11.1 RBO-15-25

12 Background Papers

Places for Everyone Joint Plan - https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/pfe-adoption/

Beal Valley and Broadbent Moss consultation page - https://bvbm-masterplan.co.uk/

13 Appendices

Appendix 1 – Beal Valley and Broadbent Moss Masterplan and Spatial Design Code
Appendix 2 – Consultation Summary of key issues raised and changes made
Appendix 3 - Oldham Equality Impact Assessment

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Broadbent Moss and Beal Valley Masterplan.

Background

During summer 2025 a public consultation was held on proposals for a masterplan for the Places for Everyone strategic allocation at Broadbent Moss and Beal Valley.

The consultation was publicised via a newsletter drop, promotion in the local press and social media advertising. Interested parties were able to provide feedback via an online social media survey, project website, telephone, e-mail and in person at three public exhibitions held at venues in Higginshaw, Shaw and Heyside.

The feedback received has been considered and, where possible, amendments have been made to the proposed masterplan. Much feedback related to a level of detail that is not provided at this stage and which it will only be possible to respond to when individual planning applications are prepared.

This document provides a short summary of the changes that have been made following the consultation, and provides some responses to the most common queries received but which did not result in amendments.

Revisions

Vehicular entrance from Green Park View

The masterplan area has principle vehicular access' from Higginshaw Road and Heyside to the west. To the east the site is proposed to be accessed via Cop Road and a new highways entrance connecting to Ripponden Road at a point between Green Park View and Wilkes Street.

The draft of the masterplan showed a third access from the east via Green Park View. Feedback during the consultation has led the consortium to agree that this is not an appropriate principle means of vehicular access into the wider site and **so it has been amended to serve a small portion of the masterplan area that will contain a maximum of 70 properties**.

Distance between developable area and properties on Green Park View

To address privacy and amenity concerns, the minimum back-to-back distance between existing properties and new development will be **at least 21 metres**. This distance follows recognised best practice in urban design and helps ensure the new neighbourhood fits comfortably alongside existing ones.

CAVENDISH

Improved illustration of walking times to Metrolink stop

The allocation is proposed to give rise to a highly sustainable development with respect to transport. In addition to active travel (walking, wheeling and cycling) infrastructure throughout and improved highways, and therefore bus, connectivity between Royton and East Oldham, a new Metrolink stop is proposed at Cop Road.

The stop will be within reasonable walking distance of properties within the entire masterplan area as well as existing properties in Sholver, Moorside and Heyside. **Radii showing the typical walking times have been overlayed** on to a masterplan map.

Clarity over development in Shaw

The masterplan consulted on presented parcels of land adjoining the southern part of Shaw in such a way that they appeared to be part of the consortium. This attracted much comment, particularly at the Shaw drop-in. This was incorrect and map colour coding has been updated to be clear which **parcels of land in Shaw are not within the consortium**. It is important to also note that work on some of these sites has already begun.

General feedback

Planning designation of the land within the consortium

Many respondents objected to the principle of development of this area, believing that it was Green Belt and so should be protected. While some of the land had previously been designated as Green Belt, this is not the case with the entire allocation. Of that which was previously designated Green Belt, this designation has been removed with the adoption of the Places for Everyone plan. The land in question is now forms part of a strategic allocation in Places for Everyone, intended to enable the development of new homes. The adoption of a masterplan for this area is the best way to ensure that development comes forward in a logical way with supporting physical and public service infrastructure.

Impact on public services including health and education

This proposal is for the adoption of a masterplan. The impact on the demand for school places will be assessed when planning applications come forward for the individual sites within the allocation. The masterplan has made allowance for a local centre which could include premises for services such as healthcare should the demand be found to exist.

Flooding

Respondents expressed concern about flooding in the area and scepticism about the ability to deliver homes given this risk. However, this had been taken into account in the

development of the masterplan with the overall developable area reduced, removing areas most at risk of flooding. This is reflected in the proposal to deliver around 1,700 homes in the area compared to the 2,000 for which the allocations in this area were made.

Timing of delivery

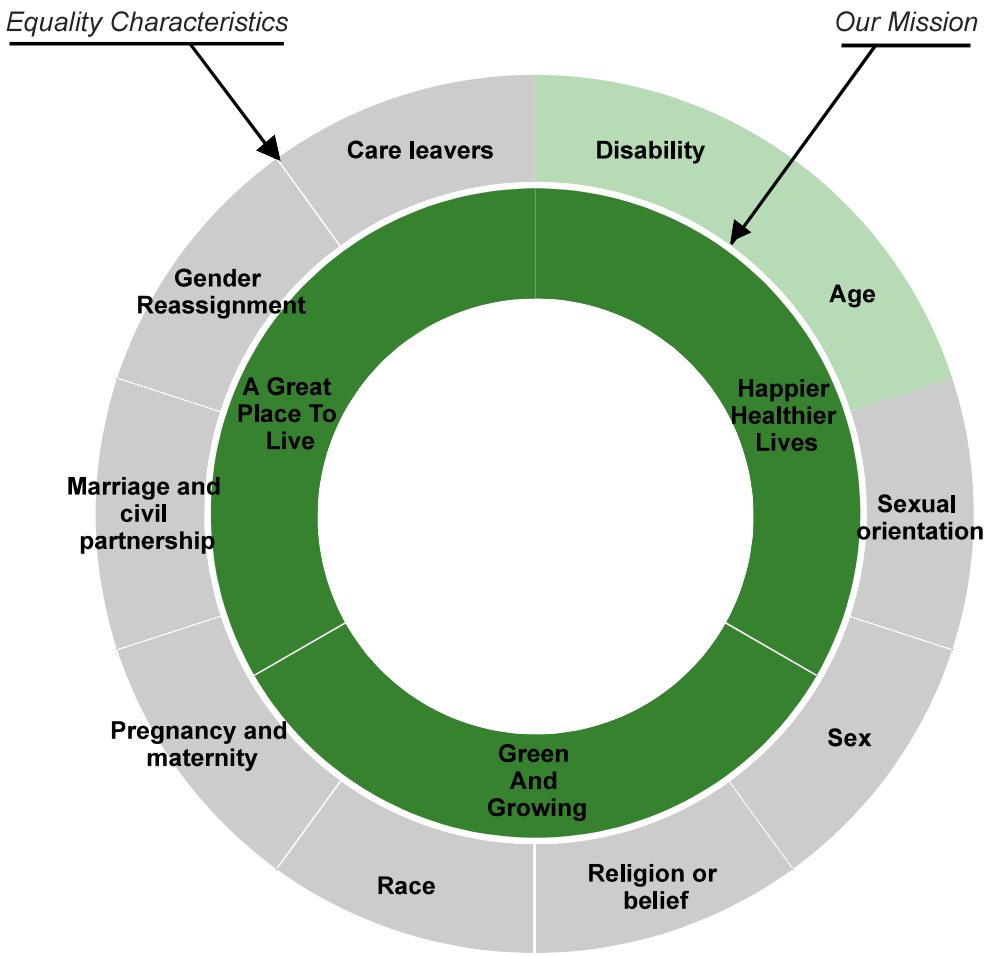
It was clear from some responses that many believed that, upon approval of the masterplan, work would begin immediately on the development of all of the homes. This is not the case, as the masterplan sets out a vision which will take more than 10 years to deliver in its entirety. The first site expected to come forward within the masterplan is the parcel of land south of Bullcote Lane. This will require a separate planning application and, if approved, construction is unlikely to begin until 2027 at the earliest. Each subsequent parcel of land will also require its own planning application.

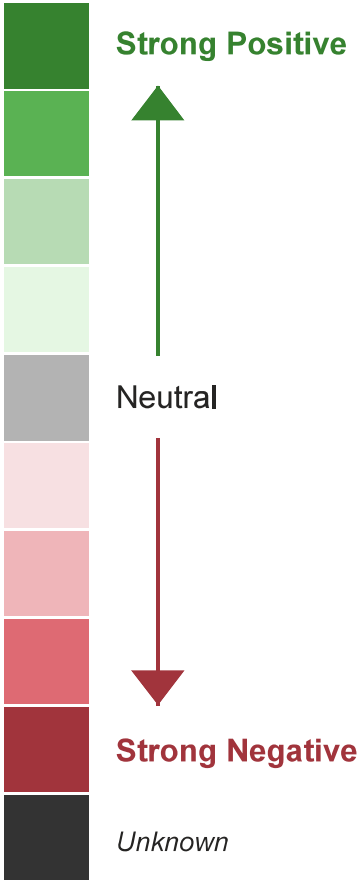
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Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

completed/last updated by Clare Davison on 13/11/2025

Portfolio	**Decent Homes**
Directorate	**Place**
Service/Team	**Economy**
Is this IA related to a Budget Reduction proposal?	**No**





Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Care leavers	Neutral	Very Likely	Long Term	0	
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Age	Moderate Positive	Possible	Long Term	2	The masterplan and spatial design code makes reference to the new homes on site need to be easily reached, entered and used by everyone regardless of age and physical ability. It goes on to explain the Building Regulations in relation to this and how the homes on site will comply with the Building Regulations.
Disability	Moderate Positive	Possible	Long Term	2	The masterplan and spatial design code makes reference to the new homes on site need to be easily reached, entered and used by everyone regardless of age and physical ability. It goes on to explain the Building Regulations in relation to this and how the homes on site will comply with the Building Regulations.

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
A Great Place To Live	Strong Positive	Very Likely	Long Term	8	The masterplan and spatial design code is likely to have a strong positive impact on this priority as the vision sets out that the development will provide high quality homes and living environments for families, couples and individuals in which to live and interact. Each neighbourhood will have its own identity which will be focused around a strong and vibrant public realm and green space network.
Green And Growing	Strong Positive	Very Likely	Long Term	8	The masterplan and spatial design code is likely to have a strong positive impact on this priority as part of the mastreplan area is for employment land which will help to generate quality job opportunities and equip people with the skills they need to succeed.
Happier Healthier Lives	Strong Positive	Very Likely	Long Term	8	The masterplan and spatial design code is likely to have a strong positive impact on this priority by provided enhanced open space, an enhanced natural environment and an additional Metrolink stop to improve accessibility, as well a needed new homes, all of which will help achieve happier, healthier lives.

Negative Impacts

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to mitigate the potential negative impacts?	Action(s)	Owner(s)	Timescale(s)	If the negative impacts can't be mitigated, why should the project/decision proceed?

Strong Positive Impacts that are Possible

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to increase the likelihood that positive impacts are realised?	Action(s)	Owner(s)	Timescale(s)

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Report to CABINET

Oldham's Brownfield Land Register 2025

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

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

Report Author: Lauren Hargreaves, Strategic Planning and Information

15 December 2025

Reason for Decision

To seek approval for the publication of Oldham's 2025 Brownfield Land Register.

Executive Summary

The Town and Country Planning (Brownfield Land Register) Regulations 2017 require each local planning authority in England to prepare, maintain and publish a register of previously developed (brownfield) land suitable for housing. The government considers the purpose of the register is to provide up-to-date and consistent information on sites that local authorities consider appropriate for residential development.

The Brownfield Register update for 2025 includes 190 sites. Further information on which sites are included within the Register is set out in the background of this report.

A Brownfield Register is made up of two parts, with Part 2 being a subset of Part 1:

- Part 1 comprises all brownfield sites that the Council has assessed as appropriate for residential development and could include sites with or without planning permission.

- Part 2 identifies sites that the local authority has decided should be granted (planning) permission in principle (PiP) for residential development. PiP is an alternative route to obtaining planning permission which separates "in principle" matters, such as use and location, from technical details, which are left to be agreed later. The theory is that this will provide greater certainty earlier on in the planning process, making it easier for developers to commit resources to a scheme in the knowledge that the principle of development has already been established and they only need to agree the details.

As with previous updates of Oldham's Brownfield Register, it is not proposed to include sites on Part 2 of the Register at this time. Further details regarding this position are provided in the background of this report. The decision not to progress Part 2 will, however, be kept under review. This is particularly the case given that the Council may, in future, become obligated by the government to start granting PiP.

This is Oldham Council's 9th Brownfield Register.

Recommendations

It is recommended to approve and publish Part 1 of Oldham's Brownfield Land Register 2025 in line with the Regulations.

It is recommended to note the approach to determining sites to include in Part 1 and 2 of the Brownfield Register; to approve a 2025 update of the Brownfield Land Register (Part 1 only) for publication; and to delegate authority to make minor amendments and updates to the register throughout the year, if required, to the Deputy Chief Executive of Place.

The need to publish a Brownfield Land Register is set out in legislation but there is no current obligation to include sites on Part 2 of the Register.

Oldham's Brownfield Land Register 2025

1 Background – a summary of the following text will be published on Oldham Council's Brownfield Land Register Webpage[1]

1.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require each local planning authority in England to prepare, maintain and publish a register of previously developed (brownfield) land suitable for housing. The government considers the purpose of the register is to provide up-to-date and consistent information on sites that local authorities consider appropriate for residential development. To accompany the legislation, they published guidance on preparing and publishing brownfield land registers and a data standard on 28 July 2017.

1.2 For the purposes of the register, brownfield land has the same definition as previously developed land set out in Annex 2 of the National Planning Policy Framework (NPPF):

"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

1.3 Local authorities are required to update the information relating to each entry and review the sites on their registers at least once a year and are encouraged to conduct more frequent updates of the register where they wish to do so.

1.4 The register is made up of two parts, with Part 2 being a subset of Part 1:

- Part 1 comprises all brownfield sites that the Council has assessed as appropriate for residential development and could include sites with or without planning permission.

- Part 2 identifies sites that the local authority has decided should be granted (planning) permission in principle (PiP) for residential development. PiP is an alternative route to obtaining planning permission which separates "in principle" matters, such as use and location, from technical details, which are left to be agreed later. The theory is that this will provide greater certainty earlier on in the planning process, making it easier for developers to commit resources to a scheme in the knowledge that the principle of development has already been established and they only need to agree the details.

Sites to be included on the Register

1.5 The register must include all parcels of brownfield land of at least 0.25 hectares in size, or capable of supporting at least 5 dwellings, that the council considers to be suitable, available

[1] https://www.oldham.gov.uk/homepage/1386/brownfield_land_register

and achievable for residential development. Sites below these thresholds can also be included on the register at the discretion of the local authority.

1.6 Regulation 4 of the Brownfield Land Register Regulations 2017 states that sites on the brownfield register must be:

- **Suitable** for residential development, which includes any site that: has been allocated for housing in the Local Plan; has planning permission for housing; or is, in the opinion of the Council, appropriate for housing having regard to any adverse impact on the natural or local built environment (including heritage assets) and the local amenity of intended occupiers of the housing or occupiers of neighbouring properties and any representations received.

- **Available** for residential development, which means there is known landowner or developer interest, or the Council considers there are no issues relating to ownership or other legal impediments that might prevent residential development.

- **Achievable**, meaning that the Council considers that residential development is likely to take place within 15 years of the entry date on the register.

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1.7 The selection of sites to include in the register has been informed by ongoing housing land monitoring and is a sub-set of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA), as at 1 April 2025.

1.8 As the sites to be included are only those that are considered to meet the criteria set out in Regulation 4, the Council has decided to identify the following categories of brownfield land for the register:

- Sites that (as of 1 April 2025) have, or have previously had, planning permission for residential development for at least five dwellings[2];
- Other sites without residential planning permission which have been identified as "suitable", "available" and "achievable" in the SHLAA, as at 1 April 2025.

1.9 For each site on the register, the minimum net number of dwellings that the site should support needs to be identified. For sites with a current or previous planning permission, this has been given as the number of homes approved as part of that permission. On sites without planning permission, the number stated is that published in the SHLAA. The capacity will be reviewed following the findings of any review of the SHLAA and any changes in density assumptions.

1.10 For the 2025 update, the register contains 190 sites which meet the criteria as set out within Regulation 4. However, it should be noted that 43 of these sites, are now built out and as such are no longer available brownfield land. As per the updated guidance, outlined below, these sites remain on the register as evidence. Where this is the case, an end date has been included to show that the site is no longer available.

1.11 It should be recognised that the brownfield register only presents a partial picture of the total amount of brownfield land in Oldham. This is because of a) the requirements to meet the criteria set out in Regulation 4 (for example, this excludes sites which may be suitable but where it is not known if the land is available) and b) because of the strict requirement to identify *only* brownfield land. Sites which include a mix of brownfield and greenfield land

[2] This does not include sites that are actively under construction or where construction has stalled as, following advice from a 2017 DCLG in response to a query from Wigan Council, these are not considered "available" for the purposes of the register.

have not been included on the register, unless there is only a very small amount of greenfield land within the site and it would not be reasonable to exclude this. The SHLAA will continue to remain the comprehensive assessment of future housing land supply.

Part 2 of the Brownfield Land Register

1.12 It is important to note that no sites have been included on Part 2 of the register. Given the resources that would be required to grant PiP and the continued policy support to encourage brownfield development in any case, it is not proposed that the Council progresses Part 2 of its brownfield register at this time.

1.13 It is also considered that, due to the limited scope of PiP, issues such as design quality cannot be as effectively managed as they would be through a conventional planning application. PiP for housing on a mixed-use site may make it difficult to negotiate an appropriate balance of uses once a final scheme is being decided. It is better if such issues are considered as early in the design process as possible but the need to wait for technical details consent stage during a PiP application makes the process less effective. Whilst the Council can refuse technical detail consent if an application does not meet quality standards, this would delay development and undermine the fundamental intention of the in principle process. PiP could also raise land values making otherwise sustainable sites unviable, as well as potentially compromising quality standards.

1.14 The decision not to progress Part 2 will, however, be kept under review. This is particularly the case given that the Council may, in future, become obligated by the government to start granting PiP.

National Planning Policy

1.15 In December 2024 the Government published an amended National Planning Policy Framework (NPPF) (as revised February 2025)[3]. Compared to previous versions, whilst there are several changes to the housing policies, references to the use of Brownfield Registers, to promote brownfield land for development, remains unchanged (the requirement for local authorities to produce a Brownfield Register sits outside of the NPPF - in The Town and Country Planning Regulations 2017).

1.16 The amended NPPF places greater emphasis on the development of brownfield land to meet housing needs. Additional policy wording has been added to clarify that brownfield development should be encouraged and policy has been added around the development of 'Grey Belt' land. Grey Belt land was introduced in the amended NPPF, as land in the Green Belt comprising previously developed land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes (excluding areas of particular importance). Whilst previously developed land (brownfield land) in the Green Belt has always been considered appropriate for development (in principle and in line with Green Belt policy), the amended NPPF relaxes the restrictions that are currently applied to previously developed land and limited infill in the Green Belt.

2 Current Position

2.1 This is Oldham's 9th Brownfield Register and updates the previous Register (published in December 2024), for 2025. It includes 190 sites which meet the criteria as set out within Regulation 4, on Part 1 of the Register (Part 2 is not proposed).

3 Options/Alternatives

[3] https://www.gov.uk/government/publications/national-planning-policy-framework--2

3.1 The following options are considered:

Option 1 - To approve and publish Part 1 of Oldham's Brownfield Land Register 2025 in line with the Regulations. Part 2 is not proposed.

Option 2 - To not approve and publish an updated Brownfield Land Register as the 2025 SHLAA already contains all brownfield land considered suitable for housing development. This would not comply with the current Regulations.

4 Preferred Option

4.1 Option 1 is the preferred option as this would comply with Regulations (there is no current obligation to include sites on Part 2 of the Register).

5 Consultation

5.1 N/a. The Brownfield Register will be made available on the Council's website for the public to view.

6 Financial Implications

6.1 As per the report, Oldham's 2025 Brownfield Land Register will be published on-line.

Therefore, there will be no additional revenue costs to be charged to the service associated with the publishing of this register.

(Mohammed Hussain)

7 Legal Implications

7.1 The duty to prepare, maintain and publish a Brownfield Land Register is contained in Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017, which is an executive function for the purposes of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. The Council must review and update as necessary the entries in the register at least once within each register year.

The Brownfield Land Register Regulations do not require the Council to include sites in Part 2 of the Register. The Council is only required to do so if it has decided to grant permission in principle pursuant to sections 58A and 59A of the Town & Country Planning Act 1990. The duty to enter land in Part 2 of the Register is not an executive function and cannot be undertaken by the Cabinet.

(A Evans, Group Solicitor)

8 Equality Impact, including implications for Children and Young People

8.1 An Equality Impact Assessment has been carried out. The Brownfield Register scored strong positive, positive and neutral against the Equality Characteristics and Corporate Priorities. This is contained in appendix 3 (separate document).

9 Key Decision

9.1 Yes

10 Key Decision Reference

10.1 RBO-14-25

11 Background Papers

11.1 There are no background papers for this report.

12 Appendices

12.1 The following appendices accompany this report, and are contained in separate documents:

- Appendix One: Oldham's Brownfield Register (excel and csv)
- Appendix Two: Oldham's Brownfield Register District Maps
- Appendix Three: Oldham Equality Impact Assessment

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Organisatic	Organisatic	SiteReferer	SiteNameA	SiteplanUR	Coordinate	GeoX	GeoY	Hectares
https://ope	Oldham Co	HLA1863	Land at Flir	https://ma	ETRS89	-2.09195	53.55011	0.07
https://ope	Oldham Co	HLA2088	Bailey Mill,	https://ma	ETRS89	-2.14551	53.53513	0.86
https://ope	Oldham Co	HLA2090	Land at Old	https://ma	ETRS89	-2.16761	53.50656	1.56
https://ope	Oldham Co	HLA2091(2	Frenches W	https://ma	ETRS89	-2.07859	53.56466	0.59
https://ope	Oldham Co	HLA2101	Land off Ri	https://ma	ETRS89	-2.02298	53.56278	0.22
https://ope	Oldham Co	HLA2118	Estate St/P	https://ma	ETRS89	-2.16906	53.50683	0.06
https://ope	Oldham Co	HLA2132	Land adjac	https://ma	ETRS89	-2.10607	53.54219	0.12
https://ope	Oldham Co	HLA2207	Land adj., 3	https://ma	ETRS89	-2.08389	53.5555	0.06
https://ope	Oldham Co	HLA2225	Land off Ta	https://ma	ETRS89	-2.10463	53.52142	0.16
https://ope	Oldham Co	HLA2234	Land at Spr	https://ma	ETRS89	-2.09767	53.52384	0.33
https://ope	Oldham Co	HLA2338(1	Land Fronti	https://ma	ETRS89	-2.09946	53.51909	0.55
https://ope	Oldham Co	HLA2351	Pretoria Ro	https://ma	ETRS89	-2.08704	53.52659	0.46
https://ope	Oldham Co	HLA2352	Jowett Stre	https://ma	ETRS89	-2.09702	53.55141	0.66
https://ope	Oldham Co	HLA2353	Huddersfie	https://ma	ETRS89	-2.09861	53.55045	2.61
https://ope	Oldham Co	HLA2357	Land adj to	https://ma	ETRS89	-2.16383	53.50759	0.13
https://ope	Oldham Co	HLA2358	Land off Ni	https://ma	ETRS89	-2.118	53.531	0.21
https://ope	Oldham Co	HLA2377	Bank Mill, I	https://ma	ETRS89	-2.10609	53.52168	0.12
https://ope	Oldham Co	HLA2409	Land off Bo	https://ma	ETRS89	-2.07809	53.54966	0.42
https://ope	Oldham Co	HLA2449	Holden Fol	https://ma	ETRS89	-2.12534	53.57042	0.4
https://ope	Oldham Co	HLA2516	Land at Ha	https://ma	ETRS89	-2.08591	53.55532	0.04
https://ope	Oldham Co	HLA2650	Byron Stree	https://ma	ETRS89	-2.13744	53.52272	0.067
https://ope	Oldham Co	HLA2659	Land at No	https://ma	ETRS89	-2.0946	53.56954	2.28
https://ope	Oldham Co	HLA2661	Land at No	https://ma	ETRS89	-2.0871	53.53788	2.15
https://ope	Oldham Co	HLA2662 a	Land at No	https://ma	ETRS89	-2.11707	53.55391	2.7
https://ope	Oldham Co	HLA2664	Land at De	https://ma	ETRS89	-2.11724	53.52885	1.18
https://ope	Oldham Co	HLA2771	Land off Ro	https://ma	ETRS89	-2.1307	53.55822	0.29
https://ope	Oldham Co	HLA2785	Thornham	https://ma	ETRS89	-2.11788	53.55008	0.42
https://ope	Oldham Co	HLA2819	Land betwe	https://ma	ETRS89	-2.162	53.506	0.07
https://ope	Oldham Co	HLA2821	Corner of E	https://ma	ETRS89	-2.09993	53.5428	0.8
https://ope	Oldham Co	HLA2831	53 - 55 King	https://ma	ETRS89	-2.13891	53.523	0.15
https://ope	Oldham Co	HLA2835	Land at Du	https://ma	ETRS89	-2.13085	53.53695	0.1
https://ope	Oldham Co	HLA2836	Shaw Band	https://ma	ETRS89	-2.13457	53.53845	0.09
https://ope	Oldham Co	HLA2840	Corporatio	https://ma	ETRS89	-2.13455	53.53689	0.1
https://ope	Oldham Co	HLA2842	Land off Ha	https://ma	ETRS89	-2.13592	53.53763	0.42
https://ope	Oldham Co	HLA2856	Former Ter	https://ma	ETRS89	-2.08297	53.53501	0.4
https://ope	Oldham Co	HLA2872	The Smithy	https://ma	ETRS89	-2.09377	53.55199	0.2
https://ope	Oldham Co	HLA2893	Land adj to	https://ma	ETRS89	-2.13281	53.56171	0.07
https://ope	Oldham Co	HLA2894	Land boun	https://ma	ETRS89	-2.079	53.562	0.06
https://ope	Oldham Co	HLA2902	Land adj., 6	https://ma	ETRS89	-2.13026	53.57378	0.06
https://ope	Oldham Co	HLA2923	Former Ro	https://ma	ETRS89	-2.07389	53.5474	0.07
https://ope	Oldham Co	HLA2925	Mill Lane, c	https://ma	ETRS89	-2.03008	53.55204	2.7
https://ope	Oldham Co	HLA2935	Former Del	https://ma	ETRS89	-2.02141	53.56881	0.36
https://ope	Oldham Co	HLA2984	Land off, K	https://ma	ETRS89	-2.058	53.545	0.07
https://ope	Oldham Co	HLA3008	Site of The	https://ma	ETRS89	-2.09474	53.57464	0.22
https://ope	Oldham Co	HLA3028	P & D Nortl	https://ma	ETRS89	-2.14347	53.54637	1.93
https://ope	Oldham Co	HLA3030	Land at Co	https://ma	ETRS89	-2.16246	53.50251	0.07
https://ope	Oldham Co	HLA3051	25 High Str	https://ma	ETRS89	-2.16167	53.51211	0.04
https://ope	Oldham Co	HLA3082	Cabaret Clu	https://ma	ETRS89	-2.11335	53.54668	0.36
https://ope	Oldham Co	HLA3104	3-5 Hamilto	https://ma	ETRS89	-2.13332	53.52951	0.02

https://ope	Oldham Co	HLA3118	Land at, W	https://ma	ETRS89	-2.10672	53.53004	0.32
https://ope	Oldham Co	HLA3155	Land adj., 1	https://ma	ETRS89	-2.121	53.554	0.02
https://ope	Oldham Co	HLA3159	Fernec Wo	https://ma	ETRS89	-2.05633	53.53913	0.17
https://ope	Oldham Co	HLA3160	Woodfield	https://ma	ETRS89	-2.07767	53.54851	0.63
https://ope	Oldham Co	HLA3172	Hey House	https://ma	ETRS89	-2.03599	53.59908	0.28
https://ope	Oldham Co	HLA3214	Scouthead	https://ma	ETRS89	-2.12877	53.53079	0.2
https://ope	Oldham Co	HLA3227	Land boun	https://ma	ETRS89	-2.05102	53.54843	1.47
https://ope	Oldham Co	HLA3236	Land behin	https://ma	ETRS89	-2.128	53.515	0.07
https://ope	Oldham Co	HLA3258	Abbots Gra	https://ma	ETRS89	-2.00741	53.5469	0.25
https://ope	Oldham Co	HLA3267	Land betwe	https://ma	ETRS89	-2.10689	53.54086	0.11
https://ope	Oldham Co	HLA3277	United Ref	https://ma	ETRS89	-2.08139	53.54944	0.11
https://ope	Oldham Co	HLA3283	LAND ON N	https://ma	ETRS89	-2.00889	53.55597	0.29
https://ope	Oldham Co	HLA3319	Express Da	https://ma	ETRS89	-2.166	53.506	0.91
https://ope	Oldham Co	HLA3335	212 Middle	https://ma	ETRS89	-2.12714	53.54265	0.02
https://ope	Oldham Co	HLA3353	124 Rochd	https://ma	ETRS89	-2.13587	53.53185	0.03
https://ope	Oldham Co	HLA3384	Westwood	https://ma	ETRS89	-2.16588	53.50168	0.11
https://ope	Oldham Co	HLA3387	128 Middle	https://ma	ETRS89	-2.12515	53.54257	0.03
https://ope	Oldham Co	HLA3396	148-150 Ch	https://ma	ETRS89	-2.00326	53.534	0.28
https://ope	Oldham Co	HLA3434	Delph Club	https://ma	ETRS89	-2.02447	53.5677	0.02
https://ope	Oldham Co	HLA3443	LAND AT F(	https://ma	ETRS89	-2.11858	53.56654	0.1
https://ope	Oldham Co	HLA3459	The Stables	https://ma	ETRS89	-2.12036	53.50219	0.27
https://ope	Oldham Co	HLA3468	Land at Alb	https://ma	ETRS89	-2.17168	53.50352	0.06
https://ope	Oldham Co	HLA3481	19-21 Miln	https://ma	ETRS89	-2.0931	53.57873	0.12
https://ope	Oldham Co	HLA3512	316 Oldhar	https://ma	ETRS89	-2.16154	53.50814	0.04
https://ope	Oldham Co	HLA3517	160 Oldhar	https://ma	ETRS89	-2.16668	53.5058	0.21
https://ope	Oldham Co	HLA3518	511 Oldhar	https://ma	ETRS89	-2.1525	53.51291	0.05
https://ope	Oldham Co	HLA3528	Robin Hill E	https://ma	ETRS89	-2.11966	53.5468	0.11
https://ope	Oldham Co	HLA3531	Land to the	https://ma	ETRS89	-2.08	53.558	0.08
https://ope	Oldham Co	HLA3564	100 Shaw F	https://ma	ETRS89	-2.10043	53.54753	0.31
https://ope	Oldham Co	HLA3566	19 - 21 Ret	https://ma	ETRS89	-2.10749	53.54102	0.01
https://ope	Oldham Co	HLA3588	Brunswick I	https://ma	ETRS89	-2.11252	53.53946	0.14
https://ope	Oldham Co	HLA3588.1	Brunswick I	https://ma	ETRS89	-2.11252	53.53946	0.14
https://ope	Oldham Co	HLA3588.2	Brunswick I	https://ma	ETRS89	-2.11795	53.56729	0.02
https://ope	Oldham Co	HLA3600	2 Ashton R	https://ma	ETRS89	-2.11443	53.53513	0.04
https://ope	Oldham Co	HLA3674	248 Oldhar	https://ma	ETRS89	-2.16379	53.50686	0.1
https://ope	Oldham Co	HLA3678	87-89 York	https://ma	ETRS89	-2.10607	53.54219	0.04
https://ope	Oldham Co	HLA3694	12 Union S	https://ma	ETRS89	-2.12426	53.56394	0.06
https://ope	Oldham Co	HLA3696	Old YMCA I	https://ma	ETRS89	-2.10323	53.54151	0.03
https://ope	Oldham Co	HLA3706	HEALDS GR	https://ma	ETRS89	-2.15636	53.56065	0.59
https://ope	Oldham Co	HLA3713	Congregati	https://ma	ETRS89	-2.01055	53.55681	0.06
https://ope	Oldham Co	HLA3734	Ron Kirkha	https://ma	ETRS89	-2.00369	53.53484	0.1
https://ope	Oldham Co	HLA3740	Jubilee Inn,	https://ma	ETRS89	-2.0658	53.53639	0.1
https://ope	Oldham Co	HLA3743	12-14 Thor	https://ma	ETRS89	-2.1453	53.53112	0.15
https://ope	Oldham Co	HLA3761	Harrop Cou	https://ma	ETRS89	-1.98776	53.57174	0.62
https://ope	Oldham Co	HLA3766	39 Greaves	https://ma	ETRS89	-2.10876	53.5406	0.02
https://ope	Oldham Co	HLA3769	71 Yorkshir	https://ma	ETRS89	-2.10676	53.54213	0.01
https://ope	Oldham Co	HLA3808	Land at For	https://ma	ETRS89	-2.11667	53.56606	0.14
https://ope	Oldham Co	HLA3860	Land at Val	https://ma	ETRS89	-2.12245	53.53959	0.69
https://ope	Oldham Co	HLA3861	Land at Car	https://ma	ETRS89	-2.105	53.52596	1.87
https://ope	Oldham Co	HLA3864	County Cou	https://ma	ETRS89	-2.11713	53.54339	0.26

https://ope	Oldham Co	HLA3872	25 High Str	https://ma	ETRS89	-2.09385	53.57481	0.02
https://ope	Oldham Co	HLA3887	Hadfield W	https://ma	ETRS89	-2.11153	53.52664	0.36
https://ope	Oldham Co	HLA3898	572 Ashtor	https://ma	ETRS89	-2.01465	53.55295	0.57
https://ope	Oldham Co	HLA3910	Land Off Ra	https://ma	ETRS89	-2.11669	53.56773	2.26
https://ope	Oldham Co	HLA3913	43 Burnley	https://ma	ETRS89	-2.13015	53.55027	0.05
https://ope	Oldham Co	HLA3917	314 - 316 C	https://ma	ETRS89	-2.10787	53.54183	0.11
https://ope	Oldham Co	HLA3933	34 - 36 Yor	https://ma	ETRS89	-2.11954	53.55614	0.02
https://ope	Oldham Co	HLA3940	596 Hudde	https://ma	ETRS89	-2.10235	53.54241	0.03
https://ope	Oldham Co	HLA3943	409 Oldhar	https://ma	ETRS89	-2.0712	53.54914	0.01
https://ope	Oldham Co	HLA3944	17 - 21 Mu	https://ma	ETRS89	-2.0712	53.54914	0.03
https://ope	Oldham Co	HLA3968	31-33 Miln	https://ma	ETRS89	-2.09146	53.57876	0.09
https://ope	Oldham Co	HLA3976	Aspull Cate	https://ma	ETRS89	-2.07514	53.55133	0.39
https://ope	Oldham Co	HLA3977	Former Roy	https://ma	ETRS89	-2.11795	53.56729	0.3
https://ope	Oldham Co	HLA3981	Shaw Distri	https://ma	ETRS89	-2.08587	53.57903	12.45
https://ope	Oldham Co	HLA3989	Former Hig	https://ma	ETRS89	-2.1087	53.52101	0.32
https://ope	Oldham Co	HLA4010	Holden Fol	https://ma	ETRS89	-2.12911	53.55796	0.17
https://ope	Oldham Co	HLA4065	Land to the	https://ma	ETRS89	-2.15808	53.50776	0.54
https://ope	Oldham Co	HLA4066	Ambulance	https://ma	ETRS89	-2.09933	53.57306	0.14
https://ope	Oldham Co	HLA4094	Crime Farm	https://ma	ETRS89	-2.12474	53.50796	0.66
https://ope	Oldham Co	HLA4107	Land At The	https://ma	ETRS89	-2.13	53.549	0.04
https://ope	Oldham Co	HLA4112	Land To Th	https://ma	ETRS89	-2.131	53.521	0.12
https://ope	Oldham Co	HLA4160	Thatcher ar	https://ma	ETRS89	-2.10155	53.52893	0.08
https://ope	Oldham Co	HLA4222	Land At Bo	https://ma	ETRS89	-2.108	53.542	0.04
https://ope	Oldham Co	HLA4225	Linney Lane	https://ma	ETRS89	-2.087	53.579	0.09
https://ope	Oldham Co	SHA0021	Land betwe	https://ma	ETRS89	-2.10143	53.54178	0.98
https://ope	Oldham Co	SHA0060	Chadderto	https://ma	ETRS89	-2.14173	53.54403	2.02
https://ope	Oldham Co	SHA0086	Land E of W	https://ma	ETRS89	-2.09862	53.57903	1.7
https://ope	Oldham Co	SHA0112	Corner Kno	https://ma	ETRS89	-2.10689	53.51096	2.27
https://ope	Oldham Co	SHA0139	Land at cor	https://ma	ETRS89	-2.09081	53.57543	0.06
https://ope	Oldham Co	SHA0161	Site W of G	https://ma	ETRS89	-2.01036	53.55625	0.5
https://ope	Oldham Co	SHA0164	Shaw Healt	https://ma	ETRS89	-2.09476	53.57442	0.35
https://ope	Oldham Co	SHA0203	Land betwe	https://ma	ETRS89	-2.13829	53.52701	1.03
https://ope	Oldham Co	SHA0810	Land btw B	https://ma	ETRS89	-2.1672	53.50639	0.32
https://ope	Oldham Co	SHA0820	Nile Mill, Fi	https://ma	ETRS89	-1.99044	53.56729	2.73
https://ope	Oldham Co	SHA0833	Hague & Ha	https://ma	ETRS89	-2.07625	53.54911	0.16
https://ope	Oldham Co	SHA0899	London Ro	https://ma	ETRS89	-2.11814	53.568	1.76
https://ope	Oldham Co	SHA0901	Land at Bar	https://ma	ETRS89	-2.10644	53.54356	0.11
https://ope	Oldham Co	SHA0905	Duke Mill, I	https://ma	ETRS89	-2.09279	53.57465	1.54
https://ope	Oldham Co	SHA1002	Land at jct	https://ma	ETRS89	-2.11766	53.54703	0.59
https://ope	Oldham Co	SHA1003	Cairo Mill, (	https://ma	ETRS89	-2.07358	53.54726	1.92
https://ope	Oldham Co	SHA1004	Park Lane,	https://ma	ETRS89	-2.11586	53.56996	1.28
https://ope	Oldham Co	SHA1051	Alexandra S	https://ma	ETRS89	-2.10696	53.54299	0.39
https://ope	Oldham Co	SHA1057	Alliance an	https://ma	ETRS89	-2.10054	53.54536	2.34
https://ope	Oldham Co	SHA1067	Land at Ros	https://ma	ETRS89	-2.10547	53.54103	0.23
https://ope	Oldham Co	SHA1068	Corner of B	https://ma	ETRS89	-2.10592	53.54067	0.25
https://ope	Oldham Co	SHA1069	CAB, Bridge	https://ma	ETRS89	-2.12056	53.56749	0.03
https://ope	Oldham Co	SHA1128	Bridge Hou	https://ma	ETRS89	-2.07258	53.56744	0.1
https://ope	Oldham Co	SHA1138	Raven Mill,	https://ma	ETRS89	-2.14683	53.53364	1.64
https://ope	Oldham Co	SHA1225	Land - High	https://ma	ETRS89	-2.1393	53.51885	0.26
https://ope	Oldham Co	SHA1314	Mecca Bing	https://ma	ETRS89	-2.00486	53.55029	1.77

https://ope	Oldham Co	SHA1331	Orme Mill/	https://ma	ETRS89	-1.98845	53.53005	1.22
https://ope	Oldham Co	SHA1332	Majestic M	https://ma	ETRS89	-2.10537	53.54278	0.96
https://ope	Oldham Co	SHA1372	Former Lar	https://ma	ETRS89	-2.10487	53.54178	0.1
https://ope	Oldham Co	SHA1556	Bell Mill, C	https://ma	ETRS89	-2.09866	53.54365	0.45
https://ope	Oldham Co	SHA1599	Austerland	https://ma	ETRS89	-2.10635	53.5262	0.91
https://ope	Oldham Co	SHA1630	Former Cro	https://ma	ETRS89	-2.12745	53.52421	0.63
https://ope	Oldham Co	SHA1665	Ivy Mill, Fa	https://ma	ETRS89	-2.15582	53.51175	1.71
https://ope	Oldham Co	SHA1683	Marlboroug	https://ma	ETRS89	-2.16653	53.50491	1.53
https://ope	Oldham Co	SHA1735	Ram Mill, G	https://ma	ETRS89	-2.158	53.533	1.14
https://ope	Oldham Co	SHA1759	Former Lei	https://ma	ETRS89	-2.11023	53.54317	1.5
https://ope	Oldham Co	SHA1858	Land off M	https://ma	ETRS89	-2.00882	53.53649	0.07
https://ope	Oldham Co	SHA2000	Civic Centr	https://ma	ETRS89	-2.11695	53.54129	2.12
https://ope	Oldham Co	SHA2001	Police HQ,	https://ma	ETRS89	-2.10867	53.54292	0.6
https://ope	Oldham Co	SHA2002	Bradshaw S	https://ma	ETRS89	-2.10497	53.54322	1.27
https://ope	Oldham Co	SHA2015	Land Betwe	https://ma	ETRS89	-2.10364	53.54017	0.46
https://ope	Oldham Co	SHA2016	Southlink -	https://ma	ETRS89	-2.12023	53.56562	5.76
https://ope	Oldham Co	SHA2032	Sellers Busi	https://ma	ETRS89	-2.11054	53.58287	2.19
https://ope	Oldham Co	SHA2043	Car Park, R	https://ma	ETRS89	-2.0915	53.57864	0.17
https://ope	Oldham Co	SHA2046	M K Pilling	https://ma	ETRS89	-2.10187	53.52444	0.14
https://ope	Oldham Co	SHA2059	Land off Be	https://ma	ETRS89	-2.165	53.506	0.84
https://ope	Oldham Co	SHA2060	Land adj. Iv	https://ma	ETRS89	-2.13741	53.55425	0.23
https://ope	Oldham Co	SHA2127	Former Gre	https://ma	ETRS89	-2.15305	53.54648	0.48
https://ope	Oldham Co	SHA2129	Land at Reg	https://ma	ETRS89	-2.10136	53.54378	0.17
https://ope	Oldham Co	SHA2132	Pennine Ho	https://ma	ETRS89	-2.11119	53.54015	0.12
https://ope	Oldham Co	SHA2135	CH Medical	https://ma	ETRS89	-2.14541	53.53142	0.26
https://ope	Oldham Co	SHA2144	Shaw Lifelo	https://ma	ETRS89	-2.09377	53.57528	0.14
https://ope	Oldham Co	SHA2145	Turf Lane L	https://ma	ETRS89	-2.1513	53.52469	0.21
https://ope	Oldham Co	SHA2147	Land at Mu	https://ma	ETRS89	-2.11148	53.53914	0.19
https://ope	Oldham Co	SHA2148	Land at Sou	https://ma	ETRS89	-2.10287	53.54221	0.82
https://ope	Oldham Co	SHA2149	Land fronti	https://ma	ETRS89	-2.10628	53.5401	0.06
https://ope	Oldham Co	SHA2150	Land at Bra	https://ma	ETRS89	-2.10551	53.54258	0.1
https://ope	Oldham Co	SHA2154	Land betwe	https://ma	ETRS89	-2.16815	53.55077	0.21
https://ope	Oldham Co	SHA2155	Henshaw H	https://ma	ETRS89	-2.11421	53.54239	0.17
https://ope	Oldham Co	SHA2156	Land at Bro	https://ma	ETRS89	-2.07165	53.52966	0.09
https://ope	Oldham Co	SHA2157	Eldon Stree	https://ma	ETRS89	-2.11258	53.53616	0.09
https://ope	Oldham Co	SHA2158	Limeside R	https://ma	ETRS89	-2.13199	53.51952	0.2
https://ope	Oldham Co	SHA2160	Land at St J	https://ma	ETRS89	-2.06863	53.53913	0.33
https://ope	Oldham Co	SHA2162	Land at Hil	https://ma	ETRS89	-2.12412	53.54412	0.15
https://ope	Oldham Co	SHA2163	Land at Fou	https://ma	ETRS89	-2.11927	53.53922	0.24
https://ope	Oldham Co	SHA2165	Park Lane H	https://ma	ETRS89	-2.126	53.568	0.07
https://ope	Oldham Co	SHA2166	Fmr St Mar	https://ma	ETRS89	-2.11	53.547	0.25

Owners	Deliverable	PlanningSta	Permission	Permission	PlanningHis	ProposedFo	NetDwellin	NetDwellin
Not owned	yes	permission full plannin	12/02/21	https://planningpa.old			6	
Not owned	yes	permission full plannin	21/12/23	https://planningpa.old			60	
Mixed own	yes	not permissioned					10	
Not owned	yes	Permission full plannin	19/04/17	https://planningpa.old			30	
Not owned	yes	permission full plannin	01/01/22	https://planningpa.old			8	
owned by a	yes	not permissioned					5	
Not owned	yes	permission full plannin	29/01/19	https://planningpa.old			6	
Not owned	yes	not permissioned					5	
Not owned	yes	not permissioned					8	
Not owned	yes	not permissioned					30	
Not owned	yes	not permissioned					22	
Not owned	yes	not permissioned					18	
Not owned	yes	not permissioned					26	
Not owned	yes	permission full plannin	19/09/24	https://planningpa.old			53	
Not owned	yes	permission full planning	permissio	https://planningpa.old			22	
Not owned	yes	not permissioned					4	
Not owned	yes	not permissioned					21	
Not owned	yes	not permissioned					24	
Not owned	yes	permission Reserved m	25/07/08	https://planningpa.old			7	
Not owned	yes	permission full plannin	18/03/22	https://planningpa.old			1	
Not owned	yes	not permissioned		https://planningpa.old			10	
Owned by a	yes	permission full planning	permissio	https://planningpa.old			32	
Owned by a	yes	permission full planning	permissio	https://planningpa.old			36	
Mixed own	yes	permission outline plar	26/02/25	https://planningpa.old			285	
Mixed own	yes	permission full plannin	19/04/24	https://planningpa.old			46	
Not owned	yes	permission full plannin	10/04/19	https://planningpa.old			15	
Not owned	yes	permission full plannin	14/06/22	https://planningpa.old			71	
Not owned	yes	not permissioned					2	
Not owned	yes	permission full plannin	15/05/20	https://planningpa.old			39	
Not owned	yes	not permissioned					126	
Not owned	yes	not permissioned					8	
Not owned	yes	not permissioned					10	
Not owned	yes	not permissioned					6	
Not owned	yes	not permissioned					18	
Not owned	yes	not permissioned					30	
Not owned	yes	not permissioned					10	
Not owned	yes	not permissioned					5	
Not owned	yes	permission permission	22/12/23	https://planningpa.old			2	
Not owned	yes	not permissioned					6	
Not owned	yes	not permissioned					6	
Not owned	yes	permission outline planning	permi	https://planningpa.old			26	
Not owned	yes	not permissioned		https://planningpa.old			7	
Not owned	yes	not permissioned					4	
Not owned	yes	permission full plannin	16/10/15	https://planningpa.old			6	
Not owned	yes	permission outline plar	25/03/13	https://planningpa.old			65	
Not owned	yes	permission full plannin	20/09/18	http://planningpa.oldh			7	
Not owned	yes	not permissioned					4	
Not owned	yes	permission full plannin	15/01/25	https://planningpa.old			19	
Not owned	yes	not permissioned					12	

Not owned	yes	not permissioned		18
Not owned	yes	not permissioned		2
Not owned	yes	Permission full plannin	09/04/20 https://planningpa.old	12
Not owned	yes	Permission Reserved m	16/10/13 https://planningpa.old	12
Not owned	yes	permission full plannin	05/02/24 https://planningpa.old	4
Not owned	yes	Permission full plannin	18/09/17 https://planningpa.old	11
Not owned	yes	permission full plannin	19/01/15 https://planningpa.old	37
Not owned	yes	not permissioned		2
Not owned	yes	not permis full plannin	21/02/21 https://planningpa.old	5
Not owned	yes	not permissioned		10
Not owned	yes	not permissioned		6
Not owned	yes	Permission full plannin	28/09/18 https://planningpa.old	4
Not owned	yes	permission full plannin	23/12/16 https://planningpa.old	138
Not owned by a public		permission full plannin	05/02/20 https://planningpa.old	5
Not owned by a public		permission full plannin	14/02/17 https://planningpa.old	9
Not owned	yes	permission full plannin	20/04/17 https://planningpa.old	14
Not owned	yes	permission full plannin	25/08/17 https://planningpa.old	6
Not owned	yes	permission full plannin	19/09/19 https://planningpa.old	10
Not owned	yes	permission full plannin	05/07/17 https://planningpa.old	6
Not owned	yes	permission full plannin	02/05/19 https://planningpa.old	11
Not owned	yes	permission full plannin	14/12/17 https://planningpa.old	2
Not owned	yes	permission full plannin	11/12/17 https://planningpa.old	6
Not owned	yes	permission full plannin	18/04/18 https://planningpa.old	10
Not owned	yes	permission full plannin	08/02/19 https://planningpa.old	9
Not owned	yes	permission full plannin	18/04/18 https://planningpa.old	14
Not owned	yes	permission full plannin	30/04/18 https://planningpa.old	6
Not owned	yes	permission full plannin	19/07/18 https://planningpa.old	14
Not owned	yes	not permissioned	https://planningpa.old	1
Not owned	yes	permission prior appro	22/03/18 https://planningpa.old	26
Not owned	yes	permission prior appro	10/01/18 https://planningpa.old	5
Not owned	yes	permission prior appro	13/12/18 https://planningpa.old	26
Not owned	yes	permission prior appro	01/11/19 https://planningpa.old	10
Not owned	yes	permission full plannin	20/05/21 https://planningpa.old	9
Not owned	yes	permission full plannin	08/11/18 https://planningpa.old	5
Not owned	yes	not permissioned		6
Not owned	yes	permission full plannin	20/07/18 https://planningpa.old	11
Not owned	yes	permission full plannin	22/11/19 https://planningpa.old	8
Not owned	yes	permission full plannin	22/11/19 https://planningpa.old	9
Not owned	yes	permission full plannin	20/08/19 https://planningpa.old	1
Not owned	yes	permission full plannin	17/12/19 https://planningpa.old	6
Not owned	yes	permission full plannin	22/11/19 https://planningpa.old	5
Not owned	yes	permission full plannin	31/01/20 https://planningpa.old	4
Not owned	yes	not permissioned	28/01/20 https://planningpa.old	16
Not owned	yes	permission outline plar	02/12/19 https://planningpa.old	13
Not owned	yes	permission prior appro	21/12/18 https://planningpa.old	8
Not owned	yes	permission full plannin	18/05/20 https://planningpa.old	6
not owned	yes	permission full plannin	23/03/21 https://planningpa.old	16
Mixed own	yes	permission full plannin	19/06/21 https://planningpa.old	88
Not owned	yes	permission full plannin	09/06/21 https://planningpa.old	98
not owned	yes	permission full plannin	10/06/21 https://planningpa.old	42

not owned	yes	permission full plannin	17/02/21	https://planningpa.old	6
Not owned	yes	Permission outline plar	11/09/20	https://planningpa.old	19
Not owned	yes	Permission full plannin	21/08/20	https://planningpa.old	8
Not owned	yes	Permission full plannin	19/11/21	https://planningpa.old	99
not owned	yes	Permission full plannin	15/11/21	https://planningpa.old	9
Not owned	yes	Permission full plannin	27/07/21	https://planningpa.old	9
Not owned	yes	Permission full plannin	26/08/21	https://planningpa.old	6
Not owned	yes	Permission full plannin	24/08/21	https://planningpa.old	8
Not owned	yes	permission full plannin	21/05/21	https://planningpa.old	6
Not owned	yes	permission full plannin	28/06/21	https://planningpa.old	7
Not owned	yes	Permission full plannin	09/08/21	https://planningpa.old	8
Not owned	yes	Permission full plannin	06/01/22	https://planningpa.old	18
not owned	yes	Permission full plannin	28/01/22	https://planningpa.old	14
not owned	yes	permission outline plar	31/03/22	https://planningpa.old	400
Not owned	yes	permission full plannin	24/06/22	https://planningpa.old	30
Not owned	yes	permission full plannin	05/07/22	https://planningpa.old	6
Not owned	yes	permission full plannin	20/01/23	https://planningpa.old	51
Not owned	yes	permission outline plar	28/02/23	https://planningpa.old	12
Not owned	yes	permission full plannin	11/04/22	https://planningpa.old	1
Not owned	yes	permission full plannin	27/02/25	https://planningpa.old	9
Not owned	yes	permission full plannin	06/07/23	https://planningpa.old	5
Not owned	yes	permission full plannin	01/03/24	https://planningpa.old	19
Not owned	yes	permission full plannin	03/05/24	https://planningpa.old	8
Not owned	yes	permission full plannin	23/04/24	https://planningpa.old	5
Owned by a	yes	permission full plannin	03/07/25	https://planningpa.old	331
Not owned	yes	not permissioned			141
Not owned	yes	not permissioned			68
Not owned	yes	not permissioned			38
Unknown	yes	not permissioned			6
Not owned	yes	not permissioned			20
Mixed own	yes	not permissioned			14
Owned by a	yes	not permissioned			41
Not owned	yes	not permissioned			13
Not owned	yes	not permissioned			200
Not owned	yes	not permissioned			17
Owned by a	yes	permission full plannin	19/04/24	https://planningpa.old	28
Owned by a	yes	not permissioned			6
Not owned	yes	not permissioned			86
Mixed own	yes	not permissioned			24
Not owned	yes	not permissioned			172
Not owned	yes	not permissioned			51
not owned	yes	not permissioned			47
Not owned	yes	not permissioned			224
Owned by a	yes	not permissioned			22
Unknown	yes	not permissioned			24
Not owned	yes	not permissioned			9
Not owned	yes	not permissioned			10
not owned	yes	not permissioned			90
Owned by a	yes	not permissioned			10
Mixed own	yes	not permissioned			250

Not owned	yes	not permissioned			68
Not owned	yes	not permissioned			54
Owned by a	yes	not permissioned			5
not owned	yes	not permissioned			100
Not owned	yes	not permissioned			58
Owned by a	yes	permission full plannin	19/04/24	https://planningpa.old	32
Not owned	yes	not permissioned			98
Not owned	yes	not permissioned			216
Not owned	yes	not permissioned			105
owned by a	yes	permission outline plai	03/07/25	https://planningpa.old	231
Owned by a	yes	not permissioned			5
Owned by a	yes	permission outline plai	03/07/25	https://planningpa.old	838
Owned by a	yes	permission outline plai	03/07/25	https://planningpa.old	219
Owned by a	yes	not permissioned			150
Not owned	yes	not permissioned			44
Mixed own	yes	not permissioned			147
Not owned	yes	not permissioned			122
Owned by a	yes	not permissioned			5
Not owned	yes	not permissioned			10
Not owned	yes	not permissioned			30
Unknown	yes	not permissioned			9
Not owned	yes	not permissioned			13
Not owned	yes	not permissioned			30
Not owned	yes	not permissioned			18
Owned by a	yes	not permissioned			7
Owned by a	yes	not permissioned			8
Owned by a	yes	not permissioned			7
not owned	yes	not permissioned			100
Owned by a	yes	not permissioned			250
not owned	yes	not permissioned			15
not owned	yes	not permissioned			12
Not owned	yes	not permissioned			12
Owned by a	yes	not permissioned			45
Not owned	yes	not permissioned			12
Not owned	yes	not permissioned			5
Owned by a	yes	not permissioned			9
Not owned	yes	not permissioned			20
Owned by a	yes	not permissioned			8
Owned by a	yes	permission full plannin	06/06/24	https://planningpa.old	15
Not owned	yes	not permissioned			4
Not owned	yes	not permissioned			28

HazardousS	Notes	FirstAdded	LastUpdate	EndDate
	PA/345633	22/12/17	07/10/25	17/10/23
	Phase 1 ho	22/12/17	07/10/25	
	Phase 1 mi	01/11/19	07/10/25	22/03/24
	PA/338869	22/12/17	07/10/25	01/02/21
	PIP/34925(	22/12/17	07/10/25	
	PA/040865	22/12/17	07/10/25	
	PA/341863	01/11/19	07/10/25	16/06/22
	PA/055303	22/12/17	07/10/25	
	PA/053552	01/11/19	07/10/25	
	PA/047612	22/12/17	07/10/25	
	Part of Pha	22/12/17	07/10/25	
	Phase 1 ho	22/12/17	07/10/25	
	Phase 1 ho	22/12/17	07/10/25	
	Phase 1 mi	22/12/17	07/10/25	
	PA/052445	01/11/19	07/10/25	
	PA/047633	07/10/25	07/10/25	
	PA/049748	22/12/17	07/10/25	
	PA/049768	22/12/17	07/10/25	
	PA/341643	22/12/17	07/10/25	12/08/20
	FUL/34819	22/12/17	07/10/25	01/01/25
	PA/051141	15/10/24	07/10/25	
	PA/343071	22/12/17	07/10/25	01/03/24
	PA/343071	22/12/17	07/10/25	01/03/24
	OUT/3536(	22/12/17	07/10/25	
	FUL/35011	22/12/17	07/10/25	
	MMA/342(	22/12/17	07/10/25	01/04/21
	FUL/34614	22/12/17	07/10/25	
	PA/052121	07/10/25	07/10/25	
	PA/344149	22/12/17	07/10/25	04/02/22
	PA/053985	22/12/17	07/10/25	
	PA/336682	22/12/17	07/10/25	
	PA/053784	22/12/17	07/10/25	
	PA/053860	22/12/17	07/10/25	
	PA/337710	22/12/17	07/10/25	
	PA/053576	22/12/17	07/10/25	
	PA/059469	22/12/17	07/10/25	
	PA/055153	22/12/17	07/10/25	01/05/23
	FUL/34579	07/10/25	07/10/25	
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	PA/055796	22/12/17	07/10/25	
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	PA/339789	01/11/19	07/10/25	
	PA/058978	07/10/25	07/10/25	
	PA/337058	22/12/17	07/10/25	
	PA/057631	22/12/17	07/10/25	
	PA/342133	01/11/19	07/10/25	
	PA/335747	22/12/17	07/10/25	
	FUL/35081	22/12/17	07/10/25	
	PA/332755	22/12/17	07/10/25	

PA/332094	22/12/17	07/10/25	
PA/333720	07/10/25	07/10/25	
PA/343332	10/11/21	07/10/25	17/02/23
PA/333239	10/11/21	07/10/25	
FUL/34835	15/10/24	07/10/25	
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PA/335697	10/11/21	07/10/25	
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PA/337361	22/12/17	07/10/25	
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PA/338035	07/10/25	07/10/25	
PA/344108	11/11/20	07/10/25	
PA/339578	22/12/17	07/10/25	01/02/20
PA/339279	22/12/17	07/10/25	01/02/20
PA/340011	11/11/20	07/10/25	05/07/22
PA/343503	20/11/18	07/10/25	25/02/22
PA/339566	20/11/18	07/10/25	
PA/342948	20/11/18	07/10/25	01/09/21
PA/337325	11/11/20	07/10/25	
PA/340699	11/11/20	07/10/25	15/10/20
PA/340982	20/11/18	07/10/25	12/02/21
PA/342698	01/11/19	07/10/25	05/04/22
PA/340947	01/11/19	07/10/25	01/03/22
PA/340401	01/11/19	07/10/25	10/01/23
PA/340660	01/11/19	07/10/25	
PA/341153	07/10/25	07/10/25	
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PRCU/3424	11/11/20	07/10/25	
PRCU/3438	11/11/20	07/10/25	
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PA/341119	01/11/19	07/10/25	01/01/23
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PA/343388	11/11/20	07/10/25	01/01/21
PA/344068	11/11/20	07/10/25	31/03/23
PA/ 343813	11/11/20	07/10/25	10/04/24
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PA/343718	11/11/20	07/10/25	
PA/341711	11/11/20	07/10/25	
PRCU/3426	11/11/20	07/10/25	27/10/21
PA/344678	12/12/22	07/10/25	01/09/23
PA/345573	12/12/22	07/10/25	26/09/22
FUL/34627	12/12/22	07/10/25	26/03/25
FUL/34584	12/12/22	07/10/25	01/03/25
FUL/34666	12/12/22	07/10/25	19/01/23

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PA/343374	12/12/22	07/10/25	27/01/25
PA/344770	12/12/22	07/10/25	
FUL/34672	12/12/22	07/10/25	29/05/24
FUL/34699	12/12/22	07/10/25	27/03/23
FUL/34589	12/12/22	07/10/25	31/03/23
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FUL/34701	12/12/22	07/10/25	
FUL/34563	12/12/22	07/10/25	
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FUL/34698	12/12/22	07/10/25	
FUL/34674	12/12/22	07/10/25	31/03/25
OUT/34589	12/12/22	07/10/25	
FUL/34778	15/10/24	07/10/25	
FUL/34781	16/11/23	07/10/25	
FUL/34967	16/11/23	07/10/25	19/12/24
OUT/34936	16/11/23	07/10/25	
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https://oper	Oldham Council	HLA2088
https://oper	Oldham Council	HLA2090
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https://oper	Oldham Council	SHA2162
https://oper	Oldham Council	SHA2163
https://oper	Oldham Council	SHA2165
https://oper	Oldham Council	SHA2166

SiteNameAddress
Land at Flint Street Derker
Bailey Mill, Delph
Land at Oldham Road/ Hardman Street, Failsworth
Frenches Wharf, adjacent to Knoll Mill, Greenfield
Land off Ripponden Road / Cornhill Street, Oldham
Estate St/Panmure St
Land adjacent to 14 Hebron Street, Heyside, Royton
Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formely
Land off Tanners Fold, Fitton Hill, Oldham
Land at Springhey Mill, Huddersfield Road
Land Fronting Rochdale Road, Royton. Site of C&A motors
Pretoria Road, Oldham
Jowett Street, Oldham
Huddersfield Road/Dunkerley Street, Oldham
Land adj to 265 Oldham Road, Failsworth
Land off Nicholas Road (Eastside), Oldham
Bank Mill, Huxley Street, Oldham OL4 5JX
Land off Booth Hill Lane
Holden Fold Lane, Royton
Land at Hartshead Street, Lees. Oldham
Byron Street Social Club, Byron Street, Hollinwood, Oldham,
Land at North Werneth Zone 2 and 3, Land at St John's bou
Land at North Werneth Zone 4, Land bounded by Suthers St
Land at North Werneth Zone 6 (Hartford Mill, Edward St)
Land at Derker (Abbotsford Road Site), Abbotsford Road/Vu
Land off Royley, Royton (former garage court), OL2 5DY
Thornham Mill, Oozewood Road, Royton, OL2 5SJ
Land between 16 and 18 Propps Hall Drive, Failsworth
Corner of Edge Lane Street/High Barn Street, Royton
53 - 55 King Street (formerly Riley Snooker Club and Megso
Land at Dunbar Street, Oldham
Shaw Band Club, Dale Street, Shaw, OL2 8RN
Corporation Depot, Andrew Street, Chadderton, OL9 0JN
Land off Hale Lane/Hughes Close, Failsworth, Manchester
Former Territorial Army Centre, Rifle Street
The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham
Land adj to Westlands Cottage Day Nursery, Springbank Str
Land bounded by Wilkes Street Oldham, OL1 4JW
Land adj., 63 Meldrum Street, Oldham OL8 1NU
Former Roundabout Tyres, Crompton Way, Shaw
Mill Lane, off Wall Hill Road, Dobcross (Wall Hill Mill)
Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5
Land off, Knowsley Avenue, Springhead, Oldham.
Site of The Brookdale, Coronation Road, Failsworth, M35 0L
P & D Northern Steels Ltd, Mosshey Street, Shaw, OL2 8QL
Land at Coronation Road, Failsworth, Manchester. M35 0LT
25 High Street, Uppermill, Oldham OL3 6HS
Cabaret Club, 2 Bridge Street, Oldham, OL1 1EA
3-5 Hamilton Street, Oldham, OL4 1DA
Land at, Woodhall Street, Failsworth, Oldham, M35 0DD
Land adj., 14 Sheepfoot Lane, Oldham, OL1 2PD
Fernec Works, Stephenson Street, Oldham, OL4 2HH

Woodfield Centre, Off Netherfield Close, Oldham, OL8 4ET
Hey House Farm, Ripponden Road, Denshaw, OL3 5UN
Scouthead Filling Station, 1025 Huddersfield Road, Scouthea
Land bounded by Stafford Street, Lynn Street, Durham Stree
Land behind 190-198 Limeside Road, Oldham
Abbots Grange Residential Care Home, Newport Street, Old
Land between 173 - 197 Higginshaw Lane, Royton
United Reformed Church and Hall, Rochdale Road, Shaw, O
LAND ON NORTH OF, Sugar Lane, Dobcross, OL3 5AG
Express Dairies Milk, Ridgefield Street, Failsworth, M35 0HJ
212 Middleton Road, Oldham, OL9 6BH
124 Rochdale Road, Oldham, OL1 1NT
Westwood Medical Centre, Winterbottom Street, Oldham, O
128 Middleton Road, Oldham, OL9 6BG
148-150 Chew Valley Road, Greenfield, OL3 7DD
Delph Club, Gartside Street, Delph, OL3 5DW
LAND AT FORMER SITE OF PARKSIDE MILL, Edge Lane S
The Stables, Oak Hill Stannybrook Road, Daisy Nook, Failsw
Land at Albert Street West, Failsworth
19-21 Milnrow Road, Shaw, OL2 8AP
316 Oldham Road, Failsworth, M35 0EN
160 Oldham Road, Failsworth, Manchester, M35 0RA
511 Oldham Road, Failsworth, M35 9AB
Robin Hill Bangladeshi Youth Club, Trafalgar Street, Oldham
Land to the South of 474 Ripponden Road, oldham
100 Shaw Road, Oldham, OL1 4AB
19 - 21 Retiro Street, Oldham OL1 1SA
Brunswick House, 86 Union Street, Oldham, OL1 1DE
Brunswick House, Union Street, Oldham, OL1 1DR
Brunswick House Union Street Oldham OL1 1DE
2 Ashton Road, Oldham, OL8 1HF
248 Oldham Road, Failsworth, M35 0HB
87-89 Yorkshire Street, Oldham, OL1 3ST
12 Union Street, Royton, OL2 5JD
Old YMCA building on corner of Roscoe Street and Prince S
HEALDS GREEN METHODIST CHURCH, Healds Green, Cl
Congregational Church, Sandy Lane, Dobcross, OL3 5AG
Ron Kirkham Motors, Ladhill Lane, Greenfield, OL3 7JW
Jubilee Inn, Milnrow Road, Shaw, OL2 8BL
12-14 Thompson Lane, Chadderton, OL9 8LT
Harrop Court Mill, Harrop Court Road, Diggle, OL3 5LL
39 Greaves Street, Oldham, OL1 1TJ
71 Yorkshire Street, Oldham, OL1 3ST
Land at Former Site of Parkside Mill, Edge Lane Street, Roy
Land at Vale Drive/ former Crossbank House
Land at Cardwell Street, Dowry Street and Groby Street
County Court, 122A Rochdale Road, Oldham, OL1 1NT
25 High Street, Shaw, OL2 8RF
Hadfield Works, Hadfield Street, Oldham, OL8 3BU
572 Ashton Road, Oldham, OL8 3HW
Land Off Radcliffe Street (Former Vernon Mill), Royton, OL2
43 Burnley Lane Chadderton Oldham OL9 0BT
314 - 316 Oldham Road Royton Oldham OL2 5AS

34 - 36 Yorkshire Street Oldham OL1 1SE
596 Huddersfield Road Oldham OL4 2HD
409 Oldham Road Failsworth Oldham M35 0AA
17 - 21 Mumps Oldham Oldham OL1 3TL
31-33 Milnrow Road, Shaw, Oldham, OL2 8AP
Aspull Catering Equipment Ltd Milton Street Royton Oldham
Former Royton Health Centre Land At The Junction Of Roch
Shaw Distribution Centre, Linney Lane, Shaw, Oldham, OL2
Former High Barn Resource Centre, High Barn Street, Royto
Holden Fold Mill Holden Fold Lane Royton Oldham OL2 5BY
Land to the North of Ashton Road
Ambulance Station Former Moor Street, Shaw Oldham OL2
Crime Farm, Knott Lanes, Oldham, OL8 3JE
Land At The Junction Of Ellen Street And Busk Road Chado
Land To The Rear Of Oak Road Oldham
Thatcher and Belgrave Street
Land At Bow Street Oldham
Linney Lane Motors Linney Lane Shaw Oldham OL2 8HB
Land between Prince Street, Oldham Way and Mumps metro
Chadderton Mill, off Fields New Rd, Chadderton
Land E of Wellyhole St, Oldham
Corner Knott Lane and Ashton Rd, Oldham
Land at corner of Rhodes and Wright Street
Site W of Grains Rd, Shaw
Shaw Health Centre, Corner High St
Land between Godson St and Rochdale Rd, Oldham
Land btw Brookdale St. and Oldham Rd., Failsworth (PEZ 1
Nile Mill, Fields New Rd, Chadderton
Hague & Halewood St (Jubilee Mill, Brideoake St)
London Road, Derker
Land at Bartlemore Street, Derker
Duke Mill, Refuge St, Shaw
Land at jct Belmont and Franklin Sts, Oldham
Cairo Mill, Greenacres Road, Lees
Park Lane, Royton
Alexandra Suite, Horsedge Mill, Rock Street, OldhaM
Alliance and Brittania Mill Triangle, Spencer Street, Oldham
Land at Roscoe St, Oldham
Corner of Bridge St and Roscoe St, Oldham
CAB, Bridge St, Oldham
Bridge House, Lees Road
Raven Mill, Raven Avenue, Chadderton
Land - Higher Memorial Park, Joseph St, Failsworth
Mecca Bingo Block, Cnr Union St, King St, Oldham
Orme Mill/ Longrange Mill, Greenacres Road, Lees
Majestic Mill, Greenacres Road, Lees
Former Lancaster House, Rochdale Rd, Royton
Bell Mill, Castle Mill Street, Oldham
Austerlands Mill, Austerlands
Former Cromford Mill site, Oldham
Ivy Mill, Failsworth
Marlborough Mill, Failsworth
Ram Mill, Gordon Street, Chadderton, OL9 9RJ

Former Leisure Centre site, Lord Street, Oldham
Land off Mark St., West End St, Oldham
Civic Centre, West Street
Police HQ, Barn Street
Bradshaw Street
Land Between Beever St and Regent St, Oldham
Southlink - land at
Sellers Business Park
Car Park, Rear 394-410 Rochdale Rd (Waggon and Horses)
M K Pilling Ltd, Hayden Street, Crossley Street, Shaw, OL2 8
Land off Beresford St., Failsworth (PEZ 1 West Failsworth)
Land adj. Ivy House, Oldham Rd., Failsworth (PEZ 1 West F
Former Green Booth Depot, Hunt Lane
Land at Regent Street, Wallshaw Street and Bell Street, Old
Pennine House, 77 Union Street, Oldham
CH Medical Centre, Fields New Road
Shaw Lifelong Learning Centre
Turf Lane Lifelong Learning Centre
Land at Mumps and Wallshaw Street
Land at Southgate Street and Waterloo Street, Oldham
Land fronting Horsedge Street, including Temperence Hall
Land at Bradshaw Street - South
Land between Rochdale Canal, Middleton Road and Mills Hil
Henshaw House, Cheapside
Land at Brown Edge Road
Eldon Street Garages
Limeside Road Garages, Hollinwood
Land at St John Street, Lees
Land at Hilda Street
Land at Foundry Street, Oldham
Park Lane House, 2 Rochdale Lane, Royton, OL2 5QP
Fmr St Marys Roman Catholic Church, Ruth Street, Oldham

SiteplanURL	Coordina
https://map.oldham.gov.uk/map?name=Brownfield%20Register%20Sites	ETRS89

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GeoX	GeoY	Hectares	Owners	Deliverab
-2.09194531	53.55011183	0.07	Not owned by a publ	yes
-2.145506051	53.53512566	0.86	Not owned by a publ	yes
-2.167613515	53.50655599	1.56	Mixed ownership	yes
-2.078592024	53.56465604	0.59	Not owned by a publ	yes
-2.022976056	53.56278427	0.22	Not owned by a publ	yes
-2.169058596	53.50683372	0.06	owned by a public au	yes
-2.106070037	53.54219215	0.12	Not owned by a publ	yes
-2.08388656	53.55549896	0.06	Not owned by a publ	yes
-2.10462557	53.52141905	0.16	Not owned by a publ	yes
-2.097668726	53.52383632	0.33	Not owned by a publ	yes
-2.099462738	53.51908966	0.55	Not owned by a publ	yes
-2.087044044	53.52658704	0.46	Not owned by a publ	yes
-2.097015079	53.55141414	0.66	Not owned by a publ	yes
-2.098608501	53.55044735	2.61	Not owned by a publ	yes
-2.163831926	53.50758912	0.13	Not owned by a publ	yes
-2.118	53.531	0.21	Not owned by a publ	yes
-2.106091592	53.52168253	0.12	Not owned by a publ	yes
-2.078093899	53.54966056	0.42	Not owned by a publ	yes
-2.125336125	53.57041509	0.4	Not owned by a publ	yes
-2.085905661	53.55532274	0.04	Not owned by a publ	yes
-2.137438725	53.52272123	0.067	Not owned by a publ	yes
-2.094603476	53.56953871	2.28	Owned by a public au	yes
-2.087100014	53.53788188	2.15	Owned by a public au	yes
-2.1170705	53.55391144	2.7	Mixed ownership	yes
-2.117239827	53.52885375	1.18	Mixed ownership	yes
-2.130701725	53.558221	0.29	Not owned by a publ	yes
-2.117880355	53.55008374	0.42	Not owned by a publ	yes
-2.162	53.506	0.07	Not owned by a publ	yes
-2.099929981	53.54280103	0.8	Not owned by a publ	yes
-2.138909571	53.52299566	0.15	Not owned by a publ	yes
-2.130846938	53.53695301	0.1	Not owned by a publ	yes
-2.134570496	53.53844611	0.09	Not owned by a publ	yes
-2.134549429	53.5368898	0.1	Not owned by a publ	yes
-2.135918756	53.53763007	0.42	Not owned by a publ	yes
-2.082965339	53.5350118	0.4	Not owned by a publ	yes
-2.093773049	53.55199055	0.2	Not owned by a publ	yes
-2.132812072	53.5617097	0.07	Not owned by a publ	yes
-2.079	53.562	0.06	Not owned by a publ	yes
-2.130262132	53.57377781	0.06	Not owned by a publ	yes
-2.073886784	53.5473981	0.07	Not owned by a publ	yes
-2.030078816	53.55203793	2.7	Not owned by a publ	yes
-2.02140778	53.56881224	0.36	Not owned by a publ	yes
-2.058	53.545	0.07	Not owned by a publ	yes
-2.094741644	53.57463872	0.22	Not owned by a publ	yes
-2.143471128	53.54636604	1.93	Not owned by a publ	yes
-2.162458834	53.5025115	0.07	Not owned by a publ	yes
-2.161672978	53.51211423	0.04	Not owned by a publ	yes
-2.113351123	53.54668244	0.36	Not owned by a publ	yes
-2.133323876	53.52950972	0.02	Not owned by a publ	yes
-2.106717285	53.53003575	0.32	Not owned by a publ	yes
-2.121	53.554	0.02	Not owned by a publ	yes
-2.056334293	53.53912895	0.17	Not owned by a publ	yes

-2.077670294	53.54851118	0.63	Not owned by a publi	yes
-2.035986347	53.59908015	0.28	Not owned by a publi	yes
-2.128774357	53.53078842	0.2	Not owned by a publi	yes
-2.05101508	53.5484266	1.47	Not owned by a publi	yes
-2.128	53.515	0.07	Not owned by a publi	yes
-2.00741468	53.54689665	0.25	Not owned by a publi	yes
-2.106891696	53.54085502	0.11	Not owned by a publi	yes
-2.081391276	53.54944104	0.11	Not owned by a publi	yes
-2.008892123	53.55597172	0.29	Not owned by a publi	yes
-2.166	53.506	0.91	Not owned by a publi	yes
-2.127139238	53.54264622	0.02	Not owned by a public authority	
-2.135870412	53.53184771	0.03	Not owned by a public authority	
-2.165884457	53.50167974	0.11	Not owned by a publi	yes
-2.125148086	53.54257364	0.03	Not owned by a publi	yes
-2.003263392	53.53400271	0.28	Not owned by a publi	yes
-2.024466223	53.5676966	0.02	Not owned by a publi	yes
-2.118575425	53.56654326	0.1	Not owned by a publi	yes
-2.12035503	53.50218657	0.27	Not owned by a publi	yes
-2.171679835	53.50352423	0.06	Not owned by a publi	yes
-2.09310058	53.57872733	0.12	Not owned by a publi	yes
-2.161542094	53.50813737	0.04	Not owned by a publi	yes
-2.166682975	53.50580199	0.21	Not owned by a publi	yes
-2.152499243	53.51290691	0.05	Not owned by a publi	yes
-2.119656508	53.54679577	0.11	Not owned by a publi	yes
-2.08	53.558	0.08	Not owned by a publi	yes
-2.100429966	53.54752826	0.31	Not owned by a publi	yes
-2.107487023	53.54102197	0.01	Not owned by a publi	yes
-2.1125168	53.53945676	0.14	Not owned by a publi	yes
-2.1125168	53.53945676	0.14	Not owned by a publi	yes
-2.117954221	53.56728795	0.02	Not owned by a publi	yes
-2.114425035	53.53513347	0.04	Not owned by a publi	yes
-2.163791619	53.50686068	0.1	Not owned by a publi	yes
-2.106070037	53.54219215	0.04	Not owned by a publi	yes
-2.124255756	53.56394062	0.06	Not owned by a publi	yes
-2.103234459	53.54151047	0.03	Not owned by a publi	yes
-2.156360086	53.56064909	0.59	Not owned by a publi	yes
-2.010547514	53.55680943	0.06	Not owned by a publi	yes
-2.003686207	53.534836	0.1	Not owned by a publi	yes
-2.065803735	53.5363929	0.1	Not owned by a publi	yes
-2.14529533	53.53111643	0.15	Not owned by a publi	yes
-1.987758713	53.57173955	0.62	Not owned by a publi	yes
-2.108756196	53.54059822	0.02	Not owned by a publi	yes
-2.106755427	53.54213076	0.01	Not owned by a publi	yes
-2.116674283	53.56605524	0.14	not owned by a publi	yes
-2.122449884	53.53959412	0.69	Mixed ownership	yes
-2.105001025	53.52596447	1.87	Not owned by a publi	yes
-2.117129186	53.54339301	0.26	not owned by a publi	yes
-2.093847168	53.57480702	0.02	not owned by a publi	yes
-2.111532882	53.5266366	0.36	Not owned by a publi	yes
-2.014651628	53.55294552	0.57	Not owned by a publi	yes
-2.116687032	53.56772933	2.26	Not owned by a publi	yes
-2.130146713	53.55027422	0.05	not owned by a publi	yes
-2.107873437	53.54182662	0.11	Not owned by a publi	yes

-2.119536212	53.55613892	0.02	Not owned by a publ	yes
-2.102354507	53.54241318	0.03	Not owned by a publ	yes
-2.071201588	53.54913712	0.01	Not owned by a publ	yes
-2.071201588	53.54913712	0.03	Not owned by a publ	yes
-2.091463947	53.57875732	0.09	Not owned by a publ	yes
-2.075144489	53.55132655	0.39	Not owned by a publ	yes
-2.117954221	53.56728795	0.3	not owned by a publi	yes
-2.085874497	53.57902536	12.45	not owned by a publi	yes
-2.108695383	53.52101335	0.32	Not owned by a publ	yes
-2.129109188	53.55795876	0.17	Not owned by a publ	yes
-2.158076271	53.50776233	0.54	Not owned by a publ	yes
-2.099328755	53.57305917	0.14	Not owned by a publ	yes
-2.124740227	53.50795833	0.66	Not owned by a publ	yes
-2.13	53.549	0.04	Not owned by a publ	yes
-2.131	53.521	0.12	Not owned by a publ	yes
-2.101545606	53.5289342	0.08	Not owned by a publ	yes
-2.108	53.542	0.04	Not owned by a publ	yes
-2.087	53.579	0.09	Not owned by a publ	yes
-2.101429547	53.54177532	0.98	Owned by a public a	yes
-2.141727421	53.54403325	2.02	Not owned by a publ	yes
-2.098616216	53.57902915	1.7	Not owned by a publ	yes
-2.106887529	53.51096115	2.27	Not owned by a publ	yes
-2.090806502	53.57542612	0.06	Unknown	yes
-2.010357684	53.55624644	0.5	Not owned by a publ	yes
-2.09475688	53.57442363	0.35	Mixed ownership	yes
-2.13828989	53.52700881	1.03	Owned by a public a	yes
-2.167198372	53.50638893	0.32	Not owned by a publ	yes
-1.990441197	53.56728763	2.73	Not owned by a publ	yes
-2.076252425	53.54911401	0.16	Not owned by a publ	yes
-2.118139913	53.5680006	1.76	Owned by a public a	yes
-2.106441411	53.5435645	0.11	Owned by a public a	yes
-2.09278948	53.57464689	1.54	Not owned by a publ	yes
-2.117660511	53.5470305	0.59	Mixed ownership	yes
-2.073581524	53.54726029	1.92	Not owned by a publ	yes
-2.115863584	53.5699604	1.28	Not owned by a publ	yes
-2.106956212	53.54298832	0.39	not owned by a publi	yes
-2.100537651	53.54536438	2.34	Not owned by a publ	yes
-2.105466649	53.5410288	0.23	Owned by a public a	yes
-2.105918445	53.54066887	0.25	Unknown	yes
-2.120556068	53.56748503	0.03	Not owned by a publ	yes
-2.072579992	53.56744098	0.1	Not owned by a publ	yes
-2.146827483	53.53363904	1.64	not owned by a publi	yes
-2.139300941	53.51884683	0.26	Owned by a public a	yes
-2.004864775	53.55028905	1.77	Mixed ownership	yes
-1.988450209	53.53005029	1.22	Not owned by a publ	yes
-2.105369586	53.54277723	0.96	Not owned by a publ	yes
-2.104871865	53.54177695	0.1	Owned by a public a	yes
-2.098655449	53.54364545	0.45	not owned by a publi	yes
-2.106350312	53.52619732	0.91	Not owned by a publ	yes
-2.127447529	53.52420817	0.63	Owned by a public a	yes
-2.155824007	53.5117453	1.71	Not owned by a publ	yes
-2.166525929	53.50490948	1.53	Not owned by a publ	yes
-2.158	53.533	1.14	Not owned by a publ	yes

-2.110234247	53.54316834	1.5	owned by a public au	yes
-2.008815983	53.53649216	0.07	Owned by a public a	yes
-2.116950573	53.54128767	2.12	Owned by a public a	yes
-2.108670474	53.54292245	0.6	Owned by a public a	yes
-2.104974094	53.54322241	1.27	Owned by a public a	yes
-2.103638728	53.54016755	0.46	Not owned by a publ	yes
-2.12023367	53.56562478	5.76	Mixed ownership	yes
-2.110540517	53.58287384	2.19	Not owned by a publ	yes
-2.091499454	53.57863871	0.17	Owned by a public a	yes
-2.101866066	53.52443954	0.14	Not owned by a publ	yes
-2.165	53.506	0.84	Not owned by a publ	yes
-2.137408907	53.55425388	0.23	Unknown	yes
-2.153045486	53.54647812	0.48	Not owned by a publ	yes
-2.10136456	53.54377569	0.17	Not owned by a publ	yes
-2.111189891	53.54015169	0.12	Not owned by a publ	yes
-2.145413199	53.53142322	0.26	Owned by a public a	yes
-2.093767858	53.57527893	0.14	Owned by a public a	yes
-2.151300167	53.52469215	0.21	Owned by a public a	yes
-2.111477972	53.53913575	0.19	not owned by a publi	yes
-2.102866547	53.54220932	0.82	Owned by a public a	yes
-2.106275282	53.54009627	0.06	not owned by a publi	yes
-2.105508486	53.54257508	0.1	not owned by a publi	yes
-2.168151842	53.55076662	0.21	Not owned by a publ	yes
-2.11421194	53.54239326	0.17	Owned by a public a	yes
-2.071646696	53.52965515	0.09	Not owned by a publ	yes
-2.112577821	53.53615857	0.09	Not owned by a publ	yes
-2.131989651	53.51952228	0.2	Owned by a public a	yes
-2.068625579	53.53912532	0.33	Not owned by a publ	yes
-2.124116577	53.54411796	0.15	Owned by a public a	yes
-2.119266983	53.53922216	0.24	Owned by a public a	yes
-2.126	53.568	0.07	Not owned by a publ	yes
-2.11	53.547	0.25	Not owned by a publ	yes

PlanningStatus	PermissionType	PermissionDate	PlanningHistory
permissioned	full planning permission	12/02/21	https://planningpa.old
permissioned	full planning permission	21/12/23	https://planningpa.old
not permissioned			
Permissioned	full planning permission	19/04/17	https://planningpa.old
permissioned	full planning permission	01/01/22	https://planningpa.old
not permissioned			
permissioned	full planning permission	29/01/19	https://planningpa.old
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
permissioned	full planning permission	19/09/24	https://planningpa.old
permissioned	full planning permission		https://planningpa.old
not permissioned			
not permissioned			
not permissioned			
permissioned	Reserved matters approval	25/07/08	https://planningpa.old
permissioned	full planning permission	18/03/22	https://planningpa.old
not permissioned			https://planningpa.old
permissioned	full planning permission		https://planningpa.old
permissioned	full planning permission		https://planningpa.old
permissioned	outline planning permission	26/02/25	https://planningpa.old
permissioned	full planning permission	19/04/24	https://planningpa.old
permissioned	full planning permission	10/04/19	https://planningpa.old
permissioned	full planning permission	14/06/22	https://planningpa.old
not permissioned			
permissioned	full planning permission	15/05/20	https://planningpa.old
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
permissioned	permission in principle	22/12/23	https://planningpa.old
not permissioned			
not permissioned			
permissioned	outline planning permission		https://planningpa.old
not permissioned			https://planningpa.old
not permissioned			
permissioned	full planning permission	16/10/15	https://planningpa.old
permissioned	outline planning permission	25/03/13	https://planningpa.old
permissioned	full planning permission	20/09/18	http://planningpa.oldh
not permissioned			
permissioned	full planning permission	15/01/25	https://planningpa.old
not permissioned			
not permissioned			
not permissioned			
Permissioned	full planning permission	09/04/20	https://planningpa.old

Permissioned	Reserved matters approval	16/10/13	https://planningpa.old
permissioned	full planning permission	05/02/24	https://planningpa.old
Permissioned	full planning permission	18/09/17	https://planningpa.old
permissioned	full planning permission	19/01/15	https://planningpa.old
not permissioned			
not permissioned	full planning permission	21/02/21	https://planningpa.old
not permissioned			
not permissioned			
Permissioned	full planning permission	28/09/18	https://planningpa.old
permissioned	full planning permission	23/12/16	https://planningpa.old
permissioned	full planning permission	05/02/20	https://planningpa.old
permissioned	full planning permission	14/02/17	https://planningpa.old
permissioned	full planning permission	20/04/17	https://planningpa.old
permissioned	full planning permission	25/08/17	https://planningpa.old
permissioned	full planning permission	19/09/19	https://planningpa.old
permissioned	full planning permission	05/07/17	https://planningpa.old
permissioned	full planning permission	02/05/19	https://planningpa.old
permissioned	full planning permission	14/12/17	https://planningpa.old
permissioned	full planning permission	11/12/17	https://planningpa.old
permissioned	full planning permission	18/04/18	https://planningpa.old
permissioned	full planning permission	08/02/19	https://planningpa.old
permissioned	full planning permission	18/04/18	https://planningpa.old
permissioned	full planning permission	30/04/18	https://planningpa.old
permissioned	full planning permission	19/07/18	https://planningpa.old
not permissioned			https://planningpa.old
permissioned	prior approval granted	22/03/18	https://planningpa.old
permissioned	prior approval granted	10/01/18	https://planningpa.old
permissioned	prior approval granted	13/12/18	https://planningpa.old
permissioned	prior approval granted	01/11/19	https://planningpa.old
permissioned	full planning permission	20/05/21	https://planningpa.old
permissioned	full planning permission	08/11/18	https://planningpa.old
not permissioned			
permissioned	full planning permission	20/07/18	https://planningpa.old
permissioned	full planning permission	22/11/19	https://planningpa.old
permissioned	full planning permission	22/11/19	https://planningpa.old
permissioned	full planning permission	20/08/19	https://planningpa.old
permissioned	full planning permission	17/12/19	https://planningpa.old
permissioned	full planning permission	22/11/19	https://planningpa.old
permissioned	full planning permission	31/01/20	https://planningpa.old
not permissioned		28/01/20	https://planningpa.old
permissioned	outline planning permission	02/12/19	https://planningpa.old
permissioned	prior approval granted	21/12/18	https://planningpa.old
permissioned	full planning permission	18/05/20	https://planningpa.old
permissioned	full planning permission	23/03/21	https://planningpa.old
permissioned	full planning permission	19/06/21	https://planningpa.old
permissioned	full planning permission	09/06/21	https://planningpa.old
permissioned	full planning permission	10/06/21	https://planningpa.old
permissioned	full planning permission	17/02/21	https://planningpa.old
Permissioned	outline planning permission	11/09/20	https://planningpa.old
Permissioned	full planning permission	21/08/20	https://planningpa.old
Permissioned	full planning permission	19/11/21	https://planningpa.old
Permissioned	full planning permission	15/11/21	https://planningpa.old
Permissioned	full planning permission	27/07/21	https://planningpa.old

Permissioned	full planning permission	26/08/21	https://planningpa.old
Permissioned	full planning permission	24/08/21	https://planningpa.old
permissioned	full planning permission	21/05/21	https://planningpa.old
permissioned	full planning permission	28/06/21	https://planningpa.old
Permissioned	full planning permission	09/08/21	https://planningpa.old
Permissioned	full planning permission	06/01/22	https://planningpa.old
Permissioned	full planning permission	28/01/22	https://planningpa.old
permissioned	outline planning permission	31/03/22	https://planningpa.old
permissioned	full planning permission	24/06/22	https://planningpa.old
permissioned	full planning permission	05/07/22	https://planningpa.old
permissioned	full planning permission	20/01/23	https://planningpa.old
permissioned	outline planning permission	28/02/23	https://planningpa.old
permissioned	full planning permission	11/04/22	https://planningpa.old
permissioned	full planning permission	27/02/25	https://planningpa.old
permissioned	full planning permission	06/07/23	https://planningpa.old
permissioned	full planning permission	01/03/24	https://planningpa.old
permissioned	full planning permission	03/05/24	https://planningpa.old
permissioned	full planning permission	23/04/24	https://planningpa.old
permissioned	full planning permission	03/07/25	https://planningpa.old
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
not permissioned			
permissioned	full planning permission	19/04/24	https://planningpa.old
not permissioned			
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not permissioned			
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not permissioned			
not permissioned			
not permissioned			
not permissioned			
permissioned	full planning permission	19/04/24	https://planningpa.old
not permissioned			
not permissioned			
not permissioned			

permissioned	outline planning permission	03/07/25	https://planningpa.old
not permissioned			
permissioned	outline planning permission	03/07/25	https://planningpa.old
permissioned	outline planning permission	03/07/25	https://planningpa.old
not permissioned			
not permissioned			
not permissioned		

ProposedForPl	NetDwellingsRangeFrom	NetDwelli	Hazardou	Notes	FirstAddedD
lham.gov.uk/onli	6			PA/345633/20; full	2017-12-22
lham.gov.uk/onli	60			Phase 1 housing all	2017-12-22
	10			Phase 1 mixed use	2019-11-01
lham.gov.uk/onli	30			PA/338869: Erectio	22/12/17
lham.gov.uk/onli	8			PIP/349256/22 - ex	2017-12-22
	5			PA/040865/00; prev	2017-12-22
lham.gov.uk/onli	6			PA/341863/18; Exta	2019-11-01
	5			PA/055303/08; prev	2017-12-22
	8			PA/053552/07; Prev	2019-11-01
	30			PA/047612/04; prev	2017-12-22
	22			Part of Phase 1 hou	2017-12-22
	18			Phase 1 housing all	2017-12-22
	26			Phase 1 housing all	2017-12-22
lham.gov.uk/onli	53			Phase 1 mixed use	2017-12-22
lham.gov.uk/onli	22			PA/052445/06; Exta	2019-11-01
	4			PA/047633/04: Exp	2025-10-07
	21			PA/049748/05; prev	2017-12-22
	24			PA/049768/05; prev	2017-12-22
lham.gov.uk/onli	7			PA/341643/18: Res	2017-12-22
lham.gov.uk/onli	1			FUL/348197/21 - pe	2017-12-22
lham.gov.uk/onli	10			PA/051141/06: Cha	2024-10-15
lham.gov.uk/onli	32			PA/343071/19: Ere	2017-12-22
lham.gov.uk/onli	36			PA/343071/19: Ere	2017-12-22
lham.gov.uk/onli	285			OUT/353664/24; ex	2017-12-22
lham.gov.uk/onli	46			FUL/350118/22 - nc	2017-12-22
lham.gov.uk/onli	15			MMA/342935/19: E	22/12/17
lham.gov.uk/onli	71			FUL/346141/21- ex	2017-12-22
	2			PA/052121/06; prev	2025-10-07
lham.gov.uk/onli	39			PA/344149/19: Plar	2017-12-22
	126			PA/053985/07; prev	2017-12-22
	8			PA/336682/15; prev	2017-12-22
	10			PA/053784/07; prev	2017-12-22
	6			PA/053860/07; prev	2017-12-22
	18			PA/337710/15; S10	2017-12-22
	30			PA/053576/07; app	2017-12-22
	10			PA/059469/11; prev	2017-12-22
	5			PA/055153/08; prev	2017-12-22
lham.gov.uk/onli	2			FUL/345793/20 - Er	2025-10-07
	6			PA/336693/15; prev	2017-12-22
	6			PA/055796/08; app	2017-12-22
lham.gov.uk/onli	26			PA/338454/16; exta	2019-11-01
lham.gov.uk/onli	7			PA/339789/17; Exta	2019-11-01
	4			PA/058978/10; expi	2025-10-07
lham.gov.uk/onli	6			PA/337058/15: Den	2017-12-22
lham.gov.uk/onli	65			PA/057631/10; Exta	2017-12-22
iam.gov.uk/onlin	7			PA/342133/18; Exta	2019-11-01
	4			PA/335747/14; prev	2017-12-22
lham.gov.uk/onli	19			FUL/350819/23 - ex	2017-12-22
	12			PA/332755/12; prev	2017-12-22
	18			PA/332094/12; prev	2017-12-22
	2			PA/333720/13; expi	2025-10-07
lham.gov.uk/onli	12			PA/343332/19: Has	2021-11-10

lham.gov.uk/onli	12			PA/333239/12: Has	2021-11-10
lham.gov.uk/onli	4			FUL/348357/22: De	2024-10-15
lham.gov.uk/onli	11			PA/338329/16: Has	2021-11-10
lham.gov.uk/onli	37			PA/335697/14: Has	2021-11-10
	2			PA/335031/14; expi	2025-10-07
lham.gov.uk/onli	5			PA/336714/15; prev	2017-12-22
	10			PA/337137/15; prev	2017-12-22
	6			PA/337361/15; prev	2017-12-22
lham.gov.uk/onli	4			PA/342026/18: Den	2019-11-01
lham.gov.uk/onli	138			PA/338035/16; part	2025-10-07
lham.gov.uk/onli	5			PA/344108/19: Cha	2020-11-11
lham.gov.uk/onli	9			PA/339578/17: Con	2017-12-22
lham.gov.uk/onli	14			PA/339279/16; Exta	2017-12-22
lham.gov.uk/onli	6			PA/340011/17; Exta	2020-11-11
lham.gov.uk/onli	10			PA/343503/19: Ere	2018-11-20
lham.gov.uk/onli	6			PA/339566/17; Exta	2018-11-20
lham.gov.uk/onli	11			PA/342948/19: Pro	2018-11-20
lham.gov.uk/onli	2			PA/337325/15: 1) E	2020-11-11
lham.gov.uk/onli	6			PA/340699/17: Ren	2020-11-11
lham.gov.uk/onli	10			PA/340982/17; Exta	2018-11-20
lham.gov.uk/onli	9			PA/342698/18; Exta	2019-11-01
lham.gov.uk/onli	14			PA/340947/17; Exta	2019-11-01
lham.gov.uk/onli	6			PA/340401/17; Exta	2019-11-01
lham.gov.uk/onli	14			PA/340660/17; Exta	2019-11-01
lham.gov.uk/onli	1			PA/341153/17; expi	2025-10-07
lham.gov.uk/onli	26			PRCU/341298/18: F	2020-11-11
lham.gov.uk/onli	5			PRCU/341014/17: F	2020-11-11
lham.gov.uk/onli	26			PRCU/342490/18: F	2020-11-11
lham.gov.uk/onli	10			PRCU/343818/19: F	2020-11-11
lham.gov.uk/onli	9			FUL/346250/21; full	2022-12-12
lham.gov.uk/onli	5			P/342338/18: Chan	2019-11-01
	6			PA/335380/14; Prev	2019-11-01
lham.gov.uk/onli	11			PA/341119/17; Exta	2019-11-01
lham.gov.uk/onli	8			PA/343737/19: Con	2020-11-11
lham.gov.uk/onli	9			PA/343638/19: Con	2020-11-11
lham.gov.uk/onli	1			PA/343388/19: Cha	2020-11-11
lham.gov.uk/onli	6			PA/344068/19: Con	2020-11-11
lham.gov.uk/onli	5			PA/ 343813/19: The	2020-11-11
lham.gov.uk/onli	4			Formely potential si	2017-12-22
lham.gov.uk/onli	16			PA/343718/19: Res	2020-11-11
lham.gov.uk/onli	13			PA/341711/19: Den	2020-11-11
lham.gov.uk/onli	8			PRCU/342622/18: F	2020-11-11
lham.gov.uk/onli	6			PA/344678/20; Full	2022-12-12
lham.gov.uk/onli	16			PA/345573/20; Full	2022-12-12
lham.gov.uk/onli	88			FUL/346270/21; Fu	2022-12-12
lham.gov.uk/onli	98			FUL/345847/20; Fu	2022-12-12
lham.gov.uk/onli	42			FUL/346666/21; Ch	2022-12-12
lham.gov.uk/onli	6			PA/343839/19; Alte	2022-12-12
lham.gov.uk/onli	19			PA/343374/19; Out	2022-12-12
lham.gov.uk/onli	8			PA/344770/20; Cha	2022-12-12
lham.gov.uk/onli	99			FUL/346728/21; Fu	2022-12-12
lham.gov.uk/onli	9			FUL/346995/21; De	2022-12-12
lham.gov.uk/onli	9			FUL/345897/20; Alt	2022-12-12

lham.gov.uk/onli	6			FUL/346763/21; Ch	2022-12-12
lham.gov.uk/onli	8			FUL/347012/21; Ch	2022-12-12
lham.gov.uk/onli	6			FUL/345631/20; Co	2022-12-12
lham.gov.uk/onli	7			FUL/345681/20; Er	2022-12-12
lham.gov.uk/onli	8			FUL/345616/20; Sir	2022-12-12
lham.gov.uk/onli	18			FUL/346987/21; Er	2022-12-12
lham.gov.uk/onli	14			FUL/346744/21; Th	2022-12-12
lham.gov.uk/onli	400			OUT/345898/20; O	2022-12-12
lham.gov.uk/onli	30			FUL/347787/21: Fu	2024-10-15
lham.gov.uk/onli	6			FUL/347819/21: De	2023-11-16
lham.gov.uk/onli	51			FUL/349677/22: Er	2023-11-16
lham.gov.uk/onli	12			OUT/349364/22: O	2023-11-16
lham.gov.uk/onli	1			FUL/349411/22: De	2024-10-15
lham.gov.uk/onli	9			FUL/353492/24; ext	2025-10-07
lham.gov.uk/onli	5			FUL/350637/23; ext	2025-10-07
lham.gov.uk/onli	19			FUL/347783/21 & F	2024-10-15
lham.gov.uk/onli	8			FUL/352418/24; ext	2025-10-07
lham.gov.uk/onli	5			FUL/352190/24; ext	2025-10-07
lham.gov.uk/onli	331			Planning permission g	2023-11-16
	141			Potential site identif	2017-12-22
	68			Potential site identif	2017-12-22
	38			Potential site identif	2022-12-12
	6			Potential site identif	2017-12-22
	20			Potential site identif	2017-12-22
	14			Potential site identif	2022-12-12
	41			Potential site identif	2017-12-22
	13			Potential site identif	2017-12-22
	200			Potential site identif	2017-12-22
	17			Potential site identif	2017-12-22
lham.gov.uk/onli	28			FUL/350118/22 - ex	2017-12-22
	6			Potential site identif	2017-12-22
	86			Potential site identif	2017-12-22
	24			Potential site identif	2017-12-22
	172			Potential site identif	2020-11-11
	51			Potential site identif	2020-11-11
	47			Potential site identif	2022-12-12
	224			Potential site identif	2020-11-11
	22			Potential site identif	2017-12-22
	24			Potential site identif	2017-12-22
	9			Potential site identif	2017-12-22
	10			Potential site identif	2017-12-22
	90			Potential site identif	2022-12-12
	10			Potential site identif	2017-12-22
	250			Potential site identif	2017-12-22
	68			Potential site identif	2017-12-22
	54			Potential site identif	2017-12-22
	5			Potential site identif	2017-12-22
	100			Potential site identif	2022-12-12
	58			Potential site identif	2017-12-22
lham.gov.uk/onli	32			FUL/350118/22 - ex	2017-12-22
	98			Potential site; pendi	2023-11-16
	216			Potential site identif	2020-11-11
	105			Potential site, identi	2025-10-07

lham.gov.uk/onli	231			Planning permissio	2020-11-11
	5			Potential site identif	2017-12-22
lham.gov.uk/onli	838			Planning permissio	2017-12-22
lham.gov.uk/onli	219			Planning permissio	2017-12-22
	150			Potential site identif	2017-12-22
	44			Potential site identif	2017-12-22
	147			Potential site identif	2017-12-22
	122			Potential site identif	2017-12-22
	5			Potential site identif	2017-12-22
	10			Potential site identif	2017-12-22
	30			Potential site; consi	2025-10-07
	9			Potential site identif	2017-12-22
	13			Potential site identif	2019-11-01
	30			Potential site identif	2020-11-11
	18			Potential site identif	2020-11-11
	7			Potential site identif	2021-11-10
	8			Potential site identif	2021-11-10
	7			Potential site identif	2021-11-10
	100			Potential site identif	2022-12-12
	250			Potential site identif	2022-12-12
	15			Potential site identif	2022-12-12
	12			Potential site identif	2022-12-12
	12			Potential site identif	2021-11-16
	45			Potential site identif	2021-11-16
	12			Potential site identif	2021-11-16
	5			Potential site identif	2024-10-15
	9			Potential site identif	2024-10-15
	20			Potential site identif	2021-11-16
	8			Potential site identif	2024-10-15
lham.gov.uk/onli	15			Permissioned after	2024-10-15
	4			Potential site; consi	2025-10-07
	28			Potential site; consi	2025-10-07

LastUpdatedDate	EndDate
2025-10-07	17/10/23
2025-10-07	
2025-10-07	22/03/24
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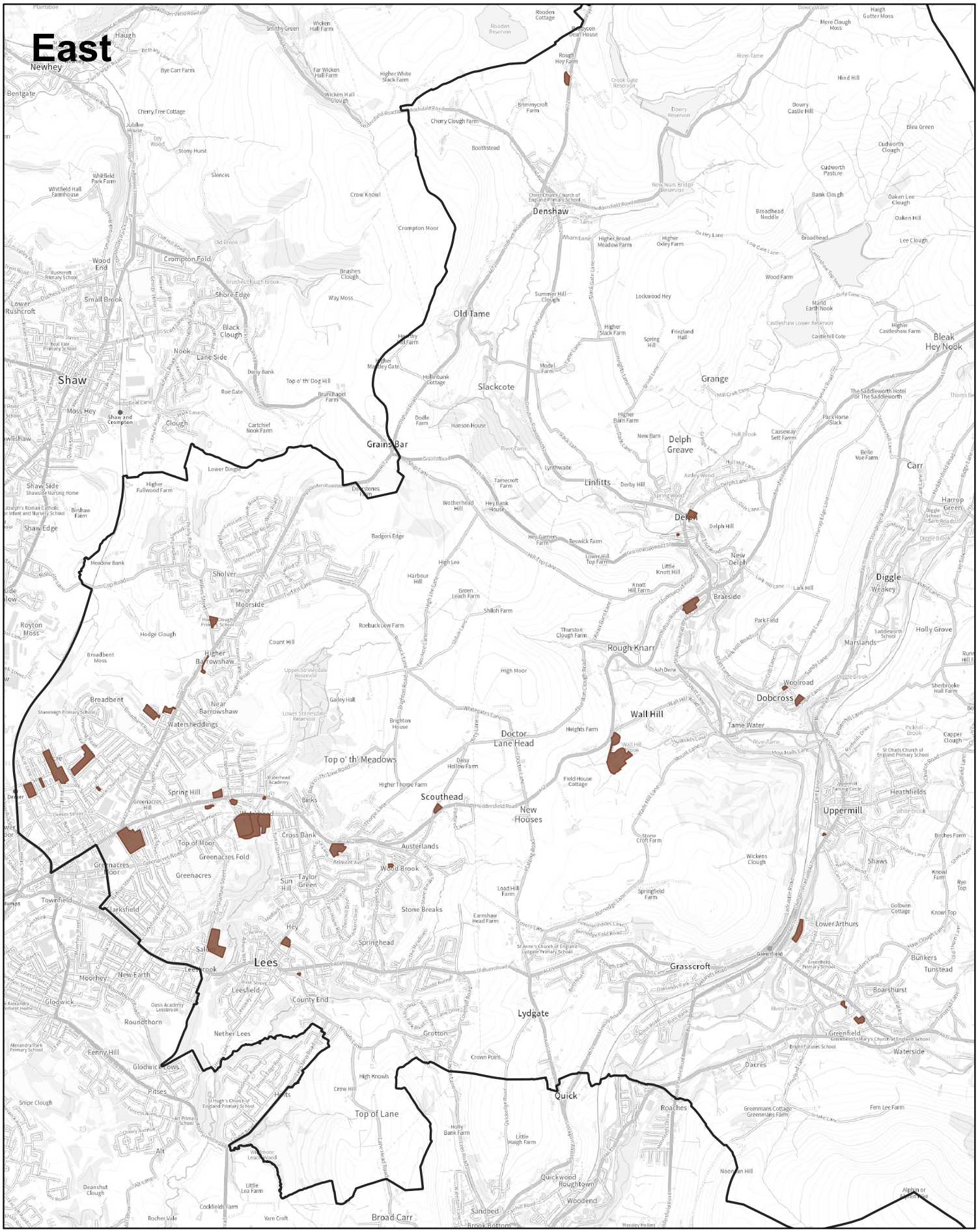


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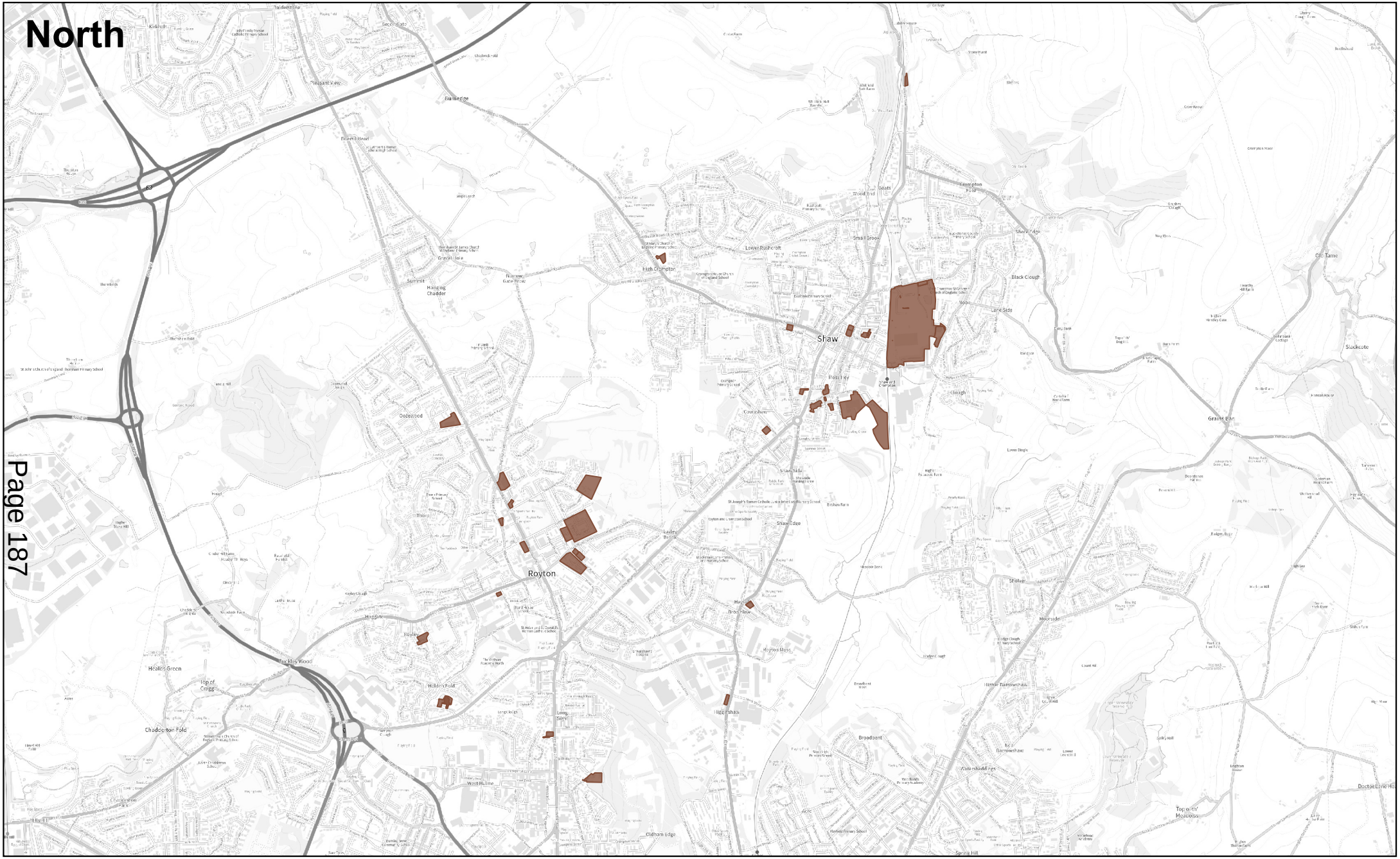
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Oldham Council

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East
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Denshaw
Old Tame
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Delph Greave
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Delph
New Delph
Diggle
Dobcross
Wall Hill
Tame Water
Rough Knarr
Braeside
Uppermill
Scouthead
New Houses
Doctor Lane Head
Top o' th' Meadows
Austerlands
Lees
Springhead
Grasscroft
Lydgate
Quick
Top of Lane
Broad Carr
Sandbed
Shaw
Crompton Fold
Shaw Edge
Moorside
Sholver
Watersheddings
Near Barrowshaw
Higher Barrowshaw
Spring Hill
Greenacres
Greenacres Moor
Townfield
Clarksfield
Moorhey
New Earth
Glodwick
Roundthorn
Fenny Hill
Glodwick Lows
Pitses
Alt
Deanshut Clough
Cockfield Farm
Rocher Vale
Yarn Croft
Little Lea Farm
Nether Lees
Leesfield
County End
Leesbrook
Salt Hey
Hey
Stone Breaks
Load Hill Farm
Springfield Farm
Earnshaw Head Farm
Cross Bank
Top of Moor
Greenacres Fold
Taylor Green
Sun Hill
Wood Brook
Birks
Higher Thorpe Farm
Daisy Hollow Farm
Field House Cottage
Heights Farm
Brighton House
Galley Hall
Lower Stinesdale Reservoir
Upper Stinesdale Reservoir
Roebuck Low Farm
Hodge Clough
Count Hill
Broadbent Moss
Royton Moss
Meadow Bank
Shaw Side
Higher Fullwood Farm
Lower Dingle
Cartchief Nook Farm
Shaw and Crompton
Moss Hey
Clough
Nook
Lane Side
Daisy Bank
Top o' th' Dog Hill
Roe Gate
Brunchaet Farm
Small Brook
Lower Rushcroft
Wood End
Shore Edge
Black Clough
Brushes Clough
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Crompton Moor
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Whitfield Hall Farmhouse
Stony Hurst
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Cherry Tree Cottage
Jubilee House
Bye Carr Farm
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Wicken Hall Farm
Far Wicken Hall Farm
Higher White Slack Farm
Wicken Hall Clough
Smithy Green
Rooden Cottage
Rooden Reservoir
Rough Hey Farm
Brimmycroft Farm
Cherry Clough Farm
Boothstead
Dowry Reservoir
Crook Gate Reservoir
Dowry Castle Hill
Hind Hill
Blea Green
Cudworth Clough
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Broadhead Noddle
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Summer Hill Clough
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Friezland Hall
Castleshaw Lower Reservoir
Castleshaw Tower
Castleshaw Cote
Higher Castleshaw Farm
Bleak Hey Nook
Marld Earth Nook
Model Farm
Hollinbank Cottage
Dodle Farm
Hanson House
Higher Barn Farm
New Barn
Causeway Sett Farm
Pack Horse Slack
Bolle Vue Farm
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Harrop Green
Hull Brook
Hull Mill Lane
Ainley Wood
Delph Lane
Derby Hill
Spring Wood
Lyntwaite
Tamecroft Farm
Dovestones Reservoir
Hey Bank House
Wotherhead Hill
Badgers Edge
Hey Garners Farm
Beswick Farm
Lower Hill Top Farm
Delph Hill
Little Knott Hill
Knott Hill Farm
Lark Hill
Park Field
Holly Grove
Marslands
Diggle Weakey
Harbour Hill
Green Leach Farm
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Shiloh Farm
Thurston Clough Farm
Ash Dene
Woolroad
Sherbrooke Hall Farm
Capper Clough
Pickhill Brook
Heathfields
Birches Farm
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Rye Top
Golburn Cottage
Know Top
Lower Arthurs
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Tunstead
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Waterside
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Greenfield
Wickens Clough
Stone Croft Farm
Mow Halls Lane
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Doctor Lane
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Meadow Bank
Shaw Edge
Shawside Nursing Home
St Joseph's Roman Catholic Infant and Nursery School
Binshaw Farm
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Cartchief Nook Farm
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Top o' th' Dog Hill
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Brunchaet Farm
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Shaw Edge
Shawside Nursing Home
St Joseph's Roman Catholic Infant and Nursery School
Binshaw Farm
Binshaw Road
Higher Fullwood Farm
Lower Dingle
Cartchief Nook Farm
Shaw and Crompton
Moss Hey
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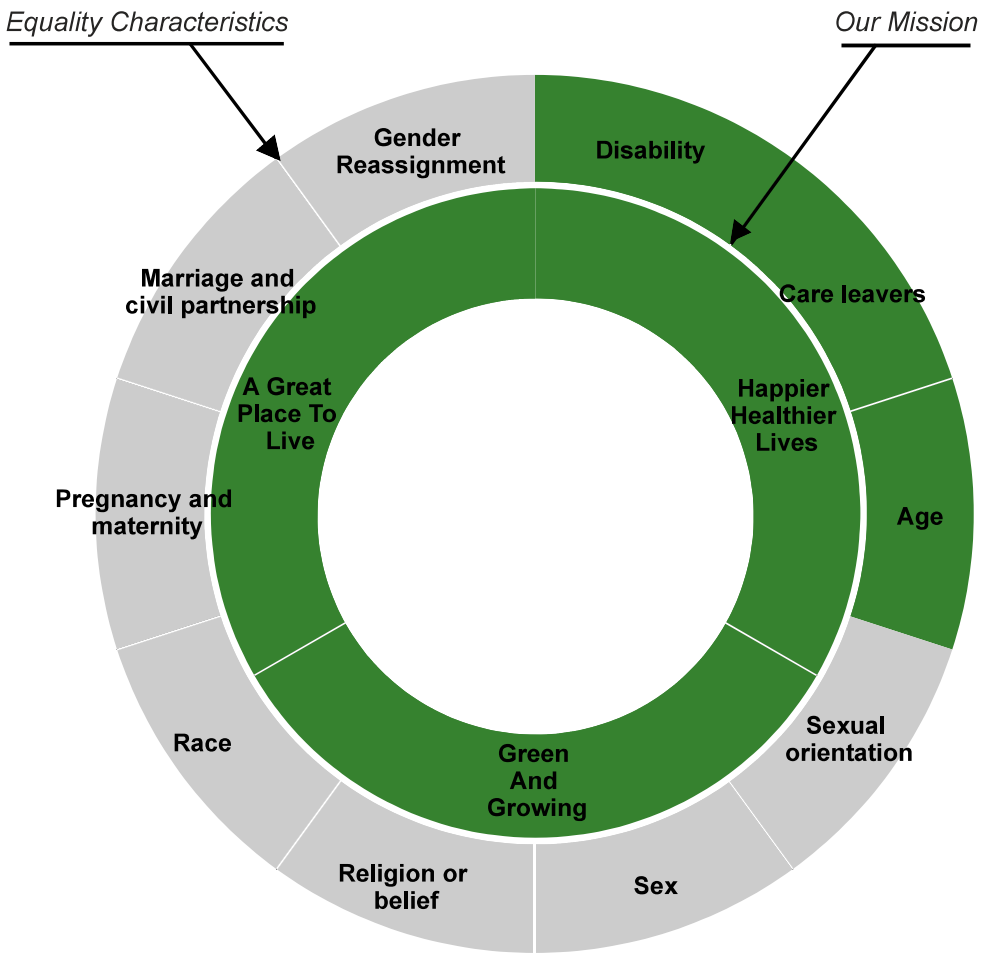
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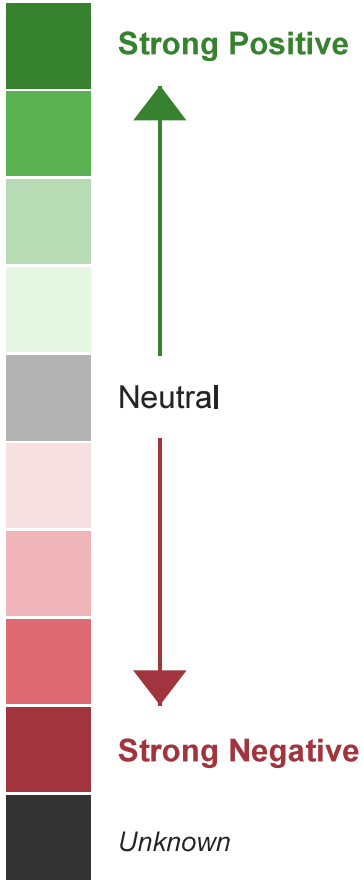
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Brownfield Register Update 2025

completed/last updated by Lauren Hargreaves on 12/11/2025

Portfolio	**Decent Homes**
Directorate	**Place**
Service/Team	**Economy**
Is this IA related to a Budget Reduction proposal?	**No**





Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Age	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. This could include the priovision of homes for older people.
Care leavers	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. This could include the priovision of homes for care leavers.
Disability	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. This could include the priovision of homes for disabled people.

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
A Great Place To Live	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. Identifying land for homes ensures Oldham's residents can access new housing.
Green And Growing	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. In addition, the use of brownfield land for development ensures the efficient use of land and could reduce the need for greenfield land for housing development.
Happier Healthier Lives	Strong Positive	Very Likely	Long Term	8	The Brownfield Register is a subset of the SHLAA - it identifies brownfield land which could be suitable for housing development over the short to long term. Identifying land for homes ensures Oldham's residents can access new housing in their area close to health facilities. In addition, access to quality housing can have positive health outcomes. The use of brownfield land could also lead to the positive redevelopment of unsafe, unsightly or contaminated brownfield sites, which can improve health, safety and wellbeing.

Negative Impacts

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to mitigate the potential negative impacts?	Action(s)	Owner(s)	Timescale(s)	If the negative impacts can't be mitigated, why should the project/decision proceed?

Strong Positive Impacts that are Possible

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to increase the likelihood that positive impacts are realised?	Action(s)	Owner(s)	Timescale(s)

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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: Georgina Brownridge, Senior Planning Officer
Ext. 1670

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).

Executive Summary N/A

Recommendations

To give approval to:

1. Publicise Saddleworth Neighbourhood Plan in line with Regulation 16 of The Neighbourhood Planning Regulations; and following this,

2. Submit Saddleworth Neighbourhood Plan for examination in line with Regulation 17 of The Neighbourhood Planning Regulations

3. 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.

4. Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board on 18 December 2025, 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.

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

1 Background

1.1 Through the Localism Act 2011, Parish Councils or neighbourhood forums were given powers to develop a shared vision and planning policies through a Neighbourhood Plan. A Neighbourhood Plan is a plan prepared by a community guiding future development and growth. The plan may contain a vision, aims, planning policies, or allocation of key sites for specific kinds of development. Neighbourhood Plans should address the use and development of land and relate to social, economic and environmental issues with the aim of promoting sustainable development.

1.2 Once prepared, the Parish Council or Neighbourhood Forum must submit their Plan to the local planning authority who will consult on, arrange for it to be examined and hold a referendum on the examined Plan before "making" (i.e. adopting) the Plan. Once "made", the Neighbourhood Plan becomes part of the Development Plan for the local planning authority, applying just to the neighbourhood area designated for the Plan to cover.

1.3 The National Planning Practice Guidance sets out the key stages of neighbourhood planning:

Step 1: Designate a neighbourhood area;
Step 2: Preparing a draft neighbourhood plan or order;
Step 3: Pre-submission publicity & consultation;
Step 4: Submission of a neighbourhood plan or order proposal to the local planning authority. At this point the proposals are published for 6 weeks and representations are invited;
Step 5: Independent Examination;
Step 6: Referendum; and
Step 7: Making the neighbourhood plan or order (bringing it into force).

1.4 Oldham Council has a statutory duty to give advice or assistance on neighbourhood planning. This is set out in more detail in our neighbourhood planning policy statement[1].

1.5 Currently there are two neighbourhood planning areas designated in Oldham borough – Saddleworth and Chadderton.

1.6 The application to designate the Saddleworth Parish Council boundary as a neighbourhood area was approved at Oldham Council Cabinet on Monday 21 November 2016. It was also approved at the Peak District National Park Authority (PDNPA) Planning Committee on Friday 11 November 2016.

1.7 Since then, Saddleworth Parish Council has been working on Step 2 – preparing a draft neighbourhood plan.

1.8 As part of developing the neighbourhood plan Saddleworth Parish Council has carried out consultation, this has included:

- A public launch event – February 2017;
- Community group meetings – 2017 and 2018; and

[1] The Neighbourhood Planning Policy Statement can be found at https://www.oldham.gov.uk/downloads/file/4456/neighourhood_planning_policy_statement

- Public consultation – survey 2020.

1.9 The survey attracted 476 responses and, along with the meetings, has informed the issues and topics to be covered by the neighbourhood plan.

1.10 Between 2 April and 10 June 2024, the Parish Council undertook a formal consultation stage as part of Step 3 (Regulation 14 of The Neighbourhood Planning Regulations). Responses were received from the public on the survey, which summarised policies, as well as more formal responses to the full documents from statutory consultees.

1.11 Oldham Council formally responded to this consultation. The response is available here. Officers from strategic planning have also up to this point provided informal feedback on the neighbourhood plan as it has progressed through the various stages. This has included liaising with internal officers.

1.12 Oldham Council has also provided comment on the Habitats Regulations Assessment (HRA) that Greater Manchester Ecology Unit (GMEU) have prepared and have screened the neighbourhood plan against the Strategic Environmental Assessment (SEA) regulations and published a Determination Statement[2].

1.13 There are no sites being allocated for development within the neighbourhood plan. There are four proposed Local Green Spaces at Diggle Fields, Dawson's Field (Scouthead), Playing Fields at Ashfield, Springhead and Church Fields, Dobcross. These include land within Oldham Council's ownership and estates have been consulted.

1.14 This report links to The Corporate Plan through demonstrating our values to work together (with Saddleworth Parish Council) on the Saddleworth Neighbourhood Plan which seeks to achieve sustainable development and therefore will help deliver our missions for healthier happier lives; a great place to live and green and growing.

1.15 In terms of the purpose of the report there are limited implications for:

1.16 Community Cohesion Implications, including crime and disorder implications under Section 17 of the Crime and Disorder Act 1998. N/A

1.17 Risk Assessments – there is a risk that the examination may find the plan unsound but officers have been working with Saddleworth Parish Council to reduce the chances of this.

1.18 If relevant, Co-operative Implications, Human Resource Implications, IT implications, Property Implications, Procurement Implications and Environment and Health and Safety Implications – Publicising the Saddleworth Neighbourhood Plan will involve updating our website to make the documents available. Council assets do fall within the Saddleworth Neighbourhood Plan however planning policies are considered to be consistent with national and local plan policies. No sites are being allocated for development.

2 Current Position

2.1 Saddleworth Parish Council have now formally submitted Saddleworth Neighbourhood Plan and the supporting documents (including a Basic Conditions Statement and Consultation Statement) to Oldham Council and the PDNPA. This is considered to meet the requirements of Regulation 15 of The Neighbourhood Planning Regulations.

2.2 Approval is sought to obtain approval to consult on the Saddleworth Neighbourhood Plan (Regulation 16), along with its supporting documents, in line with the regulations. The

[2] The Determination Statement can be found at https://committees.oldham.gov.uk/ieDecisionDetails.aspx?Id=5149

consultation will be held for a period of at least six weeks. In addition, we are also seeking approval at the same time to submit the plan proposal for examination (Regulation 17) following the consultation. The PDNPA will also be seeking approval to carry out these stages given that the designated neighbourhood plan area includes the Peak District National Park.

2.3 Oldham Council is the lead authority and will organise the consultation, although the PDNPA will have consultation tasks to undertake too to ensure that appropriate consultation is carried out within the relevant areas of the Peak District. Representations on the submitted Neighbourhood Plan will be invited to Oldham Council. Responses received will be sent to the examiner with the Plan and it is not the Local Planning Authority's (LPA's) responsibility or the Parish Council's responsibility at this point to make further changes to the Plan.

2.4 Oldham Council, in liaison with the PDNPA and Saddleworth Parish Council, will appoint the examiner and will be responsible for paying for the examination (approx. £5,000-10,000). The examination will look at whether the plan meets the basic conditions and other legal requirements set out in the legislation.

2.5 After examination, the examiner will issue a report to Oldham Council (and PDNPA) and Saddleworth Parish Council. If the plan meets the basic conditions, the examiner will recommend that the plan proceed to the referendum stage. However, they may and usually do, recommend modifications that need to be made to the plan in order to meet the basic conditions, before it can proceed to the referendum.

2.6 The examiner may conclude that the plan does not meet the basic conditions and that modification to make it meet the basic conditions is not possible. In that situation, the examiner would recommend that the plan does not proceed to referendum.

2.7 If the plan can proceed to referendum (with or without modifications), the examiner will be required to advise the local authority on the referendum voting area. This may include people beyond the boundary of the neighbourhood plan area. If more than 50% of those voting in the referendum vote 'yes', then the neighbourhood plan must proceed to become part of the statutory development plan for the area. This would be ratified by a subsequent decision of both Oldham Council (Council) and PDNPA to "make" (adopt) the Neighbourhood Plan, at which point the Plan must then be used in the decision-making process for planning applications within the designated neighbourhood area (Saddleworth Parish boundary).

2.8 Oldham Council would cover the costs of the referendum for land within Oldham Council. Once a decision statement has been issued outlining the intention to send the plan to referendum, Oldham Council can (currently) claim £20,000 to help recover costs incurred in consulting on and examining the Plan, and on the referendum, although the £20,000 will not cover all the costs.

2.9 Below is an indicative timetable of the next steps, for information, based on officers' projections and which is subject to change.

Stage	**Indicative Date**
Consultation on the Neighbourhood Plan (Regulation 16) for six weeks	12 January 2026 – 5pm 23 February 2026
Submission of the Plan to Examiner	March 2026
Examination / Receipt of Inspectors Report	May 2026

Oldham Council (Cabinet) and PDNPA decide what actions to take within 5 weeks of receiving Inspectors Report [3] Oldham Council and PDNPA publish the examiner's report and plan proposal and the decision statement as soon as possible after the decision.	June / July 2026
Referendum (poll day must be within 56 days from when a decision is made)	August / September 2026
Making (adopting) the Plan – Full Council (must be within 8 weeks of the day following the last applicable referendum)	12 November 2026

3 Options/Alternatives

3.1 **Option 1:** To give approval to:

1. Publicise Saddleworth Neighbourhood Plan in line with Regulation 16 of The Neighbourhood Planning Regulations; and following this
2. Submit Saddleworth Neighbourhood Plan for examination in line with Regulation 17 of The Neighbourhood Planning Regulations.

This option will mean that Oldham Council are fulfilling its statutory duties to advise and assist through helping take the Neighbourhood Plan through the statutory stages of The Neighbourhood Planning Regulations. There are no disadvantages to this option.

3.2 **Option 2:** To not give approval to:

1. Publicise Saddleworth Neighbourhood Plan in line with Regulation 16 of The Neighbourhood Planning Regulations; and following this
2. Submit Saddleworth Neighbourhood Plan for examination in line with Regulation 17 of The Neighbourhood Planning Regulations.

This option would mean that Oldham Council without lawful justification is not meeting Regulation 16 of The Neighbourhood Planning Regulations which requires LPAs to publicise the Neighbourhood Plan and supporting documents as soon as possible after the correct documents have been submitted. This would then mean that Regulation 17 cannot proceed at this point either (submitting the plan to examination). There are no advantages to this option.

4 Preferred Option

4.1 **Option 1:** To give approval to:

1. Publicise Saddleworth Neighbourhood Plan in line with Regulation 16 of The Neighbourhood Planning Regulations; and following this
2. Submit Saddleworth Neighbourhood Plan for examination in line with Regulation 17 of The Neighbourhood Planning Regulations.

[3] If the LPA makes a decision that differs from the Inspectors recommendations they must invite representations on the plan again

This option will mean that Oldham Council are fulfilling its statutory duties to advise and assist through helping take the Neighbourhood Plan through the statutory stages of The Neighbourhood Planning Regulations. There are no disadvantages to this option.

5 Consultation

5.1 Saddleworth Parish Council have carried out public consultation as outlined above. This report seeks to obtain approval to carry out public consultation as part of Regulation 16 of The Neighbourhood Planning Regulations.

6 Financial Implications

6.1 The examination costs are estimated to be £5k-£10k. It is assumed that these costs will be incurred in this financial year and funded from the existing 25/26 revenue budget. The current forecast position as at M7 for Development Control is an underspend of £107k.

6.2 The referendum costs are expected to be incurred in 26/27 and are estimated to be around £65,000. It is anticipated that these costs will need to be funded from existing 26/27 revenue budget within Development Control.

6.3 There is potentially a £20,000 grant available that will help contribute towards these costs, however, there is a risk that the grant may not be received if the plan does not progress. This financial risk will need to be held by the Development Control budget.

6.4 Current estimates are that the worst-case scenario, costs will be a maximum of £75k with a minimum anticipated net spend of £50k.

(John Hoskins)

7 Legal Implications

7.1 The Council is required to publicise the proposed neighbourhood plan and submit it for examination in accordance with the Neighbourhood Planning Regulations. The Local Planning Scheme of Delegation currently provides for the Portfolio Member in consultation with the Executive Director to decide what actions to take in respect of a neighbourhood plan within 5 weeks of receiving the inspectors Report. However the Constitution no longer allows individual Cabinet Members to take key decisions, so that decision will have to be taken by the Cabinet.

(A Evans)

8 Procurement Implications

8.1 There is requirement for the appoint of an independent Planning Inspector to carry out the examination of the Plan. The envisages spend is between £5,000 to £10,000. The CPR rule 4.3 dictates that as long as the spend is below £10,000 incl. VAT or £8,334 (exc. VAT) business can award the contract to a suitable contractor by seeking and obtaining one written quotation. Procurement will not be involved in the awarding of this contract for this level of spend.

SKapoor (Commercial Procurement Unit)

9 Equality Impact, including implications for Children and Young People

9.1 Yes, See attached.



Oct 25 Impact Assessment for Sadc

10 Key Decision

10.1 Yes

11 Key Decision Reference

11.1 RBO-04-25

12 Background Papers

12.1 N/A

13 Appendices

13.1 Appendix 1 Saddleworth Neighbourhood Plan

Appendix 2 Map of Saddleworth Neighbourhood Plan area

Appendix 3 Consultation Statement

Appendix 4 Basic Conditions Statement

Appendix 5 Local Green Space Assessment

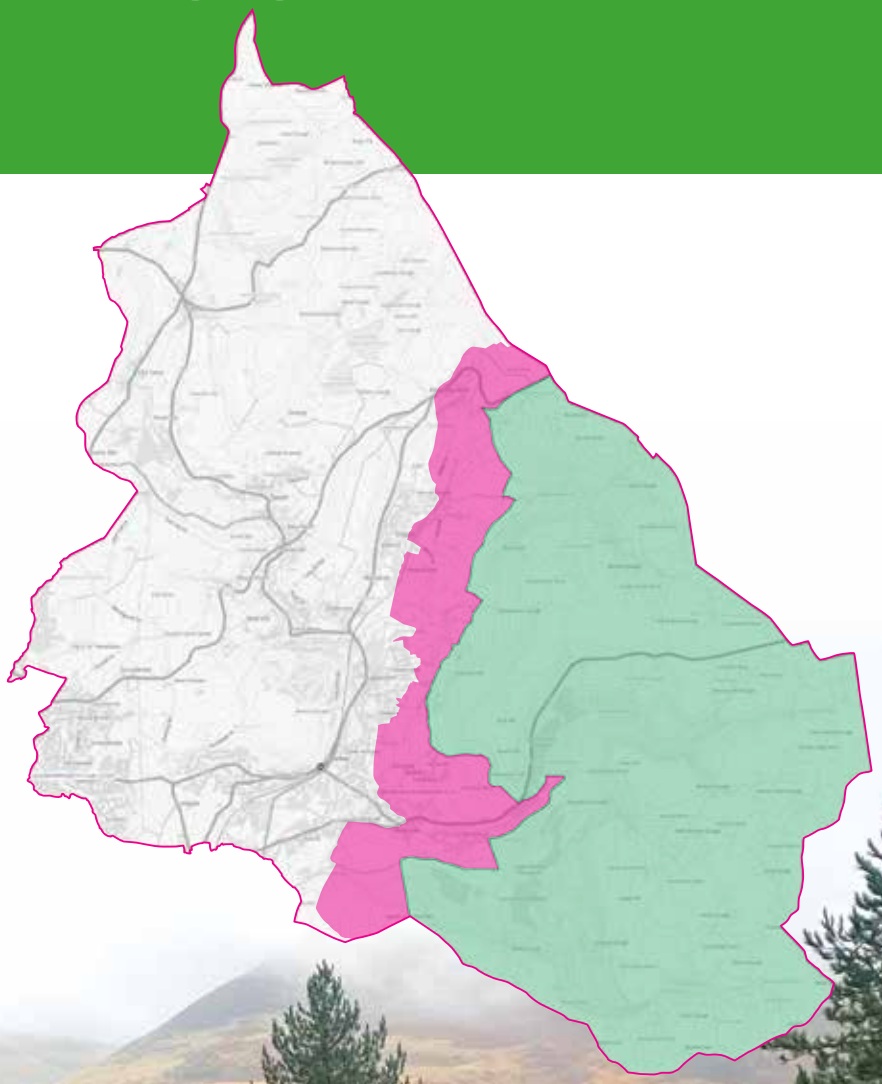
Appendix 6 Strategic Environmental Assessment Determination Statement

Appendix 7 Habitats Regulation Assessment

Appendix 8 Equalities Impact Assessment

SADDLEWORTH NEIGHBOURHOOD PLAN 2025–2045

V2.3



Introduction

A Neighbourhood Plan helps to shape what happens in an area for years to come. This plan will help to shape what happens in the Parish of Saddleworth over the next twenty years. These policies sit alongside those in other strategic planning policies, listed in full on pages 12–13.

The Neighbourhood Plan will be reviewed every five years to determine if an update is required and covers a period to 2045.

The designated area agreed with Oldham Council and the Peak District National Park is the land within the boundary of the Parish of Saddleworth.

Neighbourhood Planning gives residents the power to develop a vision for their neighbourhood and shape the development and growth of their locality. This plan allows them to have their say on what new homes, shops, offices and community facilities should look like, what infrastructure should be provided, and ensuring the highest possible quality of development.

Neighbourhood Planning provides a powerful set of tools for local people to use to ensure that they get the right sort of development for their neighbourhood and where the ambition of the residents is in line with the needs and priorities of the wider area.

Consultees on the plan were:

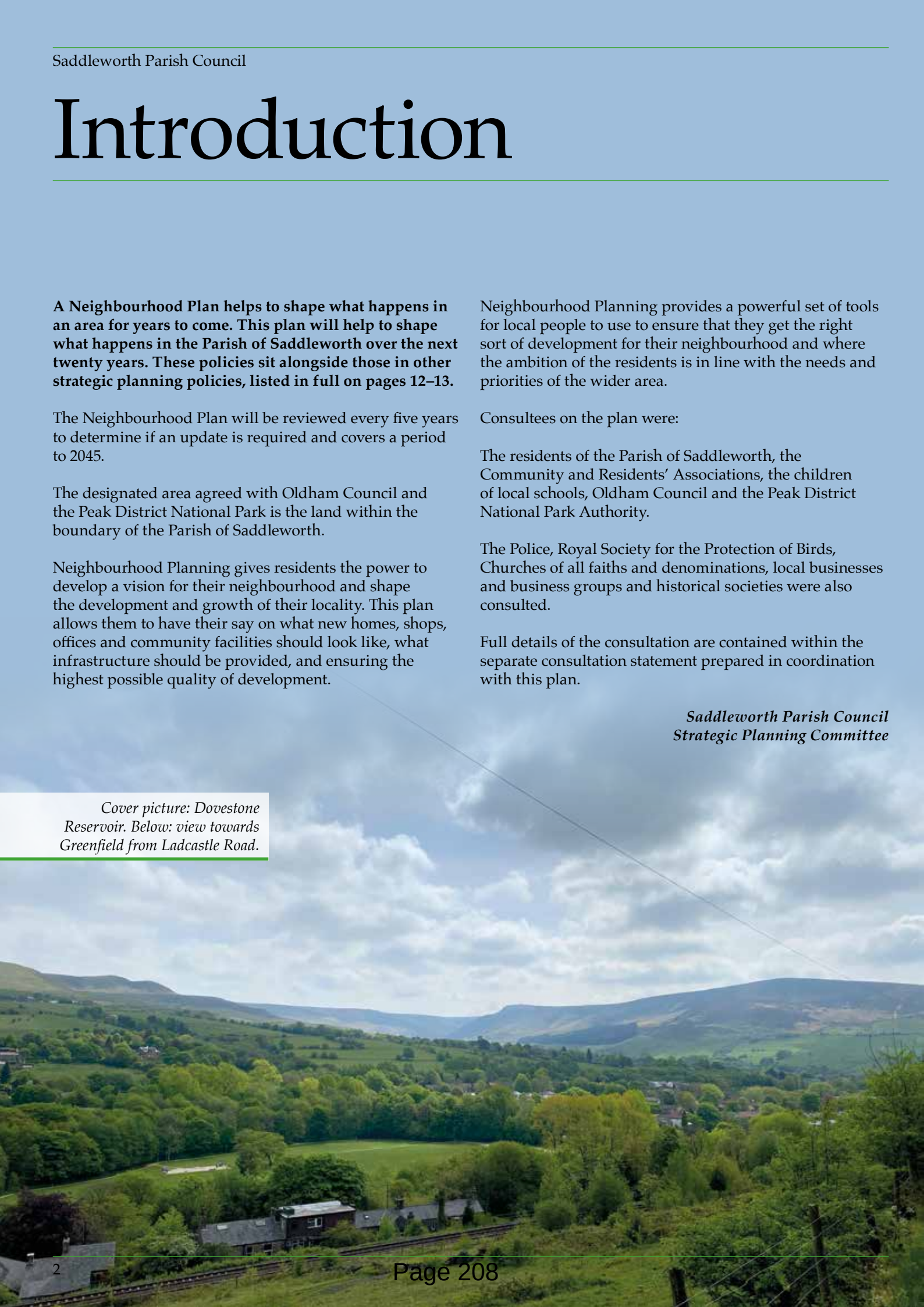
The residents of the Parish of Saddleworth, the Community and Residents' Associations, the children of local schools, Oldham Council and the Peak District National Park Authority.

The Police, Royal Society for the Protection of Birds, Churches of all faiths and denominations, local businesses and business groups and historical societies were also consulted.

Full details of the consultation are contained within the separate consultation statement prepared in coordination with this plan.

Saddleworth Parish Council
Strategic Planning Committee

Cover picture: Dovestone Reservoir. Below: view towards Greenfield from Ladcastle Road.



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History

Saddleworth is crossed by two rivers – the river Tame and its tributaries in the east and the river Medlock and its tributaries in the west. The river Tame and its catchment area contains the settlements of Denshaw, Delph, Dobcross, Diggle, Uppermill and Greenfield. The river Medlock catchment area contains the settlements of Scouthead, Austerlands, Grasscroft, Lydgate, Grotton and Springhead.

Situated on the western side of the Pennines, but historically part of the West Riding of Yorkshire, Saddleworth has long looked in two directions – over the Pennines and eastward to the towns of Huddersfield, Halifax and Leeds and westward to its Lancashire neighbours of Oldham, Ashton, Rochdale and Manchester. This dual identity is as true today as it was in the Middle Ages and in the time of the Tudors and the Stuarts, when its absentee Lords of the Manor lived far away in Yorkshire and administration was from Pontefract and later Wakefield. Ecclesiastically, however, it was in the Parish of Rochdale and Diocese of Chester. Today, it is administered by Oldham Council, forms part of the sub-region of Greater Manchester, but is partly in the Peak District National Park and is a part of the South Pennines Countryside Character Area.



Slackcote Mill is one of the Saddleworth mills which has found a new lease of life as a home to modern industry

Saddleworth was at the forefront of the industrial revolution with many water-powered textile mills[2] springing up along the River Tame and the emergence of one of the most impressive turnpike road networks in the country. The construction of the Huddersfield Narrow Canal, with its three miles long tunnel under the Pennines, was one of the major engineering feats of its day.

The second half of the twentieth century witnessed a transformation of Saddleworth from a community of industrial stone built villages to a largely dormitory area for the major employment centres on both sides of the Pennines. The motorway network accelerated this change. Local shops and services declined in most of the villages and with this change came a decline in the local economy. House building mushroomed especially in the west, as Saddleworth was transformed from an industrial landscape to a district of attractive Pennine villages with a valued industrial heritage.

This industrial heritage, and its beautiful natural setting, means that the Parish has a thriving tourist, hostpitality and retail trade, in addition to the growing homeworking sector.

The present Civil Parish dates from the local government reorganisation of 1974, but its boundaries are essentially the same as those of its predecessor which was formed by the amalgamation of Saddleworth Urban District Council with Springhead Urban District Council in 1937. Saddleworth Urban District Council had been in existence since 1900, and the medieval Township dated back to the Saxon period. This long history gives a real sense of local identity both at a parish level and at a village community level.

[2] Oldham's Mill Strategy was published in 2022, which includes a history of Oldham's mills, and listings of the existing mills in Saddleworth. It can be found at https://www.oldham.gov.uk/info/201213/local_plan_review/2819/oldham_mills_strategy

Profile

Saddleworth, like many communities, faces many challenges today and in the future. These relate mostly to the pressure of development accompanied by rising land prices, the decline of a mixed local economy, the lack of affordable housing, and the expense of maintaining local services and infrastructure in a geographically large rural district. However, these are balanced by Saddleworth's strengths: its largely prosperous, healthy, and well-educated population; its strong community spirit; its businesses and entrepreneurial spirit; and its beautiful countryside, recreational facilities, farming, tourism, biodiversity and heritage. The vibrancy of the community is shown by the large number of voluntary societies and organisations and community festivals such as the annual Whit Friday Brass Band Contest, and the Rush Cart Weekend.

The population of Saddleworth is around 26,000. It is split 49%/51% male/female, which is a marginally larger gap than across Oldham borough as a whole.

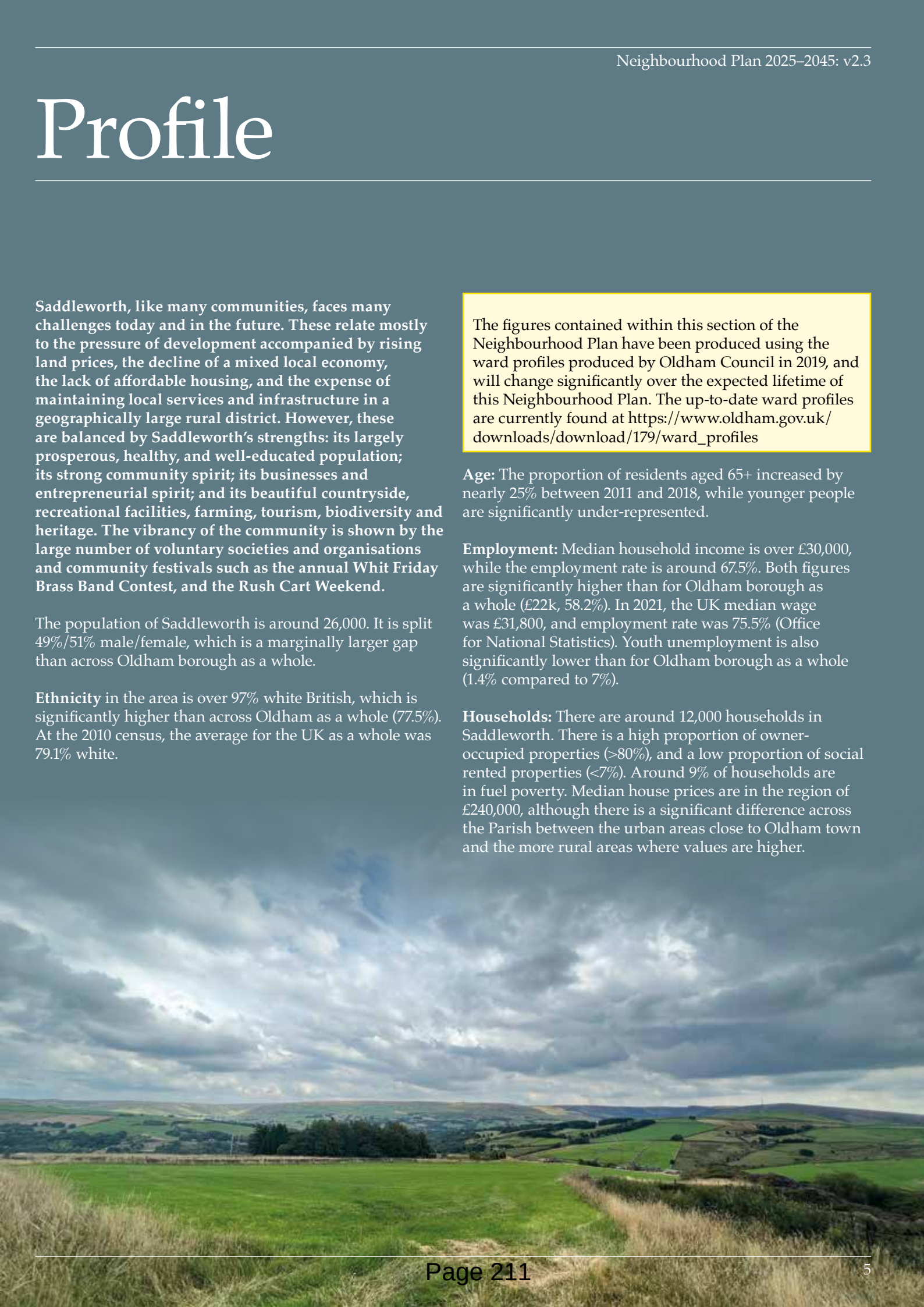
Ethnicity in the area is over 97% white British, which is significantly higher than across Oldham as a whole (77.5%). At the 2010 census, the average for the UK as a whole was 79.1% white.

The figures contained within this section of the Neighbourhood Plan have been produced using the ward profiles produced by Oldham Council in 2019, and will change significantly over the expected lifetime of this Neighbourhood Plan. The up-to-date ward profiles are currently found at https://www.oldham.gov.uk/downloads/download/179/ward_profiles

Age: The proportion of residents aged 65+ increased by nearly 25% between 2011 and 2018, while younger people are significantly under-represented.

Employment: Median household income is over £30,000, while the employment rate is around 67.5%. Both figures are significantly higher than for Oldham borough as a whole (£22k, 58.2%). In 2021, the UK median wage was £31,800, and employment rate was 75.5% (Office for National Statistics). Youth unemployment is also significantly lower than for Oldham borough as a whole (1.4% compared to 7%).

Households: There are around 12,000 households in Saddleworth. There is a high proportion of owner-occupied properties (>80%), and a low proportion of social rented properties (<7%). Around 9% of households are in fuel poverty. Median house prices are in the region of £240,000, although there is a significant difference across the Parish between the urban areas close to Oldham town and the more rural areas where values are higher.



Education: Across Saddleworth, >85% of pupils enter the Early Years Foundation stage with a good level of development, compared to a UK average of 71.8%. Less than 17% of adults have no qualifications, and >35% of adults have a first degree.

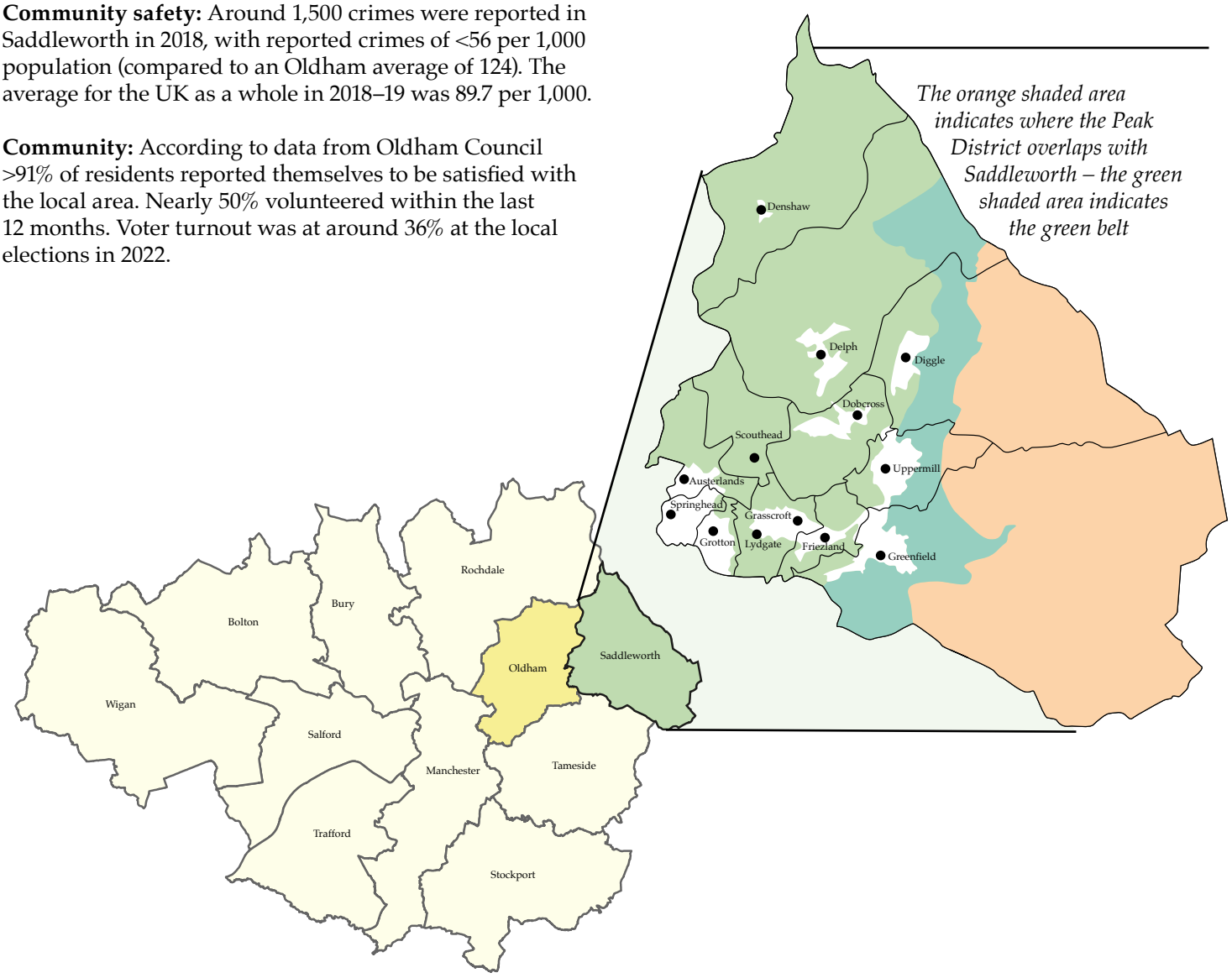
Health: <17% of adults have limiting long-term illnesses, which is higher than the proportion for Oldham borough as a whole, although this is likely to be related to the significantly higher proportion of elderly residents. Male life expectancy is over 81 years, and female life expectancy is over 85 years. People generally live healthy lifestyles, and this is then reflected in good health outcomes.

Community safety: Around 1,500 crimes were reported in Saddleworth in 2018, with reported crimes of <56 per 1,000 population (compared to an Oldham average of 124). The average for the UK as a whole in 2018–19 was 89.7 per 1,000.

Community: According to data from Oldham Council >91% of residents reported themselves to be satisfied with the local area. Nearly 50% volunteered within the last 12 months. Voter turnout was at around 36% at the local elections in 2022.

Geography: The area totals 7,876 hectares and over half is Green Belt. The lowest lying areas of Saddleworth are around the valleys of the Tame and Medlock rivers, and their tributaries, through the most populous villages, as well as Springhead and Grotton. The highest areas are above the villages, with White Hill at 467m, Standedge at 457m, and Ashway Moss at 497m.

There are substantial blanket peat bogs in Saddleworth, with work by RSPB and United Utilities being done to protect and enhance them. They cover over 4,000ha above Dovestone Reservoir (not all in Saddleworth). The peat bogs have huge significance in holding carbon, providing homes to wildlife and ensuring water quality.



Infrastructure

Education: Saddleworth has one secondary school, which has recently moved to a new site at Diggle, with capacity for 1,500 pupils.

A significant proportion of children from across the area are educated outside the Parish, with two secondary schools – Waterhead Academy and Leesbrook Academy – falling just outside the Parish boundaries, and a number of schools in Oldham borough also having intake from across Saddleworth.

There are 12 primary schools: Bright Futures; Christ Church CofE, Denshaw; Delph Primary School; Diggle School; Friezland Primary School; Greenfield Primary School; Greenfield St Mary's CofE; Holy Trinity CofE, Dobcross; Knowsley Junior School, Springhead; Springhead Infant and Nursery; St Anne's CofE Lydgate; and St Chad's CofE, Uppermill.

Health: There are medical centres located across the Parish, but many patients travel outside the Parish to receive treatment.

The main GP practice is Saddleworth Medical Practice, located in Uppermill, which has a satellite at Gartside Street Clinic in Delph. Pennine Medical Practice in Mossley, which falls under the Primary Care Board for Saddleworth, also has a satellite centre in Greenfield.

Other practices located outside the Parish but providing services for Saddleworth residents include Lees Medical Practice, Leesbrook Medical Practice, Moorside Medical Practice, and the Pennine Medical Centre in Mossley (which also falls outside the Borough). The two nearest hospitals are the Royal Oldham Hospital and Tameside Hospital (again, Tameside Hospital falls outside the Borough).

Services such as physiotherapy and mental health are also provided by smaller practices located across the area.

There are a number of dental practices across the area, with a mix of private and NHS dentists.

Transport: The Parish is served by a single railway line, and one station, located at Greenfield. Trains run towards Manchester and Huddersfield. There are accessibility issues at the station with only stepped access to the Huddersfield-bound platform.

Saddleworth School



The Metrolink service does not extend to Saddleworth. It runs through Oldham, with the nearest stations located at Oldham Mumps, Derker, Shaw and Milnrow, all outside the Parish boundary.



Bus services mainly operate as spokes from Oldham, although some services also connect to Huddersfield, Ashton and Holmfirth. There is also the Saddleworth Rambler – a local service intended to connect the individual villages. A Ring and Ride service is available upon registration for residents who find it difficult to use public transport.

The main motorways near to Saddleworth are the M62, with junction 22 at Rishworth Moor falling just outside the Parish boundary, and the M60 ring road, which falls several miles outside the Parish. The primary arterial roads through the Parish are the A62, the A672 and the A670.

With around 12,000 households in Saddleworth, and an estimated number of cars per household in the UK[2] of between 1.393 for areas classified as "rural town and fringe", and 1.77 for areas classified as "rural village, hamlet and isolated dwellings", that would suggest around 19,000 cars in Saddleworth.

Parking in many of the Saddleworth villages is restricted by the traditional rural nature of the villages, with many of the earlier homes and roads being designed prior to the need to provide parking spaces for one or multiple cars.

There is an extensive network of footpaths across Saddleworth. A full map of public rights of way in Saddleworth can be found at https://maps.oldham.gov.uk/

There are no cycle routes in Saddleworth that form part of the national cycle network; the nearest route is route 601, which runs from Oldham to Hyde. More information can be found at: https://www.sustrans.org.uk/national-cycle-network

TfGM has a map of Bee Network cycle provision in Greater Manchester, at https://mappinggm.org.uk/bee-network/. No definitive list of local cycle routes exists.

Housing: The draft Local Plan for Oldham[3, 4] includes a housing needs analysis for Saddleworth. Oldham's housing requirement, based on Places for Everyone[5] is 404 homes per year for 2022–2025, 680 homes per year for 2025–2030, and 772 homes per year for 2030–2039.

Communities: There are at least 15 churches across Saddleworth, catering to a range of denominations. There is a Buddhist Temple on Court Street in Uppermill, as well as a Spiritualist Church on High Street, and Oldham borough as a whole contains places of worship for a wide range of faiths.

The Parish also contains a large number of community centres and buildings, including the Saddleworth Civic Hall in Uppermill (which is also home to the Parish Council) and Saddleworth Museum.

Note: Infrastructure policies are dealt with by topic within the policy and parish action section – environment, design; health, well-being and education; housing; retail, commerce and tourism; and travel and transport.

[2] https://www.statista.com/statistics/299972/average-age-of-cars-on-the-road-in-the-united-kingdom/

[3] Oldham's current local plan at time of writing was published in 2011. A new local plan is under development and can be viewed at https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan

[4] The Local Plan for Oldham covers the whole borough, excluding the part that falls within the PDNPA

[5] Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.

Issues

We have identified these issues through research and analysis of the Parish, combined with the opinions of the community which were expressed during our ongoing consultation.

Environment

The biggest threat to our way of life not just in Saddleworth, but across the world, is climate change and damage to the environment.

Key issues in Saddleworth include air quality, the development of the natural environment, biodiversity and resilience, energy use and production, flooding and water use, and a lack of energy-efficient housing stock.

Climate change is such a critical issue that as well the specific policies section on "Environment", it is embedded as a cross-cutting theme in all policy sections.

The Parish Council has declared its ambition to be carbon neutral as an organisation by 2030, and Oldham Council's target for the wider borough is to be carbon neutral by 2030. It is expected that all new building or renovation work should be done with that ambition in mind, with regards to building methods, environmental impact of use, and minimising associated environmental costs such as transport.

Design

There is a need to protect the unique character, landscape and heritage of the area, which can be damaged by inappropriate development that fails to take into consideration the nature of the Parish.

The existing natural beauty and heritage of Saddleworth adds significantly to the well-being of its residents, and any threat to that risks undermining its communities, and the lives of those who live and work there.



Low water levels at Dowry reservoir are a prime example of environmental change, as are more extreme weather events

Housing

Saddleworth has an identified lack of appropriate housing for young families, with local first-time entrants into the housing market unable to find properties to rent or buy. Similarly there is a lack of affordable housing for people to downsize to when they are older.

Health, well-being and education

One of the most common comments in the survey of residents was concern that there was a lack of pre-school, education and healthcare facilities, and that where there are facilities, some residents are excluded due to lack of accessible transport.

In particular, emphasised by the Covid-19 pandemic, is an issue around social exclusion, particularly for the elderly and vulnerable. For those in outlying areas, especially those poorly served by public transport, isolation can be extremely difficult to escape. This was particularly identified as an issue for mothers with young children.

As well as difficulty accessing GP services, there is a lack of support for other critical healthcare needs.

There is also a growing awareness and concern about anti-social behaviour, and its increasing impact on the sense of community that is one of the strengths of Saddleworth's villages.

Retail, commerce and tourism

There has been a gradual loss of many local facilities from villages, with post offices and banks being prime examples. As a result, an issue facing Saddleworth is ensuring that there remain cohesive communities which retain their identity. Saddleworth remains very distinct from Oldham in terms of its economy and employment, which is reflected throughout this document.

Many services which would enable people to live and work in the area, such as high-quality broadband, remain under-provided. There is also a lack of a coherent approach to employment and industries – particularly tourism, retail and farming – and no alternative vision to Saddleworth serving as a commuter area.



An empty former bank in Uppermill

Local facilities, in the form of community centres, leisure facilities and open-air facilities, e.g. playing fields, parks and allotments, are also under threat.

Travel and transport

A critical issue is the lack of public transport and public transport infrastructure. There is minimal access to the rail network, and no access to the tram network. Bus services have been massively reduced, and continue to be under threat.

At the same time, there are unresolved issues around private transport, in particular a lack of provision for electric vehicle charging or other renewables, a lack of parking both on the road network and on residential and commercial property, and the general maintenance of roads.

There is also a lack of joined up infrastructure for pedestrian and cycle routes, and a lack of investment in their maintenance.

Consultation and local voices

An additional concern voiced through the consultation was that local residents often feel overlooked in decision-making processes, particularly around investment and development – most notably planning.

Vision

"Our vision is that Saddleworth will be made up of many thriving communities, each a place with its own strong identity, each one offering great opportunities for people to make their homes, to work, and to spend their leisure time. Many of local people's needs for services, such as for shops, education, and healthcare will be effectively met within Saddleworth. New developments will be accommodated but will be located and designed with sensitivity and with investment in the necessary supporting infrastructure. Saddleworth will be known for the quality of its countryside and the care with which land owners manage it."

The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development. This means :

- achieving simultaneous and carefully balanced progress in pursuit of economic, social and environmental objectives – not prioritising one of these issues at the expense of the others;
- considering the long term legacy of our actions – ensuring that young people and generations to come can enjoy a quality of life at least as good as that we enjoy in Saddleworth today, and that the biodiversity of the area is further enhanced;
- having a wide geographic perspective – recognising that our local actions can have much wider impacts. Climate change is just one example.

We are very clear that Saddleworth must not become just a commuter area for Greater Manchester and the West Yorkshire conurbation.

Saddleworth must work together with Oldham for the benefit of both the Parish and the wider borough.

A long term vision is an essential part of a Neighbourhood Plan. It sets out the direction in which this Plan, and future updates, should take us.

Our vision for Saddleworth reflects views expressed by local people during the extensive public engagement which has informed the preparation of this Plan.

Saddleworth will benefit greatly from its vital economic, social and environmental links with the rest of the Greater Manchester area, and also its strong connections to West Yorkshire. These neighbouring areas will continue to provide great opportunities for our residents, for instance, for employment and entertainment.

Likewise, the particular qualities which make Saddleworth such an asset to the North of England must be conserved and enhanced. The contribution which it will continue to make to the Peak District National Park is particularly noteworthy. Saddleworth's natural landscapes, its attractive and diverse villages, and its outstanding opportunities for a wide range of outdoor recreation are great strengths. These make Saddleworth a great place to live and visit, but they will also help to underpin its economic contribution.

The tourism and leisure sector is an obvious example, but we envisage that other small and medium sized enterprises will make Saddleworth their base because of its excellent environment and its vibrant communities, and because highly skilled people will choose to live here.

The Parish should be an area with a flourishing natural environment that is resilient, sustainable and well connected and that enables the free movement of wildlife through and across the Parish.



Plans & legislation

The Saddleworth Neighbourhood Plan 2025–2045 has been developed in parallel with other planning legislation, plans and strategies, which includes the National Planning Policy Framework (NPPF), Places for Everyone (PfE) and Greater Manchester's Transport Strategy 2040, Oldham Council's forthcoming Local Plan, and the Peak Park Management and Local Plans

The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. It currently falls under the Ministry of Housing, Communities and Local Government (formerly Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities), and can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2.

Places for Everyone is a strategic plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It had been submitted to the Planning Inspectorate at the time of this Neighbourhood Plan being developed, and has now been formally adopted.. Every effort has been made to ensure that this plan is aligned to *Places for Everyone* as required by national legislation. The Places for Everyone portal can be found at https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/

Oldham Council's Local Plan is still under development at the time of this Neighbourhood Plan being prepared. Every effort has been made to ensure that this plan is aligned to the current and forthcoming Local Plans for Oldham, as required by national legislation. The portal for Oldham Council's Local Plan can be found at https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review

The Development Plan Document (DPD) for Oldham Council was adopted in November 2011, to supersede the majority of the 2006 Unitary Development Plan (UDP) policies. This is available at https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds

Allocation of sites

Places for Everyone allocates sites for development. The Oldham Local Plan will also consider allocating sites. There are no legislative powers for the Neighbourhood Plan to over-ride those.

The role of this Neighbourhood Plan is to ensure that the character and quality of the Parish is enhanced if any of those sites are brought forward for development.

The Parish Council covers an area with a number of sensitive environmental assets, and in addition to this, a large proportion of the area of the Parish Council falls within the Peak District National Park, where the Peak Park Local Plan is the relevant planning document for development (under the direction of the Management Plan).

The planning policies for the Peak District National Park are found in the Development Plan which consists of the Core Strategy (2011) (https://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy) and the Development Management Policies (DMP) Document (2019) (https://www.peakdistrict.gov.uk/__data/assets/pdf_file/0024/95091/Webpage-Final-Branded-DMP-Doc-Copy.pdf). Other plans and guidance (which can be found on their website) include the Authority Plan 2023–28, Management Plan, Corporate Strategy 2019–24, and the Landscape Strategy. The statutory purposes of National Parks are defined in the Environment Act 1995, S61 and S62. Major development is not appropriate in the National Park other than in exceptional circumstances.

A screening has been carried out to assess whether this plan requires a Strategic Environmental Assessment, to determine whether it is likely to have significant environmental effects. That screening, published separately, confirms that it does not.

The planning process – background

At the moment, planning decisions for proposals in Saddleworth outside the National Park are decided by Oldham Council, either by delegated decision by officers, or through the Borough Planning Committee. The Parish Council is statutorily notified of planning applications, and provides responses to the Council via the Parish's Planning Committee.

Planning applications within the National Park are decided by the Peak District National Park Authority, with the Parish Council as a consultee.

Previously, some decisions on planning applications submitted to Oldham Council were delegated to the Parish Council, and there is no legal impediment to decisions being delegated on this basis in the future.

The majority of land in Saddleworth is classified as Green Belt or other protected open land (OPOL)[2] , in addition to which there are 22 defined Conservation Areas. As such these environmental assets have been already classified, and protected by existing plans and legislation. This can be viewed at https://mappinggm.org.uk

Further links to relevant policies and guidance can be found on page 59 of this Neighbourhood Plan.

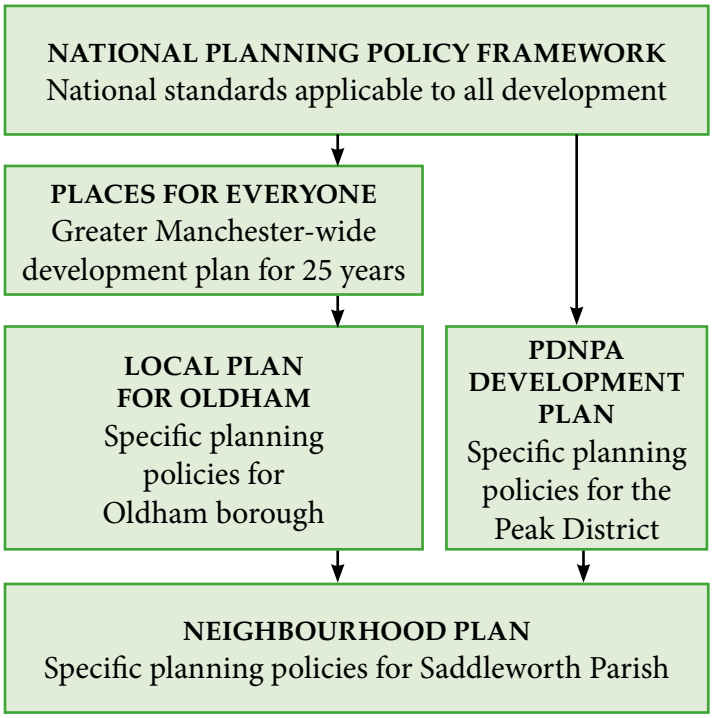


Figure 1: flow chart showing the hierarchy of national and local planning legislation and local plans. Plans also include the GM Waste and Minerals Plans.

[2] These are under consideration for redesignation as Local Green Spaces.

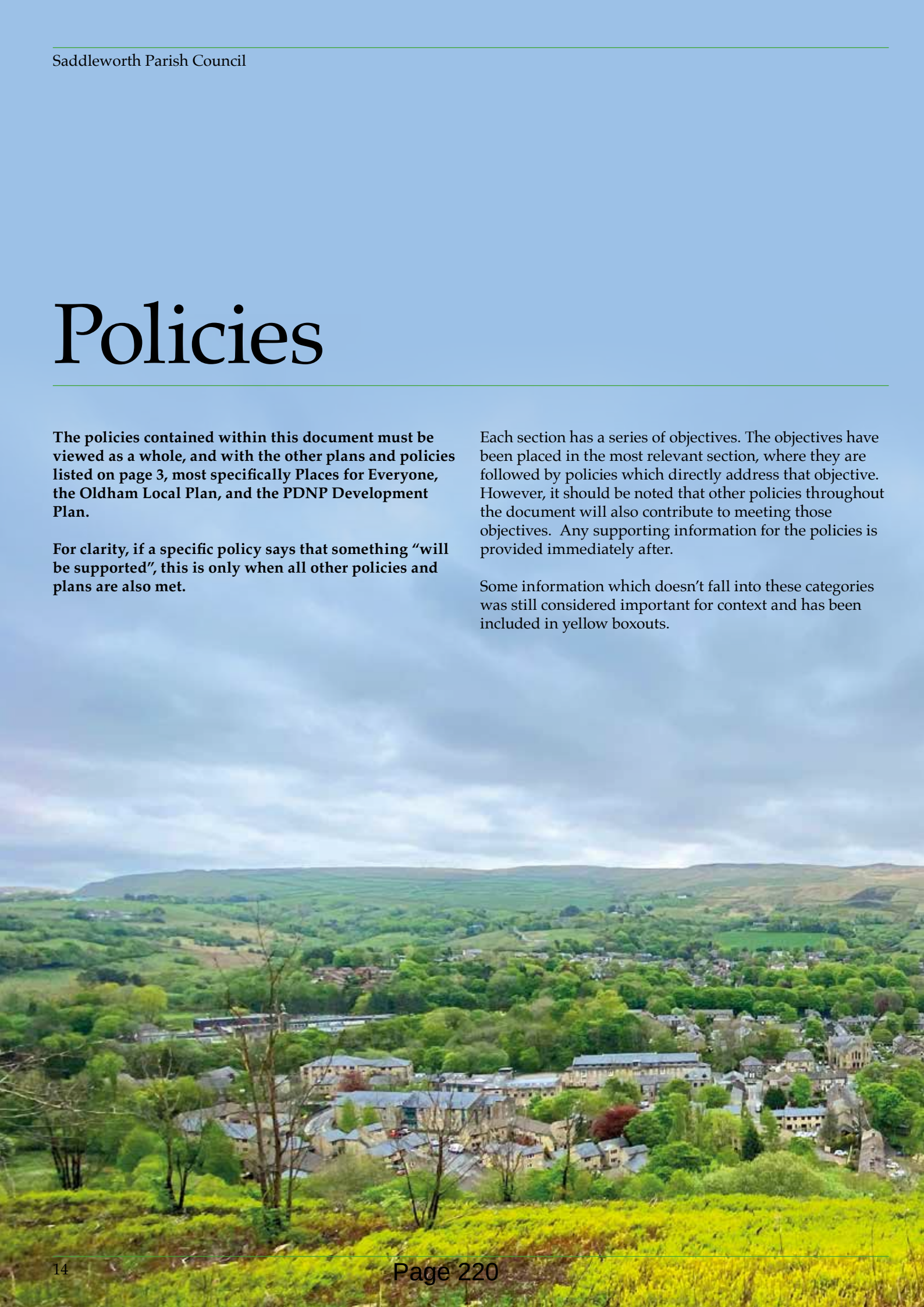
Policies

The policies contained within this document must be viewed as a whole, and with the other plans and policies listed on page 3, most specifically Places for Everyone, the Oldham Local Plan, and the PDNP Development Plan.

For clarity, if a specific policy says that something "will be supported", this is only when all other policies and plans are also met.

Each section has a series of objectives. The objectives have been placed in the most relevant section, where they are followed by policies which directly address that objective. However, it should be noted that other policies throughout the document will also contribute to meeting those objectives. Any supporting information for the policies is provided immediately after.

Some information which doesn't fall into these categories was still considered important for context and has been included in yellow boxouts.



For clarity, it should be noted that this document does not allocate any sites for development. Any sites referred to in this document – in particular the site at Chew Brook Vale, policy 9 – have already been designated for development in other planning policy documents, such as *Places for Everyone*, and the Parish Council has no powers under which to change the status of these sites.

Throughout the consultation process, there was a substantial concern that previous versions of the plan did not address a lack of healthcare facilities in the Parish. This has resulted in the introduction of the Health, Wellbeing and Education section of this document, to bring together into one place all relevant parts of the plan regarding these aspects for clarity.

Again, while there were strong calls in the consultation feedback for this Neighbourhood Plan to include a specific requirement for new GPs and dentists, the Parish Council has no legislative powers to do this.

We have included the strongest possible requirements that we believe to be possible under current legislation in the Health, Wellbeing and Education section, as we believe these concerns to be valid. We support calls for legislation to be changed to deliver these increased services, so that they could be included in either further iterations of this plan, or in other legislation.



Environment

The Environment section should be read in conjunction with Oldham's Green Infrastructure Strategy which has been prepared to inform the Local Plan review for Oldham.

OBJECTIVE 1: To ensure that development maintains green belt purposes and protects and enhances green spaces.

To ensure that development delivers a high quality, well-integrated natural environment, and protects and enhances the existing natural environment, particularly recreation and nature conservation corridors, local green spaces and green belt.

POLICY 1: GREEN INFRASTRUCTURE

1.1 Developments should aim to:

- **deliver the provision of new appropriately-sized open and/or green spaces, in line with identified needs/ deficiencies, such as pocket parks and active green spaces (e.g. green walls and green roofs) and their maintenance, and an overall enhancement in the provision of green infrastructure and/or open spaces;[2]**
- **deliver a positive impact on the relationship between urban and natural features, where the development is adjacent to existing green spaces, so that it integrates positively with any natural features (for example, this would include green corridors such as canals and former railway lines); and**
- **create or enhance existing green space, and replace any loss of green space with an equal or greater new provision of green space.**

1.2 If a development replaces a lost green space with a replacement which creates a new requirement on the local authority to manage, provision should be made to maintain the site without additional impact on the public purse.

1. In the Neighbourhood Survey carried out to support the Neighbourhood Plan, 73.26% of people cited environment as one of the three most important issues concerning Saddleworth currently, rising to 79.78% of people when asked for the three most important issues concerning Saddleworth in 20 years time. Only housing rated more highly as an issue.

2. The reclaimed railway lines which run through Saddleworth are particularly noteworthy in creating recreation and nature conservation corridors. These are already identified as Recreation Routes/Open Spaces and these should be treated as key Green Infrastructure features.

3. The dramatic and distinctive rural landscape of Saddleworth provides many great benefits. These include its:

- scenic value,
- aesthetic function as a backdrop for the local villages,
- contribution to local and distant views,
- providing a setting for recreation and tourism,
- creating a sense of personal well being, and
- economic, cultural and artistic value.

4. The landscape of Saddleworth is a huge asset, not only for the community of the Parish but for the whole of Oldham, Greater Manchester and beyond.

5. Many parts of the Saddleworth countryside have been greatly enhanced over recent decades. Tree planting and derelict land reclamation has had a transformational impact, particularly along the valley bottoms. The Huddersfield Narrow Canal has been restored to use. Disused rail lines have become tree lined recreation routes. New countryside leisure areas have been created and the network of footpaths, cycleways and bridleways has been enhanced.

6. Nonetheless the Saddleworth landscape is fragile. The stretches of countryside between and around the Saddleworth villages are narrow. They are under great pressure from various types of development even though much of the land is within the Green Belt. The open slopes on the valley sides are highly visible. Any landscape change on these hillsides has a great impact on local and distant views. It would be very easy for all the great benefits provided by the Saddleworth landscapes to be eroded.

[2] See Oldham Council's Local Plan Green Infrastructure and Open Space Strategies for reference, including the identified needs and deficiencies.



The Linear Park at Springhead

7. The Neighbourhood Survey identified over-development as a major concern, and several respondents drew particular attention to the impact on community cohesion and community identity. This was in particular identified in response to question on how people would like to see Saddleworth in 20 years time. A typical response was:

> "I would like it to be pretty similar to as it is today but with a thriving, varied, independent economy that reaches all of the villages. I would like all green spaces to be preserved as these are some of the last in Oldham and are the very reason I moved back to Oldham."

and more simply:

> "Not an urban sprawl"

8. Map A indicates the areas of Saddleworth covered by the green belt in light green and dark green. The area which is dark green also adjoins the Peak District National Park and is the subject of a specific policy in this plan (Policy 5). The exact area covered is available on Oldham Council's Mapping system at maps.oldham.gov.uk.

9. A high percentage of the rural area of Saddleworth outside the National Park is in the Green Belt. This can protect the landscape against urban and suburban encroachment but is no guarantee against other unwelcome landscape changes. These changes can have many causes. They can result from inappropriate development, from unsympathetic land management, direct damage, and from the impacts of climate change, such as land erosion and invasion by non native flora.

10. Other changes can result from:

- tipping on or reshaping of land;
- dressing of access tracks with builders' waste materials such as broken tiles, glass and plastics;
- culverting of watercourses and rerouting of watercourses (sometimes leading to increased bank erosion);
- redundant farm machinery left to decay;
- disrepair of the dry stone walls which are such a feature of the upland landscape;
- barn conversions in open countryside; especially where garden "clutter" is uncontrolled, e.g. sheds, greenhouses, inappropriate boundary structures, etc;
- barns built to create the opportunity for converting to new houses.

11. All proposals for development within the Green Belt will need to be in accordance with the National Planning Policy Framework (NPPF), which makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

12. The NPPF says: "Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."

13. The National Planning Policy Framework refers to National Parks and states that "development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".

14. The existing protection of Saddleworth's open countryside by a Green Belt designation is an essential component of the overall planning policy position. However that is not sufficient on its own to safeguard the landscape against a gradual erosion of its character and beauty.

15. PfE and the Oldham Council's Local Plan contain policies which are designed to add further protection (see paragraph 46 below – Landscape Character Areas.)

The purpose of the Green Belt

The NPPF sets out the five purposes of Green Belt:

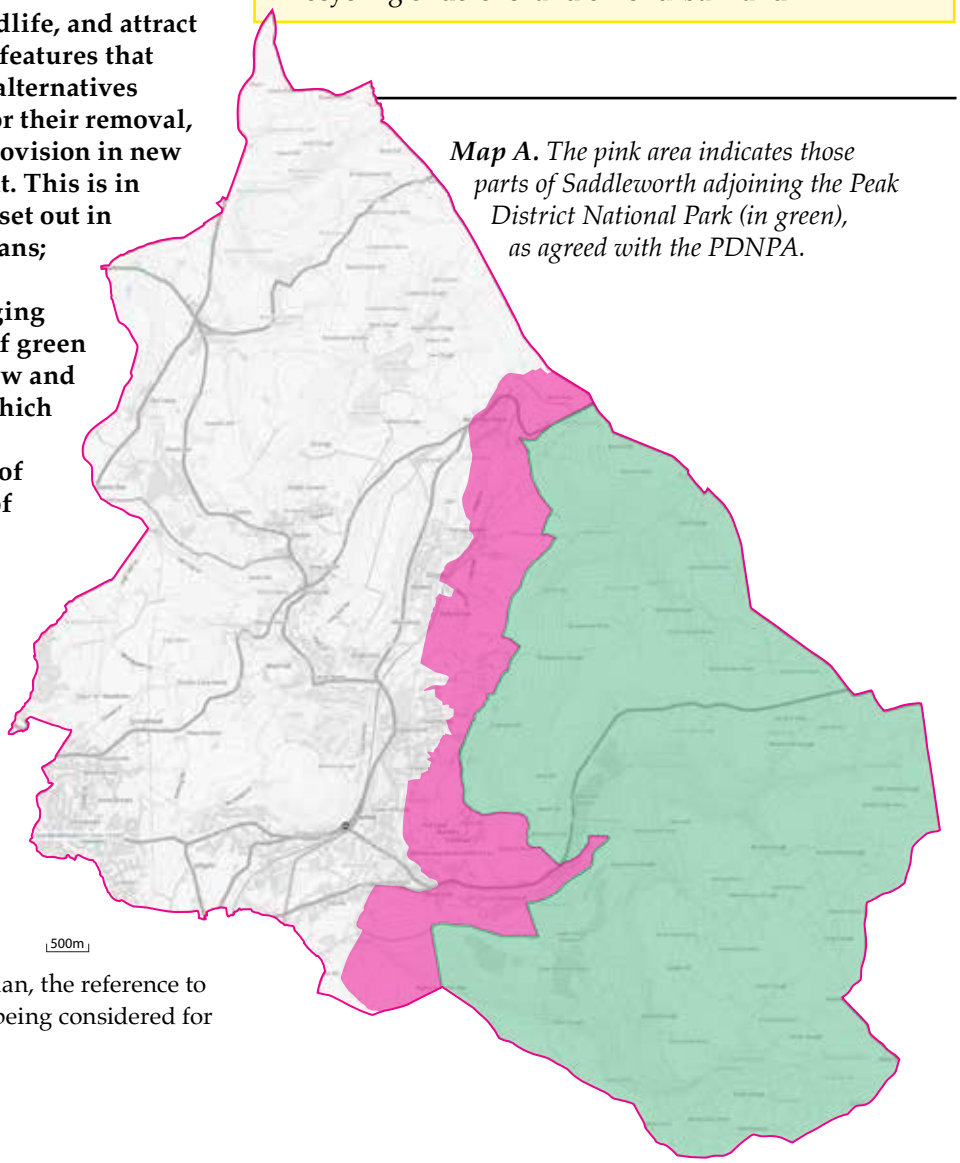
- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging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

POLICY 2: BIODIVERSITY

2.1 Developments should aim to:

- **protect and enhance any existing wildlife, and attract new species, particularly by keeping features that support existing wildlife, providing alternatives where there are overriding reasons for their removal, and incorporating new supporting provision in new buildings and across the development. This is in line with the mitigation hierarchy as set out in national planning policy and local plans; and**
- **support wildlife movement and foraging through, for example, the provision of green infrastructure such as native hedgerow and tree planting (or additional species which have been agreed to provide greater diversity and resilience), and the use of native wild flower planting in areas of green spaces.[3]**

2.2 Development must respect the need for increased tree coverage in the Saddleworth lowlands[4][5], and in particular encouraging the expansion of native species across the district.



Map A. *The pink area indicates those parts of Saddleworth adjoining the Peak District National Park (in green), as agreed with the PDNPA.*

[3] All developments should be informed by and contribute to the emerging Greater Manchester Local Nature Recovery Strategy and future ecological networks.

[4] For the purposes of this Neighbourhood Plan, the reference to lowlands is areas under 800ft which are not being considered for tree planting.

[5] See paragraphs 17–18.

2.3 Developments will not be supported which:

- **do not meet Oldham Council's target provision for the replacement of trees;**
- **result in the removal or degradation of existing green spaces such as wildlife corridors; or**
- **would result in the loss of or harm to irreplaceable habitats such as Ancient Woodland.**

16. Biodiversity net gain is now a mandatory requirement for development, under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), which means developers must introduce a biodiversity net gain of 10%.

Tree coverage and peatlands

17. Greater Manchester is aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative.

18. The GM Green and Blue Infrastructure Strategy promotes work with agricultural landowners and stakeholders to promote more carbon sequestration (removing CO_2 from the atmosphere by storing carbon). There is a commitment to protect and enhance peat bogs around Denshaw Moor, agricultural land on high ground around Delph, the extensive areas in the Peak Park, and heathland around Alphin Pike.

POLICY 3: PROTECTED SPACES

3.1 The South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) are of particular importance in Saddleworth. Development is required to meet policies within PfE and Oldham Council's Local Plan[6] which address recreational impacts on the SAC/SPA, including any "functionally linked" land[7]. Any specific proposals for facilitating tourism or tree planting are required to be assessed at a project level for any significant likely effects on the special interest of designated sites. Developments which fail to do so, or which do not mitigate against such impact will not be supported.

3.2 In the SPA/SAC specific mitigation at a project level may include requiring dogs to be on leads and the provision of advice for avoiding fire risks.

Special Protection Area and Special Area of Conservation

19. The South Pennine Moors are classified as a Special Protection Area (SPA) and designated as a Special Area of Conservation (SAC).[8]

20. The SPA and SAC cover an area of 45,270.52 ha., and include part of the moorland in Saddleworth (as well as in Barnsley, Cheshire, Derbyshire, Kirklees, Sheffield, Staffordshire and Tameside).

21. The original citation states that the site qualifies as it is used regularly by more than 1% of the British population of the merlin (30–36 pairs), golden plover (443–445 pairs) and short-eared owl (22–25 pairs).

[6] Development must meet PfE Policy JP-G5 'Uplands' which deals with the issues of recreational impacts and functionally linked land and other local plan policies on nature.

[7] "Functionally linked" land means areas of land adjacent to a designated site which are critical to, or necessary for, the defined area's ecology.

[8] https://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&activelayer=spaIndex&query=Ref_CODE%3D%27UK9007022%27



Moorland above Dovestone reservoir

Sites of Special Scientific Interest (SSSIs)

22. An SSSI is a conservation designation denoting a protected area. This can be based on biological or geological criteria. In England, SSSIs are determined by Natural England.

23. According to a DEFRA report, "SSSIs protect a large proportion of species in England and Wales, including most rare species. Although there are some gaps, they are seen to be representative of our biodiversity as a whole. SSSIs have helped to protect some species in England and Wales which would otherwise be at risk of extinction nationally."[9]

24. SSSIs in Saddleworth include Ladcastle and Den Quarries; Standedge Road Cutting, Dark Peak and South Pennine Moors.

Sites of Biological Importance (SBIs)

25. Greater Manchester Ecology Unit (GMEU) operates the SBI register for, and on behalf of, the ten Local Authorities that comprise Greater Manchester. This dataset contains all current SBI boundaries, including the name of each site and its defining features. SBIs are Greater Manchester's equivalent to Local Wildlife Sites (LWS).

SSSI impact risk zones

Natural England maintain a database of which types of developments are likely to impact on SSSIs, which can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::sssi-impact-risk-zones-england/explore?location=52.791703%2C-2.504131%2C7.73

26. The 16 SBIs in Saddleworth (as at 2021) are Alphin Pike & Buckton Moor (North), Dark Peak Moors, Hull Brook, Slackcote Valley, and South Pennine Moors (South) (all Grade A); Castleshaw Pasture, Dacres, Dick Clough, Hey Bank, Huddersfield Narrow Canal (North), Medlock Headwater and Strinesdale, Moorgate Quarry, Royal George (all Grade B); and Armit Road Lodge, Fields by White Brook, and Tame Water Woodland (all Grade C).

27. Collectively, the SBIs, SSSIs, and the Special Protection Area highlight the critical importance of much of Saddleworth's natural resources to the biological diversity of the UK, and as such, the critical role their protection must play in development decisions that affect the area.

[9] Mitigation strategies need to be joined up between the responsible authorities and interested groups. Co-ordination and working with partner organisations is key for strategies to be effective. See Natural England report on the Recreational Use of the South Pennines Moors and implications for strategic housing growth (Footprint Ecology 27th March 2024).

28. The protection of biodiversity within the Parish is not solely reliant on the protection of designated sites. Priority and irreplaceable habitats can occur outside of sites such as SSSI's and SBI's. Where irreplaceable habitats are present, these should be given the highest protection. Irreplaceable habitat is defined in national planning policy as habitats, which would be very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

29. The subsequent policies in this section of the Neighbourhood Plan are designed to supplement all the above. They are intended to address, and be tailored to, the very particular issues affecting the Parish. They take account of the special character of the landscape, the specific pressures which threaten it, the benefits that this great asset provides if carefully conserved, and the preferences expressed by local people.

POLICY 4: LOCAL GREEN SPACES

4.1 We have allocated the following sites as Local Green Spaces:

- **Ashfield Playing Field, Springhead;**
- **Church Fields, Dobcross;**
- **Dawson's Field, Scouthead;**
- **Diggle Fields, Diggle.**

See Appendix 3 for an outline map of these Local Green Spaces.

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30. A Local Green Space designation gives the area equivalent protection to it being in the green belt – see glossary for further details.

31. The emerging Local Plan for Oldham has identified Local Green Spaces, as well as other green infrastructure. It has already been identified that the following OPOL sites should be considered for Local Green Spaces status:

- Dacres
- Stoneswood
- Wall Hill
- Thornley Brook
- Stonebreaks

Support for green spaces

Local Green Space designation can be made in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about its local plan or get involved in neighbourhood planning.

The Parish Council will endeavour to promote the use of Local Green Space status, as well as other protected statuses, such as SBIs and SSSIs, and support local residents in applying for these protected statuses, as well as applying for them itself where appropriate.

- Ryefields Drive
- Ainley Wood
- Summershades Lane

32. Consultation responses revealed a significant concern about the loss of existing green space to residential development.

33. The feedback from the surveys conducted for this Neighbourhood Plan also identifies an extensive number of sites which might be included as further Local Green Spaces.

34. Some of these responses sought protection of the Green Belt and OPOL in general. However, others suggested particular sites for Local Green Space designation. All iof the suggested were evaluated for their suitability for designation, and in terms of the policy protection which the sites would enjoy (e.g. under Polices 5, 7 and 10).

35. Based on this assessment the Neighbourhood Plan proposes four sites for Local Green Space designation:

- Ashfield Playing Field, Springhead (proximity and recreational value);
- Church Fields, Dobcross (proximity, significance, recreational value, historic importance and demonstrably special);
- Dawson's Field, Scouthead (proximity, recreational value and demonstrably special);
- Diggle Fields, Diggle (proximity, recreational value and historic importance).

36. A further site, defined as suffrage field, Lydgate, has also been recommended for Local Green Space status. However, due to ongoing planning challenges, this site has been recommended to be processed as part of Oldham Council's forthcoming Local Plan.

37. The defined borders of the Local Green Spaces are provided in the supplementary report Suggested Local Green Spaces, available at www.saddleworthparishcouncil.org.uk/downloads/for-inspection/suggested-local-green-spaces.pdf, and Appendix 3 to this document.

OBJECTIVE 2: To promote and encourage the stewardship and conservation of a beautiful and locally distinctive rural landscape in a period of changing climatic and economic conditions.[10]

[10] Including partnership work as outlined in Parish Action 2 – design, character and , and Parish Action 6– farming and rural environment).



The Church of St Chads

POLICY 5: CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK

4.1 Development must respect the setting of the Peak District National Park (the indicative area adjacent to the National Park as shown in Map A, and appendix 1)[11] by being sensitively located and designed so as to avoid or minimise adverse impacts on the National Park.

The setting of the Peak District National Park

38. Approximately 40% of Saddleworth is in the Peak District National Park. This area makes a tremendous contribution to the local landscape with all the benefits that this entails.

39. "The 1995 Environment Act establishes the statutory purposes of national park designation as:

> *i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and*
>
> *ii) to promote the opportunities for the understanding and enjoyment of the special qualities of those areas by the public*

40. Section 62 of the Act also places a general duty on all relevant authorities to seek to further these purposes. In pursuing these purposes, section 62 also places a duty on the National Park Authority to seek to foster the economic and social well-being of the local communities.

41. Where there is irreconcilable conflict between the statutory purposes, the Sandford Principle[12] will be applied and the conservation of the National Park will be given priority.

[11] Development outside the area defined in Map A could be considered to have an impact on the setting of the National Park, but a demonstration of exceptional circumstances would be required.

[12] As per the Environment Act 1995, the Sandford Principle states that, where there is a conflict between the statutory purposes of national parks, any relevant authority "shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park".

42. Most of the area of PDNP in Saddleworth is classed as Natural Zone (Core Strategy policy L1 and DMP DMC2). The Natural Zone are the wildest and least developed parts of the national park and development is only acceptable in exceptional circumstances (i.e. for the management of the Natural Zone or for the conservation and/or enhancement of the PDNP).

43. This Neighbourhood Plan should have regard to the NPPF requirement in respect of the setting of the National Park. Saddleworth's rural landscapes adjoin a long section of the boundary of the northernmost part of the Peak District National Park. Along most of this length the landscapes on each side of the boundary are not separated or distinguished by any strongly marked geographical feature or character differences. The Peak District National Park Authority wishes to see the requirements of the NPPF reflected in this Neighbourhood Plan.

44. The geographic extent of a "setting" is difficult to define. A large development or one which would involve a very significant change in the landscape might have a very significant impact on the National Park even though it is located at some distance from the boundary.

45. Map A (page 18, and appendix 1) shows the rural areas which can be described as "directly adjoining the National Park". Proposed developments within this area would be assessed against policy 5. However, this does not exclude the possibility that proposed developments which are located at a greater distance from the National Park may be considered to adversely affect the Park by reason of being in its setting – wind turbines are one example of a potentially impacting development.



Moorland above Denshaw

Planning policies to protect Landscape Character Areas across Saddleworth

46. A Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA) has been prepared for Greater Manchester. This assesses the quality and sensitivity of different landscapes and considers cross-boundary relationships (including with the Peak District National Park). The GMLCSA identified different landscape types which include Saddleworth. PfE Policy JP-G1 will also ensure that development reflects and responds to the special qualities and sensitivities of key landscape characteristics.

POLICY 6: CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS)

6.1 A proposal for change of use of agricultural buildings or stables will be supported if it is deemed to have no detrimental impact on the agricultural economy, nor on the openness of the landscape and people's enjoyment of the open countryside.[13]

6.2 Developments will be supported which can demonstrate the following:

- **if brought into use later than 20th March 2013, the applicant has demonstrated that the building has been in active use for the approved purpose and for no other purposes for a minimum of seven years;**
- **the building footprint or height does not increase substantially, in line with national and local plan policies;**
- **ecological surveys have been carried out and developments should incorporate green infrastructure to support biodiversity and preserve existing wildlife, including protected species such as bats; and**
- **adequate screening by appropriate features such as tree planting, hedge planting and drystone walls or the provision of such features.**

Ownership and usage

Some of the lack of information about watercourses is caused by there being no comprehensive record of the ownership/usage of Saddleworth's rural areas. Ownership, even when not recorded, falls into multiple categories, including:

- Land owned privately, mainly farmed under grazing, some set aside for wildlife conservation. In some places the land is the subject of public access requirements (such as rights of way).
- Land owned by water utilities and under the same mix of uses.
- Land owned by local authorities, often formerly derelict before reclamation for the purpose of landscape enhancement, recreation and biodiversity.
- Land owned by private individuals and managed for its landscape or biodiversity value. One or two small examples exist, but this is generally uncommon in Saddleworth.
- Land owned or managed by voluntary/charitable organisations for landscape, biodiversity or recreation purposes, for example the Royal Society for the Protection of Birds (RSPB) at Dovestone Reservoir.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

47. Between 2018 and 2022, 27 planning applications were received which involved the conversion to or replacement with dwellings of existing agricultural buildings in Saddleworth. That is above and beyond any conversions which were allowed under permitted development rights.

48. Permitted development rights for conversion of agricultural buildings in force since April 2018 stipulate that the agricultural building must have been built prior to April 2013, or have been in agricultural use for 10 years before permitted development rights apply.

49. The conversion of unused or under-used agricultural buildings into dwellings is often positive and contributes to the achievement of housing targets.

[13] Some barn conversions will fall under "permitted development", and therefore will not be required to apply for planning permission. Such development cannot therefore be subject to these requirements.



The war memorial at Pots and Pans is an example of a significant site with publicly valued viewpoints from across Saddleworth.

50. However, it should not be the case that agricultural buildings can be erected in the green belt (without any requirement for planning permission) and subsequently converted to housing simply to avoid restrictions on housebuilding in the green belt. This policy is intended to remove that possibility; but ensure that agricultural buildings can still be built where required, and that former agricultural buildings which have fallen into disuse can still be converted where appropriate.

51. The high volume of this type of development is a very significant threat to the character and beauty of the very open, but narrow, areas of countryside in Saddleworth. Much of our agricultural land is elevated and without tree cover which might provide a degree of concealment. The agricultural buildings are generally visible over great distances. The high housing values in the area add to the pressure for conversions. New homes in the converted structures are highly sought after because they enjoy spectacular, extensive, unrestricted views across the open countryside to the local hills and the National Park.

52. A negative impact on the landscape may be increased through additional development taking place within the new gardens (e.g. sheds, greenhouses, play equipment, washing lines and unsympathetic boundary treatments). Overhead services can be another issue.

53. Saddleworth is in many ways an exemplar of an area where the cumulative impact of this type of development can be most detrimental in terms of landscape quality, tourism, leisure and (by affecting its setting) the National Park.

POLICY 7: PROTECTION OF IMPORTANT VIEWS

7.1 Development proposals which will detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development by virtue of its design will not be supported unless there is a clear and convincing justification.

54. The Greater Manchester Landscape Character and Sensitivity Assessment in particular notes the Saddleworth War Memorial on Pots and Pans as the subject of such a view.

55. Churches in Saddleworth have been commonly, but not exclusively, placed at the head of the valleys where congregations walked up footpaths to the church, which frames each church among the landscape.

56. As an example, in *St Anne's Lydgate: The Story of a Pennine Parish 1788–1988* by Canon CCW Airne, he states "As Lydgate Church enters into its third century, more changes will come, and new opportunities open up. Looking back over the past we learn of times of neglect and indifference: times of inspiration and progress but in spite of the ups and downs the gospel has been preached and countless people have ordered their lives by it. The Church on the Hill, battered by two centuries of wind, rain and snow, still stands as a beacon proclaiming that Christ has died, Christ is risen, Christ will come again, and calling God's people to worship and fellowship."

57. Consideration should be given to the views of church spires and towers from across the area, particularly the Church of St Chad (as viewed from Pickhill valley), St Anne's Lydgate (as viewed up the footpath from Coverhill Road), and St Paul's Church in Scouthead[14] (as viewed from Woodbrook valley).

58. Pots and Pans war memorial was designed to be viewed from each of the villages in Saddleworth at the time. It is therefore not possible to name a specific location from which the view is important, but particular consideration should be given to any developments which would significantly change the view of the war memorial from any of the villages.

OBJECTIVE 3: To protect and enhance the environment, and ensure that development adequately addresses flood risk, and promotes sustainability.

To have clear information about watercourses for the purposes of risk assessment and response.

POLICY 8: EROSION AND FLOODING

8.1 Developments will be supported which avoid exacerbating flood risk from all sources and make use of natural techniques to minimise and mitigate that flood risk, such as Slow the Flow initiatives on tributary streams and catchment areas, or "wilding" initiatives to create natural sustainable drainage systems (SUDS).

8.2 Development in flood risk areas will only be permitted in line with national and local plan policy requirements, subject to a satisfactory Flood Risk Assessment, which identifies appropriate mitigation for the site, where required.[15]

Flooding

As well as the requirement for SUDS, it is recommended that efforts should be made to identify pre-existing drainage and culverted waterways, and report them to Oldham Council, to improve knowledge of existing potential flood risks.

8.3 Any application for planning permission shall be supported by an assessment of the natural drainage patterns for the site and any existing flow paths and discharge points. The assessment shall determine how these are likely to be modified by the proposed development. The assessment shall have regard to any steep topography and ground conditions in accordance with the guidance in CIRIA C753 'The SuDS Manual' and the thereafter the development shall identify any necessary mitigating measures to protect proposed and existing properties from flood risk.

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59. Incidents of extremely heavy rainfall against a background of generally wetter ground conditions have led to increased flood damage and erosion in recent years. This can damage the landscape; but the landscape if managed wisely can also play a role in slowing the speed of run off.

60. Surface water run off can be slowed by protecting and enhancing the peat bogs on the high plateaux, increasing tree cover, a reduction in close cropped or cut grassland and the creation of water holding features. Hard surfacing of the ground and straightening, channelling and culverting of watercourses exacerbates the problem.

61. In the Neighbourhood Survey, of 266 specific responses 79% specifically called for more to be done to address flooding issues, including avoiding development on flood risk areas, the use of SUDS (sustainable drainage systems), and the use of wilding initiatives to manage water flows.

[14] Now in private ownership.

[15] The local plan includes a comprehensive policy on foul and surface water management. This is reflected in the emerging Oldham Local Plan, see draft Policy CC4 – Sustainable Drainage – Foul and Surface Water.

> "More is needed – priority should be re-wetting and replanting the moors, where its low enough, or the bare farmland around it, banning land being managed for grouse, following Scotland' s recent example. Rivers should be allowed to have soft banks, which is proven to help reduce flooding – exactly the opposite of what's recently been allowed in the new build areas around Greenfield, which will make the problem worse, creating fast flowing water which will build up and flood at points where the water can escape, instead of being softened along its route. People should be made aware when houses are being built on land at flood risk."
>
> *Survey response*

62. Information on flooding concerns can be found in Dobcross responses (p 148 of the submission), and in the individual answers to question 12 on the Neighbourhood Survey.

Further policies

See also:

Policy 9 – sustainable construction, with regards to environmental standards for individual buildings, including zero-carbon approaches, energy generation and drainage.

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas, and for the identification of areas of special interest, such as Sites of Special Scientific Interest (SSSIs), Sites of Biological Importance (SBIs).

The Travel and Transport section (Policy 25 and Parish Action 5 – cycling, pedestrian and leisure infrastructure; Policy 26 and Parish Action 6 – public transport; Policy 26 – accessibility to transport, with regards to minimising vehicle journeys and accessing pedestrian and cycle routes or public transport, and Policy 29 – air quality and vibration monitoring), with regards to minimising vehicle journeys, accessing pedestrian and cycle routes or public transport, and air quality.

Design

OBJECTIVE 4: To ensure the sustainable design and construction of all new development.

To support opportunities for energy generation and the minimisation of energy use.

POLICY 9: SUSTAINABLE CONSTRUCTION

9.1 Developments must aim to deliver modern standards of design and construction, where appropriate, to minimise the environmental impact of the construction process. Where modern approaches are not used – for example, to match historic building methods – efforts must still be made to minimise this impact.

9.2 Developments will not be supported which do not meet or exceed national environmental guidelines and recommendations, or requirements set out in Places for Everyone for zero-carbon homes across their lifetimes.

9.3 Developments will be particularly supported which include, where appropriate, small-scale and/or district[16] energy provision, including but not limited to solar power, hydropower, and other types of energy as highlighted in local energy plans.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

See also the supporting evidence for policy 1 – green infrastructure.

63. Saddleworth Parish Council has adopted a specific target of ensuring that the Parish Council is carbon neutral by 2030, which is in line with the Oldham Council target of carbon neutrality across the borough by 2030.

64. The Local Area Energy Plan for Oldham does not include Saddleworth as a First Step Priority Area for any measures, but does designate it as a "Heat Pump Prevalent Zone" in its Long Term Deployment Areas.

65. In response to the Neighbourhood Survey question on preferred methods of providing renewable energy, preferences by weighted average (where 1 is most preferred and 5 is least preferred), were 1 – solar panels (2.26); 2 –hydroelectric (2.41); 3 – ground source heat pumps (2.63); 4 – air source heat pumps (3.17); 5 – biomass (3.34); 6 – domestic wind turbines (3.55); 7 – commercial wind turbines (4.11). A small, but significant, number of respondents did not answer the question because they did not have sufficient knowledge of the technologies involved in the question, suggesting that there needs to be better communication to accompany any approaches.

66. The student consultation showed strong support for the use of renewable energy. They gave us examples, such as the use of solar panels and wind turbines which ultimately use what is already around us, wind, sunlight and water. They also wanted further promotion of cycling and public transport to help tackle climate change. Some liked the idea of a solar powered school.

OBJECTIVE 5: To conserve and enhance historic assets, and ensure that where possible, traditional, unused heritage assets are brought back into new use.

Development must maintain or improve the unique local vernacular, with particular respect paid to historical design and methods of construction.

To ensure that new developments are, wherever possible, of a high enough standard to create new heritage assets for the Parish in the future.

POLICY 10: DESIGN, CHARACTER AND HERITAGE

10.1 Development that enhances or preserves Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting – will be supported.

[16] District here is defined as covering part or all of the Parish.



Traditional stone weavers' cottages in Uppermill

10.2 There is a strong presumption in favour of developments which retain existing heritage assets and their setting, to the fullest extent. Any proposal that incorporates the partial or full loss of a heritage asset must demonstrate why the reuse of the asset is not applicable, through the submission of a detailed Heritage Statement and accompanied structural/ condition and viability surveys to justify the extent of harm.

10.3 Development will be supported which is of a high quality of design, and which complements and enhances the distinct local character and identity of Saddleworth's villages.

10.4 This shall be achieved by, for example:

- **the use of distinctive local building materials, to ensure complementary and sympathetic design to enhance or better reveal the distinct Saddleworth vernacular, with particular regard given to the design and materials used in weavers' cottages and associated mill buildings;**
- **a presumption in favour of a colour palette which reflects, or is in harmony with, the materials of its context. In particular, extensions and infill development should respect and be sensitive to their context and settings;**
- **taking into account the context of listed buildings, conservation areas, scheduled monuments and their settings, along with significant views (see policy 2). Whilst OPOL (and future local green spaces) and other types of protected status should also be considered;**
- **the provision of associated high-quality public realm.**

10.5 Proposals which substantially harm the special character, and/or architectural and/or historical significance, and setting of Conservation Areas, heritage assets, and adjoining vernacular styles in the area will not be supported.

10.6 Account will be taken of the Local Heritage List designations (once adopted) when considering planning and development.

10.7 Particular weight will be given in favour of developments which incorporate environmental technology in a way which is complementary to the heritage of the area.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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67. The NPPF contains strong policy to prevent harm to heritage assets.



Saddleworth Parish Council Cemetery

68. Castleshaw Roman Fort is one of two scheduled monuments listed in Saddleworth by Historic England. Saddleworth War Memorial (Pots and Pans), as well as being a grade II listed structure, is of particular relevance as the centre of Armistice Day celebrations. The Church of St Chad is a Grade II* listed building, as is Heights Chapel. The Uppermill Viaduct is a Grade II listed structure. All of these were also specifically named by residents in response to the survey question on sites that should be identified and promoted for tourism and heritage, although this is not an exhaustive list.

69. In defining Saddleworth's existing design, character and heritage, the Greater Manchester Landscape and Character Needs Assessment identifies a "unifying vernacular of traditional millstone grit farms and cottages, with small villages and clusters of buildings in sheltered locations often fringed by trees", with specific reference to St Chad's Church and Diglea.

70. Saddleworth has, in particular, a rich heritage of weavers' cottages and traditional mill buildings, and new developments should be integrated in such a way as to address and enhance these sensitively.

71. Earlier buildings used gritstone for the walls and flagstones for the roofs. With the building of the Huddersfield Narrow Canal in the early-19th century, large amounts of slate became available and building styles changed to incorporate this much cheaper material.

72. As well as the above description of Saddleworth's vernacular; there are distinct identities and styles which exist in each village and in specific areas, such as village high streets.

73. Common vernacular styles also include terraced properties, semi-detached and detached Victorian/ Edwardian properties. Currently, character appraisals exist for only two of the conservation areas – Grasscroft and Delph, which can be accessed at https://www.oldham.gov.uk/info/200291/heritage/1908/conservation_areas – there are a further 20 conservation areas in Saddleworth for which Oldham Council is expected to produce character appraisals.

74. This Neighbourhood Plan has specifically not excluded contemporary design, but instead has stated that it must be complementary to existing design, and reflect or be in harmony with existing designs.

75. The Student Consultation wanted to protect our heritage assets, from mills and canals to other statues and landmarks. However, they understood that if sites could be of more use then perhaps we should redevelop them. They believed that our history should be kept alive.

Privately owned heritage assets and those under the control of other public authorities

76. When considering Saddleworth's local heritage, immediate thoughts are the buildings or structures that are formally 'listed'. However, heritage assets include more than just buildings and monuments; they also include sites, places, areas or landscapes. The unifying factor is that the asset has a degree of significance that merits consideration in planning decisions.

Conserving heritage assets

There are a number of heritage assets within Saddleworth which other public authorities own or for which they have a statutory duty of care. Others are in private ownership.

Saddleworth Parish Council will support residents to ensure that they can report heritage assets that are not being maintained in a manner that enhances or preserves their heritage, so that appropriate action can be taken, such as Urgent Works Notices, Repairs Notices or Compulsory Purchase Orders.

Saddleworth Parish Council will also work in coordination with other organisations to enhance and preserve existing heritage and at risk assets – including, but not limited to, Saddleworth Civic Trust, Historic England, the Yorkshire Milestone Society, Oldham Council, and the Peak District National Park Authority (PDNPA).

Saddleworth Parish Council will support and provide information on other forms of support for the maintenance and enhancement of heritage assets, such as grant funding to maintain or repair existing heritage assets.

Saddleworth Parish Council is directly responsible for a number of assets across the Parish, which have a range of heritage and green benefits.

The assets include Saddleworth Civic Hall & car park in Uppermill, Saddleworth Cemetery, Uppermill Allotments, the land opposite Three Crowns in Austerlands, and Dawson's Field in Scouthead (on lease from OMBC).

77. Historic England maintains the National Heritage List for England (NHLE) – the only official, up to date, register of all nationally protected historic buildings and sites in England – listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

78. There are currently 386 designated heritage assets in Saddleworth on the National List for England, of which five are Grade II* listed buildings and two are scheduled monuments – the Bowl Barrow NNE of Knarr Barn, and Castleshaw Roman Fort. Full information on listed buildings and the two scheduled monuments in Saddleworth are available at Historic England's website at https://historicengland.org.uk/listing/the-list/

79. In addition to this, there is a Local Heritage List project. The Greater Manchester Local Heritage List Project is being run by the Greater Manchester Archaeological Advisory Service (GMAAS) together with the Greater Manchester Combined Authority and Oldham Council.

80. The aim of the project is to identify non-designated heritage assets that make a significant contribution to the character and local distinctiveness of the borough and are considered by their local community to be of historic importance. Once accepted onto the Local List, these cherished historic buildings and sites can be given greater consideration in the planning process.

81. The current conservation areas are: Hey (Springhead); Stonebreaks (Springhead); Lydgate; Scouthead; Grasscroft; Royal George Mills (Friezland); Ladhill Lane (Greenfield), Boarshurst (Greenfield); Hey Top (Greenfield); Uppermill; St Chad's Church (Uppermill); Holly Grove (Uppermill); Dobcross; Tame Water (Dobcross); New Delph; Delph; Diglea; Harrop Green (Dobcross); Grange (Delph); New Tame (Slackcote); Denshaw; and Bleak Hey Nook (Delph).

82. The Parish Council is responsible for a number of assets which have heritage status or characteristics, and as such has direct responsibility for their upkeep.

- Former British Telecom phone boxes
- Bus shelters
- Saddleworth Parish Council Cemetery
- Saddleworth Civic Hall and car park

83. The maintenance of these assets falls under the remit of the Assets Management Committee of the Parish Council, which will ensure that they are maintained in a manner which enhances or preserves them and their distinct character, appearance and setting.



Former dye tanks at the Chew Brook Vale site

84. In addition, there are a number of heritage assets within the Parish that are maintained by the Borough Council. In particular, this includes heritage street lighting (at: Brook Lane, Dobcross; Carr Lane, Diggle; Dale Lane, Delph; Pastures Lane, Delph; Sandbed Lane, Scouthead; Stoneswood Road in Delph; and Oldham Road in Denshaw), and the milestones across the Parish. The Yorkshire Milestone Society maintains lists of milestones throughout Yorkshire. There are about 30 milestones situated on roads and additional ones in isolated non-road areas.

POLICY 11: DESIGN MASTERPLANS

11.1 Design masterplans should be prepared for developments of more than 25 houses, which should:

- **be in accordance with an infrastructure delivery plan, according to scale;**
- **create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character;**
- **create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;**
- **provide a clear structure and hierarchy of pedestrian friendly streets and well-connected footpaths and cycle ways integrated with the wider built and natural environment and communities;**
- **plan for integrated and mixed-use communities with walkable locally accessible community, employment and retail facilities;**
- **positively integrate with adjacent communities and positively contribute to their character and the way the area functions, including addressing infrastructure matters;**
- **provide a diverse and distinctive range of flexible and adaptable house types, tenures and building forms to meet the differing needs of the population;**
- **provide strategies for foul and sustainable surface water management; and**
- **create an accessible multi-functional green infrastructure network. Integrate existing areas of blue and green infrastructure in development with consideration being given to the provision of access, surveillance and the orientation of buildings to promote positive engagement with the wider blue/ green infrastructure network.**

11.2 With particular regards to large development sites (100+ houses), or mixed use developments sites of over 1.25 hectares, the masterplan should include an indication of how the development would be phased. This should be developed with the opportunity for timely participation from the local community.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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85. The NPPF states that policies should: "set clear expectations for the quality of the places to be created and how this can be maintained … and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;".

86. The definition of a major development is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010. However, it was regarded as unreasonable to set a requirement for design masterplans at 10 houses. A requirement of 25 houses was chosen to ensure that the policy would apply to developments which could have a more significant impact on the locality.

POLICY 12: CHEW BROOK VALE

12.1 The former Fletcher's Mill site in Greenfield is designated in Places for Everyone as JP Allocation 13 Chew Brook Vale.

12.2 The site is allocated for housing; and also a range of commercial, retail and leisure facilities totalling up to 3000sqm.

12.3 As part of delivering the allocation, the Neighbourhood Plan seeks to ensure development of the site:

- **creates a village setting similar in its characteristics to existing ones in the South Pennines and Dark Peak;**
- **is informed by a masterplan and design code which will distinguish it from an estate housing development including the disposition of the buildings, the design of road and pedestrian routes, the use of locally typical building styles and the retention of some characterful existing building;**
- **is informed by a flood risk assessment that takes into account the latest information on all sources of flood risk, in accordance with advice in the national planning practice guidance.**
- **provides a mixture of land uses including a minimum of 1000sqm commercial, leisure and retail facilities up to a maximum of 3000sqm; and**
- **supports throught the design the provision of any necessary public bus services and associated facilities.**

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87. Places for Everyone includes further conditions for the development of Chew Brook Vale.

88. The intention of this policy is to ensure that the development on the site of the former Fletcher's Paper Mill at Chew Brook Vale creates a real "place", a small village surrounded by countryside, and typical of ones in a National Park setting. The site is very near to the Dovestone area, one of the region's most valuable outdoor leisure destinations. It stands at an important gateway to the Peak District National Park. It has the benefit of an outstandingly beautiful setting and has an important connection to a significant aspect of Saddleworth's industrial history. This site should not be developed in the manner of a suburban housing estate. There is the opportunity for a truly exceptional scheme.

89. The development should create a place which fully reflects the character of Saddleworth. It should be one where people will be eager to live, but also where some will work. It should be an attractive destination for day visitors and longer stay tourists, providing them with facilities such as shops, a café and a restaurant that this local area currently lacks. These will add to the visitor experience and be used by local residents. They will create jobs in the village and boost the local economy. The concept is one of an integration of living, tourism and work – a vibrant community of the type found elsewhere in Saddleworth, and in many parts of the Peak Park, the Dales and the Lake District.

90. The retention and reuse of the existing buildings of the greatest heritage value will add to the character of the village. It will ensure that there is a mix of building types and architectural styles. The reuse of buildings from previous eras will give the village a distinctive identity, and provide an important memory of the unique history of the site.

91. The new village will be some distance from existing bus routes. The provision of a bus service will be of benefit to residents, those employed on the site, and leisure and tourism visitors to the Dovestone area.

92. The village should be a place in its own right, one with its own identity and heritage, and a name which reflects the history of the locality.

93. Complementary to Appendix D in PfE where ”indicative transport interventions” for the Allocation are listed, the provision of a public bus service and facilities is required. An extension of the current public bus services, or a ”village to village” service similar to the original Saddleworth Rambler, could serve the development if the necessary turning arrangement was created as part of the development scheme.

Further policies

See also:

Policy 1 – green infrastructure, with regards to encompassing environmental design.

Policy 8 – erosion and flooding, with regards to design of flood prevention and response.

Health, wellbeing and education

OBJECTIVE 6: To ensure developments, including public realm are designed to promote physical and mental health and wellbeing.

To design with public safety in mind, ensuring that the public realm has considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.

POLICY 13: SAFETY AND WELLBEING

13.1 Major developments[17][18] should aim to deliver:

- **new and/or enhanced spaces which deliver routes for active travel. Particular priority is given to spaces which are developed with an awareness of the benefits for physical and mental health that good design can deliver. Developments will be supported which can demonstrate clear improvements for wellbeing, for example, by having an impact on reducing social isolation. Off site development of walking and cycling infrastructure may be required;**
- **new public realm that is well-designed, safe, accessible, inclusive, easy to understand, well-connected and related to the local and historic context. Where new public realm is created that could provide a risk of anti-social behaviour, applications must be supported by a Crime Impact Assessment.**

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94. The NPPF specifically requires that local planning decisions: "should aim to achieve healthy, inclusive and safe places and beautiful buildings which … are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;"..

95. The Neighbourhood Survey identified crime and antisocial behaviour as a significant concern for residents. Under "other" it was the second most significant current concern (after access to education and healthcare), and the third most significant future concern (over development taking second place on that question).

OBJECTIVE 7: Ensure that key infrastructure needs are supported by any development, in particular ensuring that there is sufficient capacity at schools and health centres.

POLICY 14: HEALTH, SOCIAL CARE AND EDUCATION

14.1 Development will be required to provide or contribute to health, social care and education infrastructure made necessary by that development or where it gives rise to the need for additional or improved infrastructure to mitigate its impact on existing provision.

14.2 The required infrastructure should be provided at the appropriate time during the construction of the development. It should normally be provided prior to the development becoming fully operational or occupied unless it is demonstrated that this will not have an unacceptable impact on the services required by residents or occupiers within and adjacent to the development.

14.3 Developments will be supported in particular which can provide or contribute to:

- **increased accessibility to education, social care and healthcare for isolated or inaccessible communities,**
- **mitigation of any impacts from the development on education and healthcare, and**
- **where required, deliver appropriate provision for healthcare and education support, either through facilities as part of the development, or by section 106 agreements. In particular, this should cover: new school places, health care facilities, public transport facilities, and new community facilities where there is an identified need.**

[17] As defined in defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.

[18] Major development is not appropriate in the National Park other than in exceptional circumstances.



Saddleworth Medical Practice

14.4 Applications for major residential developments must be accompanied by a report about what local healthcare provision exists, how accessible it is to the development (with particular regards to the preference for 20 minute neighbourhoods and public transport access), and what impact the development will have on the number of people seeking to access that healthcare provision, with a view to enabling an informed decision to be taken with regards to any section 106 requirement.

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96. The NPPF specifically refers to strategic policies to "make sufficient provision for … community facilities (such as health, education and cultural infrastructure);" and "setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure)."

97. Further it states that "It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education."

98. Oldham Council does not use the Community Infrastructure Levy, which would otherwise form one of the primary aspects for any response on infrastructure as part of the Neighbourhood Plan. It relies instead on the use of section 106 agreements, and any contributions will have to be made through this approach.

99. This Neighbourhood Plan has looked at specific infrastructure deficiencies which need to be addressed before development can go ahead, e.g. highway impact, public open space, affordable housing, education and healthcare.

100. In particular, the answers to questions 4 and 5 of the Neighbourhood Survey, and questions 9 and 10 of the Dobcross submission provide information on identified infrastructure needs.

101. In the Neighbourhood Survey, 82.25% of people identified housing, planning and development as one of their three key issues for the next five years, and the same chose it over 20 years. In other responses, education and healthcare places, and roads and parking were the most common responses. Under "other" responses, access to healthcare and education where the most identified concerns in the survey, both for current concerns, and for future concerns.

102. The Dobcross submission primarily identified issues around traffic and parking in both the current and future issues facing the village.

103. The student consultation identified a worry amongst the students for the young people who hope to settle down here. One particular student raised the concern that if more houses were to be built in Saddleworth there would be a knock on effect across the area, with more demand being put on schools and health services not to mention the number of extra cars on the roads.

104. Compared to the rest of the borough of Oldham, Saddleworth is unique in respect to the remoteness and isolation that can be caused in its well-separated villages, which is also exacerbated by its relatively poor public transport (the tram system does not extend to the Parish, it has relatively low bus coverage, and the train line does not connect to the rest of the borough, thus providing little help for access to health and social care).

105. Its demographics show a relatively ageing population with high healthcare needs, and it has seen no new healthcare centres, unlike some comparable other districts in Oldham.

Housing

OBJECTIVE 8: To address under-provided housing needs, in particular, suitably affordable (including social) housing stock for first time entrants in to the market looking to stay in the area, or for pensioners to move into appropriate and easily maintained homes. In particular, this would include 1- and 2-bedroom homes, as indicated by the current housing needs analysis and surveys carried out for this Neighbourhood Plan.

To ensure that development prioritises the use of sustainable sites, and makes effective and efficient use of brownfield land.

POLICY 15: HOUSING

15.1 Development will be supported which delivers a range of housing types, with specific focus on the provision of affordable, social and intermediate housing. In particular, preference will be given to developments which include one-bedroom accommodation targeted at young people, allowing those leaving family homes for the first time to remain in the area, and appropriate homes for the elderly and disabled, which promote accessibility.

15.2 Individual developments which fit those needs will also be looked upon favourably.[19]

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

106. The National Planning Policy Framework (NPPF) requires that the objectively assessed need for housing in a housing market area is met in full in local plans. Oldham Council maintains an updated Local Housing Needs Assessment, including a specific analysis of the needs of Saddleworth.

107. Places for Everyone (PfE) (formerly The Greater Manchester Plan for Homes, Jobs and the Environment – GMSF) proposes a stepped housing requirement for Oldham of: 404 homes per year for the period 2022–25; 680 homes per year for 2025–30; and 772 homes per year in 2030–39.

108. The LHNA[20] identifies that Saddleworth and Lees has the highest median house prices of any of the districts in the borough.

109. Saddleworth and the Saddleworth villages are identified as a clear identifiable sub-market, with a distinct need for affordable housing. The LHNA identifies a complete lack of 1-bedroom housing, and limited housing for older residents, both of which are needed. Demand for housing is high across the district.

110. Information on the community response to housing needs can be found on pages 71–73 of the Dobcross submission, and pages 7–10 of the data from the Neighbourhood Survey.

111. Specific data on property type and size is included on pages 45 and 46, while information on tenure is included on page 51. Comparable market rent data is on page 58 of the data from the Neighbourhood Survey.

112. The Neighbourhood Survey found that residents identified that there was little desire for shared space housing (e.g. flats) – just 9% of respondents cited it as their first priority. Just over 45% of respondents to the Neighbourhood Survey specified detached houses as their least preferred development type, by far the strongest response to any particular type of housing.

113. In order of response, the weighted preferences for types of housing (most preferred first) were: 1) Terraced (2.53); 2) Retirement homes (2.76); 3) Semi-detached (2.80); 4) Sheltered/supported accommodation (2.91); 5) Shared space (e.g. flats) (3.30); 6) Detached (3.49)[21].

[19] A Local Housing Needs Assessment has been prepared for Oldham. Developers should reference the updated 2024 document.

[20] This LHNA was carried out in 2019. Developers should refer to the latest LHNA in making this assessment.

[21] The more preferable the option, the lower the score.

114. There was little need identified for private rented accommodation, with 64% wanting more owner-occupied, and 37% wanting more social rented stock.[22]

115. There was a strong preference for three bedroom houses (64%), then two bedroom houses (39%). There was small demand identified for four bedroom or more (6.5%) or one bedroom (6%). This contrasts with the Oldham Housing Needs Analysis; however, the neighbourhood survey received only 9% of responses from people under 25, so is likely to be weighted in such a way as to fail to identify this need, so more weight is given to the Housing Needs Analysis.

116. The Student consultation showed that they understand that as they grow up they hope they will be able to continue to live in Saddleworth. However, houses will need to be made more affordable in order for this to happen.

POLICY 16: CONSULTATION

16.1 Major developments should have as a condition of their approval, the formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion.

16.2 Applications for development should facilitate positive and proactive engagement with the community by those bringing forward plans for development, both as plans are prepared and submitted, and as development takes place. In support of this, all planning applications for development which are likely to have an impact beyond the immediate site should be accompanied by a Statement of Community Engagement.

POLICY 17: DERELICT AND EMPTY PROPERTIES AND SITES

17.1 Developments will be supported which bring derelict, empty or partially empty properties back into full use.[23]

17.2 The Local Plan for Oldham has a specific policy to make the most efficient use of brownfield land, which is strongly supported for development in Saddleworth.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

OBJECTIVE 9: To help facilitate appropriate housing in Saddleworth, and encourage a range of approaches to providing it (which could include such options as a community land trust with Parish Council involvement, or Parish Council supported development).

To facilitate low-cost alternative provision of appropriate housing for local residents for whom the market is not providing a means to remain in the area.

POLICY 18: COMMUNITY AND SELF BUILD

18.1 Developments will be particularly supported which are for individual self-build or community led projects, where they:

[22] Respondents could choose more than one option.

[23] The Local Plan provides further polices on housing.

- **demonstrate that they have a local connection (see below)[24];**
- **include as a condition that the occupancy of the property will be restricted to people with a local connection; and**

[24] For the purposes of this policy only, a Local Connection is classed as either being by residency or by employment and is defined as follows:

[a.] Residency qualification: have been resident in Saddleworth for 12 continuous months at the time of application; or have lived in Saddleworth for 3 out of previous 5 years; or have close family (mother, father, brother or sister, adult children or grandparent) who have been resident for five continuous years and continue to be resident in Saddleworth or the neighbouring parishes.

[b.] Employment qualification. An individual will be considered to have a Local Connection if they or their partner is in employment which meets all of the following criteria: the office or business establishment at which a person is based or from where their work is managed is within Saddleworth; and is in paid employment and works a minimum of 16 hours per week; and has been employed for a minimum of 12 continuous months at the time of their application; and is currently in employment and; has a permanent or fixed term contract or is self-employed.

Houses in Multiple Occupation

One frequent concern raised about planning decisions is with regards to Houses in Multiple Occupation (HMOs). For clarity, no planning permission is currently required for HMOs for up to six residents. The Local Plan for Oldham is currently considering the imposition of an Article 4 direction for specific areas of the borough where justified, which would change this situation – a decision which can only be taken by Oldham Council, which is analysing the whole of the borough at the time of writing.

- **undertake in an agreement that they will live in the property as their main residence once it is complete for at least two years; and**
- **undertake an agreement that once the development has commenced, they will complete the building of the dwelling within two years.**

18.2 Planning obligations (section 106 agreements) will be used to ensure these requirements are fulfilled as appropriate.

A typical housing mix in Delph: red brick semi-detached houses, stone terraces, a more modern estate, and new stone-built housing





Mixed stone and brick terraced housing in Springhead

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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117. Parish Action 1 sets out ways in which the Parish Council will set out to establish or support a community land trust in the area.

118. Oldham Council maintains a register of individuals and groups which would like to self or custom build in the area. As of May 2023 there are 334 entrants on the register, with 79 new entries added in the last year for which information is available. Of those, 29% of entrants citing Saddleworth as a desired location, making it the most desired location for a plot.

119. In our school consultation, many of the pupils believed that houses should replace the school in Uppermill, similarly some brought up the Fletchers Mill site in Greenfield in this regard. The overall opinion is that there should be considerable thought given about where houses are built.

120. The students were clear about the merits of good design, emphasizing that houses should be more attractive.

Further policies

See also:

Policy 9 – sustainable construction, with regards to environmental standards for individual buildings, including zero-carbon approaches, energy generation and drainage.

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas.

Policy 20 – homeworking and connectivity, with regards to housing design to ensure flexible spaces for current and future working.

Policy 26 – accessibility to transport, with regards to provision of parking facilities, including cycle storage

Policy 28 – in relation to electric (or alternative renewable) vehicle charging.

Retail, commerce and tourism

OBJECTIVE 10: Retain employment sites to support existing traditional industries, take advantage of the highly-qualified workforce, and to develop opportunities in emerging and future technologies and business.[25]

To ensure that there is adequate infrastructure and support both for people who access Manchester, West Yorkshire and Oldham for work, and those who work within Saddleworth.

Ensure the provision of sporting, leisure and recreational facilities and spaces for the population.

POLICY 19: RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

19.1 New office, retail and commercial development[26] will be supported within existing or new employment areas subject to the following criteria:

- **the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining sites;**
- **the scale and nature of the proposals would not have an unacceptable impact on existing commercial activity on adjacent land, including agricultural activity; and**
- **the proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.**

19.2 Transport assessment or statements should be provided in line with the requirements of *Places for Everyone* (see Travel and Transport section).

19.3 In addition to site allocations in the Local Plan for Oldham (including PfE), proposals will be supported which result in the creation or sustainable expansion of existing and new businesses, particularly those defined as micro (sole traders or those with fewer than ten employees) or small (ten to 50 employees).

19.4 Such proposals will be supported where the following all apply:

- **the site is located outside the Green Belt or the development is acceptable in terms of national Green Belt policy;**
- **the proposal supports new business investment or the expansion of an existing business;**
- **the site is large enough to accommodate car parking, including electric vehicle charging points (or other renewable technology), service areas and landscaped areas appropriate to the scale of the business; and**
- **the proposals recognise the overall aim to reduce carbon emissions and congestion through sustainable design and promoting access by walking, cycling and public transport.**

19.5 Development is preferred which involves the re-use of existing buildings. Where re-use of the existing buildings is not possible, redevelopment of those sites would then be considered.

19.6 There will be a strong presumption against the loss of commercial premises.[27]

19.7 The Local Plan for Oldham provides the criteria for change of use around viability, marketing and regeneration benefits. In Saddleworth, as part of the marketing assessment, we would expect to see that land has not been in active use for at least 12 months, and that the marketing campaign would be for a continuous period of 12 months.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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121. The National Planning Policy Framework (NPPF) places particular importance on building a strong competitive economy and indicates that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

[25] Examples might include, but are not limited to, manufacturing on demand, smart infrastructure, energy transition, regenerative medicine, and integration of electronics and photonics.

[26] See the Local Plan for Oldham for types of use (including size thresholds), and definitions of the Saddleworth employment areas

[27] Unless they have been allocated for other uses in Places for Everyone or Oldham Council's Local Plan.

122. The NPPF also indicates that local plans should positively encourage sustainable economic growth and support the expansion of existing businesses, as well as supporting economic growth in rural areas. It specifies achieving this both through the conversion of existing buildings and well-designed new buildings.

123. Employment land can be placed under pressure from alternative uses: therefore it is important for the wellbeing of the local economy to secure the long-term future of a range of employment opportunities.

124. The Dobcross submission states: "If more business is to be located in the area the preference would be for shops, cafés and restaurants but there is some support for office accommodation and light industrial units."

125. In the Neighbourhood Survey, around 20 per cent of respondents indicated that they were considering starting working locally in the next few years. In terms of developments most likely to help them, there was a preference for offices (32.94%) or light industrial space (32.94%), although there were also requirements for all other forms of space indicated (leisure, retail, agricultural and tourism).

OBJECTIVE 11: To ensure sufficient infrastructure, including communications, to allow residents to work from home with a view to encouraging entrepreneurial development, and to ensure that growing businesses can remain in the area.

POLICY 20: HOMEWORKING AND CONNECTIVITY

20.1 Proposals which promote the role of homeworking at an appropriate scale within the economy will be supported.[28] [29]

20.2 Development proposals should incorporate suitable infrastructure to support integrated communication technologies, providing for future improvements in technology so far as possible. Developers should be encouraged to review and improve this throughout the design and build process.

20.3 Development will be supported which allows houses to be used flexibly, currently or in the future, to allow for homeworking.

20.4 New developments will be supported which make provision for homeworking, through provision of high quality broadband and telecommunications.

20.5 On sites allocated for residential development in the Local Plan for Oldham or Places for Everyone, and on all other new buildings, all properties should be served by superfast broadband (fibre optic) connections[30]**, unless it can be demonstrated through consultation with providers that this would not be either possible or practical.**

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126. Research from House of Commons library data showed that at the start of 2022, 3.1% of homes in Saddleworth had gigabit broadband connections. The current rate of progress would only deliver this to 37.2% of homes by 2025.

127. In response to question 21 of the Neighbourhood Survey, there were very mixed responses. 29 respondents stated that broadband provision was not good enough for homeworking, and three gave mixed responses. 42 stated that it was currently good enough.

OBJECTIVE 12: To support tourism with a view to strengthening the local economy, while minimising any negative impacts, in particular where tourist activity accentuates local pinchpoints for traffic and infrastructure.

[28] 'It will be the responsibility of the occupant to ascertain if their homeworking will require planning permission, for example for a Change of Use.

[29] Note: The provision of business advisory groups falls outside the remit of a Neighbourhood Plan, but would be encouraged as part of an accompanying Parish Plan.

[30] Or equivalent high-standard connection, as technology improves.



One of the designated Saddleworth Employment Areas in Greenfield

POLICY 21: TOURISM AND LEISURE

21.1 Development of new tourist facilities will be supported where it meets the following criteria:

- **it contributes to the spread of tourism across the whole of Saddleworth, in particular by making additional locations for tourism more accessible;**
- **it seeks to address needs at or close to the site, for example, the provision of parking, or the improvement of public transport connections;**
- **it creates a balance of provision, for example a mix of long-stay and short-stay tourism (with associated benefits for the local economy);**
- **it develops new facilities which also are available for the benefit of the local community, in particular if they can be demonstrated to meet a need in local provision;**
- **it is appropriate to the surrounding landscape character;**
- **it supports local employment opportunities.**

21.2 Developers will be asked to provide a statement outlining how any amenity and recreation impacts will be managed, appropriate to the scale of the application.

21.3 Development of community, leisure and sports facilities which contribute to the improvement of the health and well-being of the population will be supported.

21.4 Development proposals which enhance or improve existing community facilities will be supported. Proposals which offer the following types of community activities will be particularly welcome:

- **opportunities to develop social networks for people who are isolated;**
- **promoting community-based healthcare and wellbeing;**
- **promoting adult learning opportunities;**
- **charitable and voluntary work;**
- **promoting early years activities for parents, carers and children; and**
- **food and craft markets.**

21.5 Development proposals that will result in the loss or reduction in scale of a community facility will be resisted unless:

- **alternative facilities of equal or better accessibility, size and suitability are provided; or**
- **it can be demonstrated that the community facility is no longer viable.**

Please note the requirements for development to comply with policies 1 and 2, in particular the compliance with the protection of protected habitats and their supporting areas, pages 16–19.

Please note the transport section with regards to the provision of walking and cycling routes, pages 48–55.

Please also note the section on heritage, and in particular the policy on protected views, page 25.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

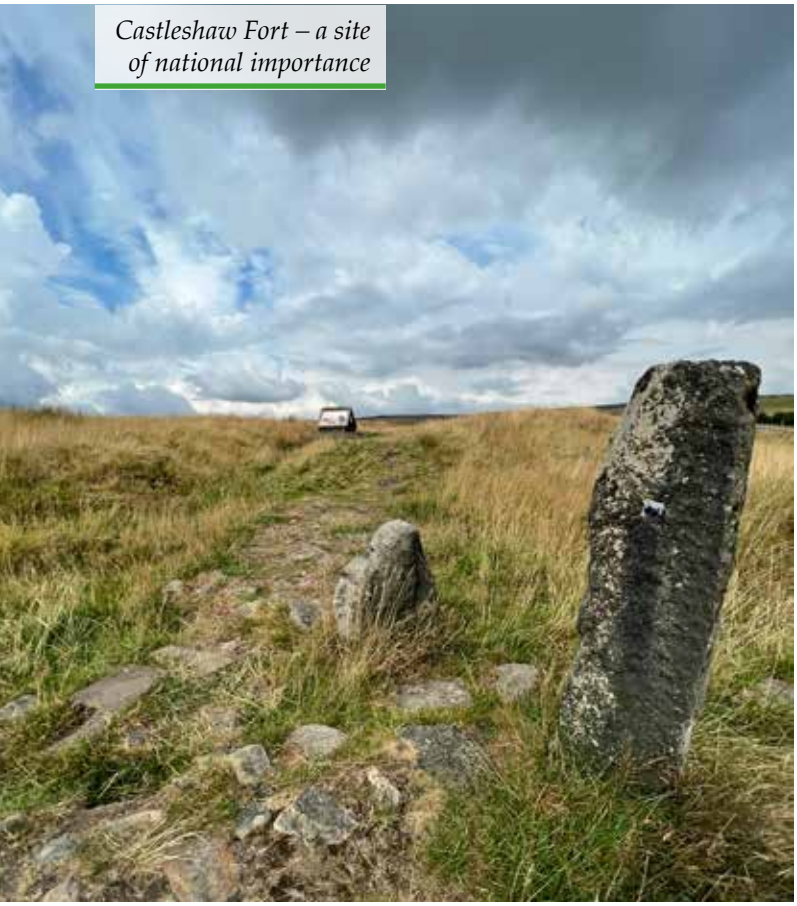
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128. Parish Action 2 sets out ways in which the Parish Council will seek to promote tourism and leisure in the area.

129. Tourism makes a significant contribution to the economy, particularly in rural areas. The National Planning Policy Framework (NPPF) recognises that the planning system should facilitate and encourage development and improvement in tourism provision.

130. However, there can be drawbacks arising from tourism, including additional public authority costs, traffic and parking congestion, commercialisation of the historic environment and conflicting uses of land in the countryside. The Parish Council's approach is, therefore, to encourage the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards Saddleworth's environment.

131. In line with the NPPF, when determining applications for tourist facilities in rural areas, the local economic benefits of a proposal should be weighed against the need to protect the environment in line with Policy 1 Green Infrastructure.



Castleshaw Fort – a site of national importance

132. The Neighbourhood Survey (question 22) identified a small number of people who stated that tourism had no benefits to the local economy (21). Over 92% listed economic benefits as the prime advantage of tourism, with a small number also noting that it could encourage protection and pride in green spaces and heritage sites.

133. The Survey also identified that the primary issue with tourism and leisure was the lack of parking facilities and public transport. 169 of the responses to question 24 (how to manage tourism to benefit Saddleworth) identified parking and public transport as a major issue – no other issue got more than 11 responses.

134. The most notable other issues identified from the Survey were spreading out tourism (11 responses), better information (10 responses), and being conscious of the balance of businesses it encouraged, with an over-reliance on cafés (7 responses).

135. The student consultation identified that Saddleworth has many leisure facilities and sports clubs dispersed across the whole area with most villages having their own cricket clubs, but they think there could be a broader spectrum of activities offered, and they would like to see more spaces for older children and teenagers.

136. The student consultation showed the students in favour of more cafés and pubs, they also thought there should be more places to eat and to buy clothes. They also thought a petrol station would be helpful. They worry that businesses and work places are becoming too centralised around Uppermill while other villages miss out. One pupil felt strongly that Dobcross was missing out.

137. With regards to tourism the students made it clear that the natural beauty and scenery around Saddleworth is the main appeal to tourists. Some students wondered if there could be more attractions. The children even noted that the recent fires on the moors had appealed to many tourists who came to watch it and take photographs. Whit Friday band contests are recognised as a big source of tourism from all over the world. However, some saw the problem of tourists clogging up roads as there is not enough space to park cars.

OBJECTIVE 13: To recognise the importance of farming to the economy of Saddleworth, and to ensure that it continues to contribute to and improve the economy and the local environment.

POLICY 22: AGRICULTURAL LAND

22.1 There will be a strong presumption against the loss of the best and most versatile agricultural land.

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138. Parish Action 3 sets out ways for the Parish Council to further engage with and promote the farming community in Saddleworth.

139. Farming makes an important contribution to the economy of Saddleworth. The geography and climate of the area favours the livestock sector.

140. The impact of new Government policies and changing trading conditions on the future direction of farming in Saddleworth is currently difficult to predict. Will upland sheep farming decline? Will "wilding" and flood control be matters of high priority, supported by grant aid? Will there be continued grant support for the conservation of upland bird habitats?

141. What is certain is that the maintenance of a high quality rural landscape is of critical importance to the future of Saddleworth. This quality must be maintained, and indeed enhanced, so that Saddleworth remains a great place for people to live, work and visit. Local farmers have a critical role in this. The challenge is to ensure that a strong agricultural sector can also provide excellent stewardship of the local countryside.

142. Most local farmers act as good custodians of the countryside but sadly there have been instances where activities on some farms have been damaging to the environment. These include, for instance:

- tipping on or reshaping of land;
- dressing of access tracks with builders' waste materials such as broken tiles, glass and plastics;
- culverting of watercourses and rerouting of watercourses (sometimes leading to increased bank erosion);
- redundant farm machinery left to decay;
- disrepair of the dry stone walls which are such a feature of the upland landscape;
- barn conversions in open countryside; especially where garden "clutter" is uncontrolled, e.g. sheds, greenhouses, inappropriate boundary structures, etc.;
- barns built to create the opportunity for converting to new houses.

Maintenance of agricultural land

Particularly with regards to flooding, it is important to understand who is responsible for maintenance of agricultural land, particularly if there are absentee landlords.

In part, this will depend on the tenancy of the land. Some tenants may have a full repairing tenancy, in which case they will be responsible for the maintenance of any drains, ditches and watercourses.

Since 2011, most private drains have been transferred to statutory drainage providers. The landlord will therefore only be responsible if the relevant drains have not been adopted.

If flooding interferes with the tenant's 'quiet enjoyment' (i.e. possession without interruption) of the farm, the landlord can find himself liable.

143. On the other hand farmers suffer from problems such as theft, vandalism, trespass, litter and dog attacks on livestock.

144. The Parish Council wishes to help to support local farming in ways which also enhance the rural environment. It envisages a partnership with local farmers. This partnership could also engage with local shops, cafés and restaurants; with local schools; and with community volunteers with expertise in skills such as dry stone walling, hedge planting etc. (see Appendix 2).

145. The activities of a partnership might include:

- increased promotion of Saddleworth farm products in local shops and restaurants;
- farm–school links (fostering an appreciation of the importance of local food production);



Agricultural land at Scouthead

- information for countryside visitors about issues such as uncontrolled dogs and littering;
- community engagement in activities such as dry stone wall repairs and tree and hedge planting;
- a Countryside Stewardship Award Scheme to celebrate the contribution made by local farmers to the conservation of the Saddleworth landscape.

OBJECTIVE 14: To ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.

POLICY 23: SERVICES

23.1 Developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular supporting the model of 20-minute neighbourhoods.

146. Sustrans analysis of 20 minute neighbourhoods defines the following services part of the minimum features of a 20-minute neighbourhood: "Destination and services: food retailers and supermarkets; education, including early years, primary school and nearby secondary schools; health services, such as a pharmacy, GP and dentist; financial services, such as post office or bank; employment and jobs either within the neighbourhood or nearby; public open space, such as parks and recreation grounds; and entertainment, such as leisure, culture and entertainment facilities; Transport provision: public transport, including access to a regular bus, tram or train service, walking and cycling infrastructure, walkable access to a local centre, designed for low speeds, reduced traffic, and limited car parking; and inclusivity: a mix of diverse housing types to suit different life-stages and genuinely affordable and social housing present."

Saddleworth Parish Council will in principle support campaigns to enhance or retain existing services in line with the retention of village centres.

147. It does acknowledge that in rural areas, 20 minute neighbourhoods will be difficult, and that villages will need to adopt shared services, with high quality public transport.

148. The Neighbourhood Survey identified a consistent preference for the maintenance of villages with clear identities, both through comments on the retention of green belt (development on the green belt was the least preferred option), and through comments on people's vision of Saddleworth in the future, for example:

> "Villages with identity. Separation between the villages so you can tell where one starts and ends. Central services in each village."

149. The Dobcross submission revealed that over 80% respondents thought it was very important that Dobcross keeps its Post Office and shop.

Further policies

See also:

Policy 6 – Conversion of agricultural buildings (barn conversions), with regards to the use of agricultural land

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas (with particular awareness of local high streets as commercial areas that have a distinct heritage).

The section on health, well-being and education, with regards to provision of health and education services.

Policy 25 – cycling, pedestrian and leisure infrastructure with regards to facilities in retail, commercial and tourism developments, 20-minute neighbourhoods and access to services.

Policy 26 – accessibility to transport, with regards to provision of parking facilities, including cycle storage and electric (or alternative renewable) charging.

Travel and transport

OBJECTIVE 15: To address the under-provision of parking across the area, and to ensure that on street parking is used appropriately, and make parking available for specific uses.

POLICY 24: PARKING STANDARDS FOR HOUSING

24.1 New housing development should aim to deliver[31]:

- **provision for two parking spaces per dwelling. The exception to this would be new one-bedroom housing, which would make provision for one parking space per property, or in the case of houses in multiple occupancy, one space per tenant;**
- **provision of visitor car parking, with a ratio of 0.5 spaces per dwelling, in line with the preferred design guidelines encouraging off-road parking; and**
- **provision for cycle parking, including secure lockable storage facilities.**

24.2 Any major developments where this level of provision is not being proposed will need to demonstrate how high accessibility[32] will mitigate the requirement for this, particularly in relation to the relatively low provision of public transport across the area.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park. Peak District National Park parking standards can be found in Appendix 9 of the Development Management Policies (DMP) document, and are the relevant standard for developments in the National Park.

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150. Saddleworth has significantly low provision of public transport, with one train station, no tram system, and limited (and reduced) bus services. Therefore, particular attention needs to be given to the provision of parking facilities, with a view to also ensuring capacity for electric or alternative renewable vehicles.

151. The Neighbourhood Survey showed that transport is a major concern for over two thirds of respondents, whether that was across Saddleworth as a whole, or in their village.

152. More specifically, in the "other" category, lack of parking was raised by over 25% of the responses in their village.

153. The Dobcross submission on travel and transport showed: "Over 90% of respondents thought having parking spaces and access to a main road should be a prerequisite to gaining planning approval."

154. Transport assessment or statements which will identify any highways safety issues and mitigation measures are being covered in the Connected Places chapter in *Places for Everyone* under "traffic requirements".

Please see policy 19 – retail, commercial and industrial development, for specific criteria for parking on commercial development.

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155. Parish Action 4 sets out ways for the Parish Council to engage with other groups to address the limited parking across the area.

156. In the Neighbourhood Survey, transport was the current third priority of concern. When it came to future priority it became more important to people the further they were from the urban end of Saddleworth – in Springhead it was the 4th priority (32%); in Uppermill it was the 3rd priority (67%); and in Slackcote it was the 2nd priority (80%).

157. Car ownership in the survey showed that the majority of households owned one (44.24%) or two cars (38.01%). Only 6.23% owned no car at all.

158. It was a common consensus in the Student consultation that there was much need for more car parking spaces, and some even went as far as to say that the quality of the roads was appalling in parts with lots of potholes. They agreed that traffic and congestion can get so bad they find it easier to walk to and from school.

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[31] Within the National Park developments must abide by the Peak District National Park Parking Standards.

[32] As defined in the Local Plan for Oldham.

OBJECTIVE 16: Ensure safe and accessible cycling and pedestrian routes, and enhance the provision of Bee Network routes across the area.

Reduce existing congestion on the local and key route networks running through Saddleworth by ensuring that new developments are located so that they contribute to a reduction in the need for private car journeys.

POLICY 25: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

25.1 Major developments should include cycle and pedestrian access, and where there is limited vehicle access, additional measures should be provided.

25.2 For commercial development, additional facilities should be included, such as indoor changing, shower rooms, and drying rooms (which should be accessible, easy to use, and secure).

25.3 Developments which improve existing cycling and pedestrian infrastructure will be supported, particularly those which join together routes which are currently separated.[33, 34]

25.4 Public realm works which improve the provision of safe cycle parking points in all villages and at key sites will be supported.

25.5 Developments will not be supported which reduce the quality or overall provision of existing rights of way. Should a development require the diversion of a public right of way, the provision of an alternative right of way which is through green spaces will be required.

159. Parish Action 5 establishes the principle that the Parish Council will work with other authorities to improve cycling, pedestrian and leisure infrastructure, and to promote its use.

[33] See also policy 26 – accessibility to transport

[34] The historic nature of Saddleworth's villages, in particular its road and route layouts mean that there are restrictions on what can be achieved in some areas.

Environment

Environmental issues were identified as cross-cutting and crucial in the issues section at the start of this plan. Transport is a particular area of concern for improving the environment.

In particular, Oldham Council have set a target for the borough to be carbon neutral by 2030, and the Parish Council has set an ambition for the district specifically to be carbon neutral by 2035.

160. On cycling, the TfGM Transport Plan 2040 states that "while strategic routes have been developed inside the M60, investment elsewhere has been more piecemeal." While the Bee Network has been envisaged as a way of improving facilities, no Bee Network plans currently exist to deliver any new provision in Saddleworth, meaning that prioritising cycle routes must be achieved through other means.

161. The Huddersfield Narrow Canal runs from the Ashton under Lyne basin, through Saddleworth to Huddersfield. It was abandoned in 1944 and the last small section in 1963. In the 1980's a campaign was started to reopen stretches of the canal and it was fully reopened in 2001. It has the highest, longest and deepest canal tunnel in Standedge Tunnel in the UK. It is now used by leisure craft, mainly narrowboats, and sight seeing trips. This contributes to the tourism economy of the area. The towpath is also used by many walkers and forms a recreational link between the Saddleworth villages along the canal.

162. The student consultation particularly identified a need for more road crossings to enhance the safety of pedestrians.

POLICY 26: ACCESSIBILITY TO TRANSPORT

26.1 Development will be supported which delivers:

- **easy access to existing public transport (within recommended guidelines for distances to bus or train stops in the local plan);**



Saddleworth Viaduct

- **high-quality pedestrian and cycle access design for major developments. In particular, designs which close existing gaps in the provision of cycling and pedestrian infrastructure will be supported, creating safe and convenient continuation the Bee Network;**
- **safe, accessible, secure cycle storage and facilities (i.e. showers); and**
- **improved accessibility for walking, wheeling and cycling.**

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163. Feedback on parking space requirements and access is included on pages 77–78 of the Dobcross submission. Over 90 per cent of respondents said that parking spaces and access to a main road should be prerequisites for planning permission. Responses on electric cars is included on pages 92–97. Over 65% of respondents said that they were considering an electric car in the next five to 10 years. 56% said that they would be able to charge it at home. 48% said that public charging facilities would be a factor in their purchasing decision.

164. The Dobcross submission on travel and transport showed: "Over 90% of respondents thought having parking spaces and access to a main road should be a prerequisite to gaining planning approval."

165. Saddleworth is under-served by public transport, which means that it will remain overly dependent on private transport – particularly cars. Our Policies therefore are concentrated on two aspects, provision of environmentally friendly charging points to ensure that private transport is as low impact as possible, and the improvement of 20 minute neighbourhoods, to minimise the need for private or public transport when using local facilities. (Policy 23). A number of proposeed Parish Actions intended to enhance public transport services are included in Appendix 2.

166. Feedback on footpaths and bridle paths is included in the responses to question 29 of the Neighbourhood Survey. Suggestions largely centred on working with community groups, and increased maintenance.

Support for development of tram system

There is a need for long-term thinking about integrated public transport, which could include the extension of the Metrolink tram system in to Saddleworth, and the Parish Council would be interested to hear proposals for improved systems.

167. The Dobcross submission showed: "A small majority of people (54%) think that the lack of pavements on certain roads [is] an important issue." Particular locations referenced in Dobcross were around the bridge near Dobcross School and along Platt Lane and Sugar Lane leading into the Square. Residents also highlighted issues at the top of Woods Lane and on Sandy Lane.

168. Feedback on car usage is on page 34 of the summary responses (question 30), with the vast majority of respondents having 1 (44.24%) or 2 (38%) cars.

169. Suggested locations for charging points are included in the responses to question 31 (primarily existing car parks).

170. Charging points for housing are referenced in policy 24. and requirements for retail and commercial development are referenced in policy 19. When considering money raised through section 106 agreements with developers, public electric vehicle charging points should be viewed as a local requirement.

171. Cycling facilities were addressed on question 33 of the Saddleworth consultation. Safety issues were cited extensively, with users requesting better road management to make cyclists feel safe and better, more joined-up, off-road provision.

172. The Dobcross submission specifically referenced that "Most respondents are dissatisfied with the state of the roads and footpaths."

173. Accessibility needs are included in responses to question 34 of the Neighbourhood Survey. The most common issue raised was the availability of bus services.

OBJECTIVE 17: To ensure quality public transport infrastructure, including connections between villages, as well as to the rest of the borough and beyond. Connections to healthcare provision and leisure facilities should be a particular priority, and transport for work as a priority for local and wider connections.

To minimise the reliance on private transport across the district.

To promote local representation on the development of local transport plans for Saddleworth.

To maximise accessibility for those with mobility and health needs throughout the Parish, especially in rural areas.

POLICY 27: PUBLIC TRANSPORT

27 .1 Development which addresses the accessibility restrictions at Greenfield Station will be supported.

27.2 Developments which would increase the capacity and usage of the rail network in Saddleworth will be supported, where they comply with other policy requirements, including the enhancement of Greenfield Station and the provision of additional stations in the Parish.

174. Parish Action 6 establishes support for various improvements to public transport across the area, as well as ways to engage with other groups to enhance provision across the Parish.

> "[Saddleworth needs] better transport links so that people can realistically choose to live here as adults and not need a car but be able to rely on good bus and train links" – *Survey response*

175. Greenfield in Saddleworth has the only rail station in the Oldham borough. The number of trains is restricted by the age of the track and lack of investment in the infrastructure. Being up to 3 miles from the nearest Metrolink station means that commuters rely on this service.



Electric vehicle charging

176. Greenfield train station currently has no accessible method of reaching the Huddersfield-bound platform; the only access is via a rail bridge with 23 steps at each side.

177. The nearest Metrolink station is three miles from many of the remoter areas. There has not been a real drive to link all the modes of transport together other than providing park and ride facilities for motorists. There is no suggestion of extending metro link eastwards into Saddleworth in the TfGM Transport Plan 2040.

178. The need for bus routes which allow for residents to connect between the village centres is reinforced by the TfGM Transport Plan 2040 which states "Quality bus transit can provide a step-change in the public transport offer, especially for travel between adjacent town centres and intermediate locations".

179. The TfGM Transport Plan 2040 notes that cross-border journeys can also be a problem because of differing ticketing and fares. This is a significant issue for communities living close to the Greater Manchester boundary, such as in the Pennine areas of Oldham, where people wish to access towns such as Huddersfield.

180. It further states: "The Peak District National Park, which extends into Oldham, is a natural and recreational resource of both local and national importance and a significant trip attractor. Leisure trips add to localised congestion in communities on the eastern fringe of the conurbation, where the roads also form part of vital transpennine routes. Pressure on the road network in this area is increasing as incidents on the motorway cause motorists to seek alternatives. There is also a need to improve access for leisure without causing damage to the environment, and improved evening and weekend public transport services would be beneficial."

OBJECTIVE 18: To improve air quality, particularly near vulnerable groups. This would include monitoring and improving air quality across the area, as well as other criteria such as sound and vibration.

To reduce risks to buildings from additional heavy traffic.

POLICY 28: CLEAN FUEL VEHICLES

28.1 Development will be supported which delivers provision of electric charging (or alternative renewable provision) unless it can be demonstrated that this is not practical[35]. Where this is not practical, the developer should demonstrate the provision of additional access to alternative travel means.

[35] Since June 2022, the Part S building regulations have required all new build homes and buildings to include provision for electric vehicle charging.



Greenfield Station, showing the step only access to the Huddersfield-bound platform

POLICY 29: AIR QUALITY AND VIBRATION MONITORING

29.1 Applications for development will be particularly supported which provide robust air quality monitoring, especially in locations where there are existing air quality issues, vulnerable people, and traffic congestion. Ideally this information should be made freely available to the public.

29.2 Developments will not be supported unless it is demonstrated that no damage will be caused to local buildings, particularly those of heritage value, including through vibrations caused by generated traffic during construction and once in use. Vibration monitoring is encouraged to ensure that any risk of damage can be anticipated, and work to mitigate issues or alternative approaches to reduce vibrations can be taken.

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181. The NPPF refers to the need to "mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;".

182. In the Neighbourhood Survey, environment was the second most important consideration for residents across Saddleworth as a whole (73.26%), and in their village (70.11%), and this increased when considering the most important issues in Saddleworth in 20 years time (79.78%).

183. Compared to the rest of the borough, Saddleworth has particularly unique narrow roads, with traffic close to long established buildings of particular heritage value. Typically the buidlings were constructed prior to modern traffic levels, leading to particular concerns around high levels of traffic or heavy vehicles.

Further policies

See also:

Policy 19 – retail, commercial and industrial development, with regards to parking provision on commercial developments

Integrated Transport Plan for the North and Midlands

The Parish Council welcomes the upgrading of the existing cross Pennine rail line which passes through Saddleworth. This is being carried out as part of the Transpennine Route Upgrade (TRU) programme. In November 2021 the Government issued an Integrated Rail Plan for the North and Midlands (IRP). In that document it described its intentions for the upgrading of the existing route as "significant improvements to the previous TRU plans between Manchester and Leeds, including electrification of the whole route, digital signalling throughout, significantly longer sections of three and four-tracking, and gauge upgrades to allow intermodal container freight services."

In the IRP the Government also proposed that a High Speed line be constructed from Warrington to Marsden (i.e. through Saddleworth). This would be instead of creating a longer High Speed line across the North of England as had previously been proposed (i.e. an HS3 route) . It appears that this would, in some undefined way, eventually replace this section of the TRU route. The Parish Council is strongly opposed to this idea. It believes that the IRP demonstrates a serious lack of knowledge about Saddleworth. More specifically, the IRP shows no understanding that construction of a High Speed line through Greenfield, Uppermill and Diggle would be

- a huge engineering challenge involving major, disruptive construction works and enormous cost;
- extremely damaging to the landscape and environment of Saddleworth, and to the setting of the Peak District National Park;
- very damaging to the amenity of local communities, and to the role of Saddleworth as a high quality residential location;
- entirely contrary to the role Saddleworth fulfils as a tourism and leisure destination of regional importance;
- highly counterproductive in terms of the local train services used by Saddleworth residents and visitors to Saddleworth – because the primary purpose role of the new line would be to provide limited stop, high frequency, High Speed services.

Glossary

Active travel: Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes

Affordable housing: The full definition is found in Annex 2 of the National Planning Policy Framework. In the main, it refers to houses for sale or rent discounted by at least 20% from the prevailing market rate for the area. More information can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2

Ancient Woodland – Ancient woods are areas of woodland that have persisted since 1600 in England, Wales and Northern Ireland, and 1750 in Scotland. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms.. More information can be found at https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/habitats/ancient-woodland/

Community Infrastructure Levy – The Community Infrastructure Levy is a charge which can be levied by local authorities on new development in their area. Oldham Borough does not operate a Community Infrastructure Levy. More information can be found at https://www.gov.uk/guidance/community-infrastructure-levy

'Functionally linked land' (FLL) – A term often used to describe areas of land or sea occurring outside a designated site which is considered to be critical to, or necessary for, the ecological or behavioural functions in a relevant season of a qualifying feature for which a Special Areas of Conservation (SAC)/ Special Protection Area (SPA)/ Ramsar site has been designated. These habitats are frequently used by SPA species and supports the functionality and integrity of the designated sites for these features. More information can be found at: https://publications.naturalengland.org.uk/publication/6303434392469504#:~:text=%27Functionally%20linked%20land%27%20(FLL,Areas%20of%20Conservation%20(SAC)%2F

GMAAS: Greater Manchester Archaeological Advisory Service – an organisation funded by the Greater Manchester Combined Authority (GMCA) primarily to provide advice to the county's ten district authorities on all matters relating to archaeology and the planning process. More information can be found at https://gmaas.salford.ac.uk

GMCA: Greater Manchester Combined Authority. Saddleworth Parish Council falls under Oldham Council, which in turn is one of the 10 authorities that make up the Combined Authority.

Greater Manchester Integrated Care Partnership: This new NHS organisation is in charge of the NHS money and making sure services are in place to put plans into action. Made up of representatives from the NHS and the local council, it is responsible for making decisions about health services in their area. You may see this abbreviated to 'NHS Greater Manchester' or 'NHS GM'. The partnership operates at three levels: neighbourhood, locality and Greater Manchester and has a single vision and strategy.

GMEU: Greater Manchester Ecological Unit – provides specialist advice to the ten district councils that make up the GMCA, as well as maintaining the list of sites of biological interest for Greater Manchester. More information can be found at https://www.tameside.gov.uk/ecologyunit

Green Belt – defined and maintained areas established by local authorities in their local plans intended to prevent urban sprawl by keeping land permanently open. More information can be found at https://commonslibrary.parliament.uk/research-briefings/sn00934/

Habitats Regulations Assessment (HRA) – a habitats regulations assessment (HRA) tests if a plan or project proposal could significantly harm the designated features of a European site. In this case, it is used to test this Neighbourhood Plan in the context of the Special Area of Conservation and Special Protection Area in the Peak District National Park. More information can be found at https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site

HMOs: Houses in multiple occupation – a planning term referring to a house where both of the following apply: at least 3 tenants live there, forming more than 1 household; and it has shared toilet, bathroom or kitchen facilities with other tenants. A large HMO is where at least five tenants live there. More information can be found at https://www.gov.uk/private-renting/houses-in-multiple-occupation

Landscape Character Areas – Landscape Character Assessment is a method of describing an area in a systematic way. It describes what elements make a place distinctive. It does not assign values to landscapes. Landscape Character Areas for Saddleworth are defined in the GM Places for Everyone plan.

LGS: Local Green Space – this specific planning designation is a way to provide special protection against development for green areas of particular importance to local communities. More information can be found at https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

LHNA: Local Housing Needs Assessment – this is the method used by local authorities to assess the need for housing in an area, as required by the National Planning Policy Framwork. More information can be found at https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

LWS: local wildlife sites – areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically-determined criteria and surveys. See also *sites of biological importance*. More information can be found at https://www.wildlifetrusts.org/local-wildlife-sites

Major developments – For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. More information can be found at https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

NHLE: National Heritage List for England – the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields. More information can be found at https://historicengland.org.uk/listing/the-list/

NPPF: The National Planning Policy Framework – this sets out government's planning policies for England and how these are expected to be applied. More information can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2

OPOL: Other Protected Open Land – a local land designation. Under the new Local Plan for Oldham, all sites are being reassessed against Local Green Space criteria. The Local Plan seeks to re-designate OPOL sites that meet the criteria as Local Green Spaces.

Public realm – The 'public realm' is the collective term for all the spaces between buildings in towns and villages to which the public has access. This includes streets, squares, greens, parks and footpaths.

SAC: Special Area of Conservation – a site of community importance designated by the Member States[2] through a statutory, administrative and/or contractual act where the necessary conservation measures are applied for the maintenance or restoration, at a favourable conservation status, of the natural habitats and/or the populations of the species for which the site is designated. More information can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::special-areas-of-conservation-england/about

SBIs: Sites of biological importance – a non-statutory designation used locally by the Greater Manchester, Cheshire and Staffordshire County Councils in England to protect locally valued sites of biological diversity which are described generally as Local Wildlife Sites by the UK Government. https://www.data.gov.uk/dataset/81cbf1a0-6304-470c-ade8-60272be0d219/sites-of-biological-importance-sbi-lws-in-greater-manchester

[2] This designation was created when the UK was part of the EU, but has been maintained since.

Section 106 – Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions' when considered alongside highways contributions. More information can be found at https://www.gov.uk/guidance/planning-obligations

Social housing: Social housing has rents pegged to local incomes and provides truly affordable, secure housing options for people. More information can be found at https://england.shelter.org.uk/support_us/campaigns/what_is_social_housing

SPA: Special Protection Area – land classified under Directive 79/409 on the Conservation of Wild Birds. SPAs are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. More information can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::special-protection-areas-england/explore?location=52.742087%2C-2.229306%2C7.47

SSSIs: Sites of Special Scientific Interest – the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features. More information can be found at https://naturalengland-defra.opendata.arcgis.com/maps/f10cbb4425154bfda349ccf493487a80

Strategic Environmental Assessment (SEA) – Strategic environmental assessment are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. More information can be found at https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

SUDS: sustainable drainage systems – systems designed to manage stormwater locally (as close to its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment. More information can be found at https://www.local.gov.uk/topics/severe-weather/flooding/sustainable-drainage-systems

TfGM: Transport for Greater Manchester – the local government body responsible for delivering Greater Manchester's transport strategy and commitments. More information can be found at https://tfgm.com/

Twenty minute neighbourhood: The basic premise is a model of urban development that creates neighbourhoods where daily services can be accessed within a 20 minute walk. More information can be found at: https://tcpa.org.uk/collection/the-20-minute-neighbourhood

Links

Bee Network: https://beeactive.tfgm.com/bee-network-vision/

Bee Network cycle routes: https://mappinggm.org.uk/bee-network/

Character appraisals for the Grasscroft and Delph Conservation Areas: https://www.oldham.gov.uk/info/200291/heritage/1908/conservation_areas

Climate Change and the Peak District National Park: https://www.peakdistrict.gov.uk/looking-after/climatechange/climate-change-and-the-peak-district

Greater Manchester Landscape Character and Sensitivity Assessment: https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf

Historic England listed buildings: https://historicengland.org.uk

Integrated Transport Plan for the North and Midlands: https://www.gov.uk/government/publications/integrated-rail-plan-for-the-north-and-the-midlands

Local Energy Plan for Oldham (and other Greater Manchester local authorities): https://gmgreencity.com/resource_library/greater-manchester-local-area-energy-planning-overview-and-insight/

Local Heritage List for Oldham: https://local-heritage-list.org.uk/greater-manchester/oldham

National Cycle Network map: https://www.sustrans.org.uk/national-cycle-network

National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2

Oldham Local Housing Needs Assessment: https://www.oldham.gov.uk/download/downloads/id/5590/local_housing_needs_assessment_2024.pdf

Oldham Local Plan portal: https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review

Oldham Mill Strategy: https://www.oldham.gov.uk/info/201213/local_plan_review/2819/oldham_mills_strategy

Oldham Ward Profiles: https://www.oldham.gov.uk/downloads/download/179/ward_profiles

Peak District National Park Management Plan: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/national-park-management-plan

Peak District National Park Corporate Strategy 2019–24: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/corporate-strategy

Peak District National Park Landscape Strategy: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy

Peak District National Park Planning Policies: https://www.peakdistrict.gov.uk/planning/policies-and-guides

Peak District National Park Cultural Heritage Strategy: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy/culturalheritage

Places for Everyone: https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/

Public rights of way in Oldham: https://maps.oldham.gov.uk/

TfGM Transport Strategy 2040: https://tfgm.com/2040-transport-strategy

Addendum

This section is intended to give a very brief description of the villages of Saddleworth, particularly as information for those less familiar with the Parish.

_____

Austerlands is on the western edge of Saddleworth, and is contiguous with Scouthead and Springhead, and also Waterhead and Lees which lie outside the Parish. It is on the A62, and the most prominent landmark is Austerlands Chimney. It lies on the traditional border between Yorkshire and Lancashire.

Delph lies on the River Tame, adjacent to the A62. It contains the New Delph; Delph; Bleak Hey Nook, and Grange conservation areas. One of the two GP satellite practices in Saddleworth is located here. The Castleshaw Roman Fort and Bowl Barrow, the two scheduled monuments in Saddleworth fall within its boundaries.

Denshaw is the northernmost of the villages of Saddleworth, and contains the Denshaw conservation area. The centre of the village is located on the junction of the A640 and A672.

Diggle is the easternmost of the villages of Saddleworth, and one of three lying adjacent to the Peak District National Park. It lies between the A672 Standedge Road and the Huddersfield Canal. It contains the Diglea conservation area. It contains the new Saddleworth School which opened in 2022.

Dobcross contains three conservation areas: Dobcross, Tame Water, Harrop Green. It lies between Delph and Uppermill, alongside Delph New Road, which links the two main arterial roads in Saddleworth, the A670 and the A62.

Friezland is contiguous with Greenfield and Grasscroft, lying south of the A635, which links Saddleworth with Tameside. It contains the Royal George Mills conservation area. The River Tame and the Huddersfield Narrow Canal run through the village.

Grasscroft – lies on the A669, and is continguous with Lydgate and Friezland. It contains the Grasscroft conservation area.

Greenfield is one of the three villages which border the Peak District National Park. The only train station in the Parish (and wider Oldham borough) is located in Greenfield. The Conservation areas are Boarshurst, Ladhill Lane, and Hey Top. It lies along Chew Brook, with the River Tame running along the north-west end of the village. The A669 also runs through the village. To the east of the village is Dovestone Reservoir. It also contains one of the two satellite GP practices which serve the area.

Grotton is contiguous with Springhead, lying towards the west of the Parish, on the A669.

Lydgate is contiguous with Grasscroft, and lies across the junction of the A6050 and A669, with the original centre, adjacent to St Anne's Church forming the basis of the Lydgate conservation area.

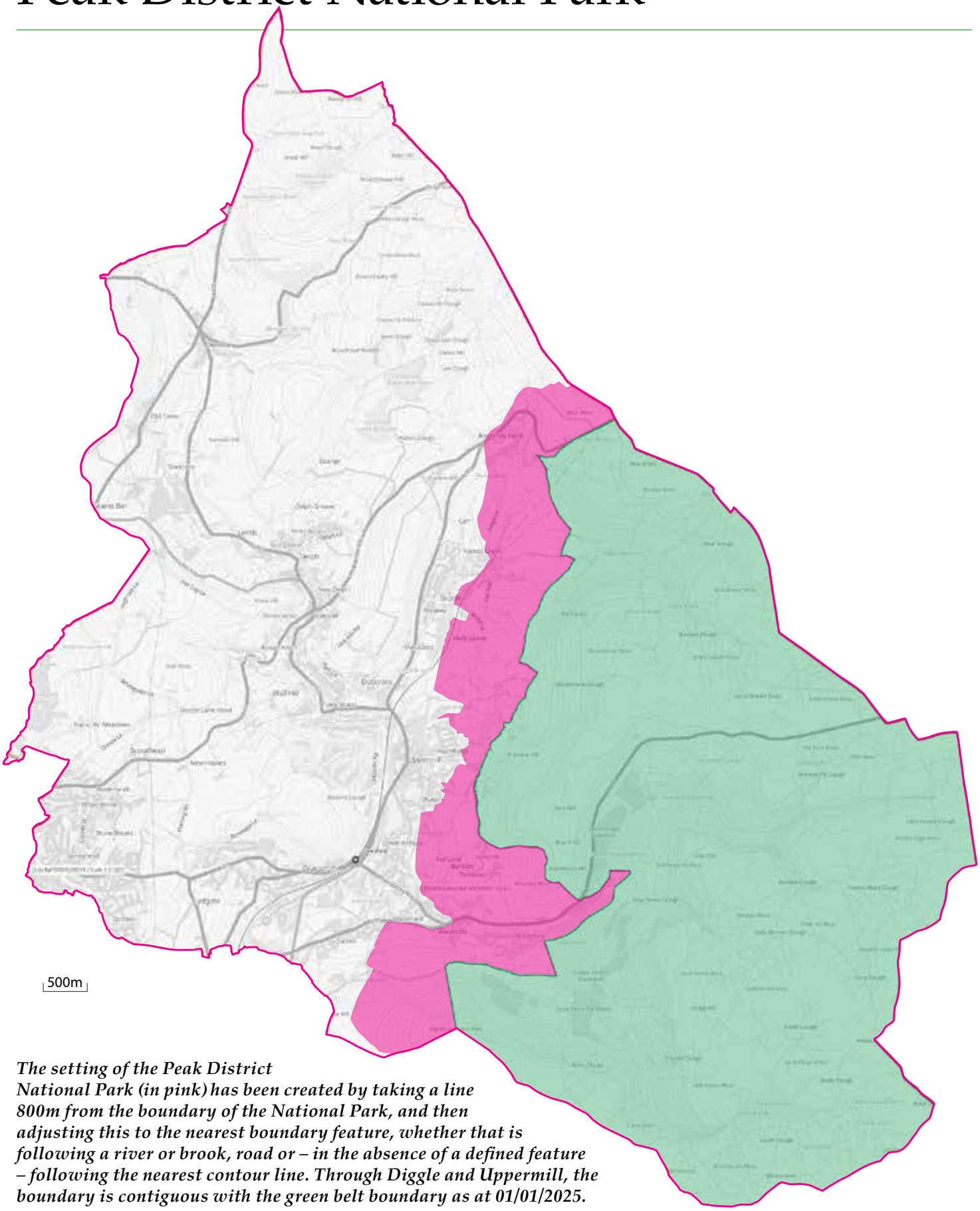
Scouthead is contiguous with Austerlands and Springhead, lying on the A62. It contains the Scouthead conservation area.

Slackcote is a small hamlet sitting between Delph and Denshaw, which is most notable for the New Tame conservation area.

Springhead – is the westernmost village of the Parish. It is contiguous with Grotton to the east, Scouthead and Austerlands to the north, and Lees to the west (which lies outside the Parish). It contains the Hey and Stonebreaks conservation areas. The spring which Springhead is named after forms the traditional border between Lancashire and Yorkshire.

Uppermill contains the Civic Hall where Saddleworth Parish Council is based, and the Uppermill, St Chad's Church and Holly Grove conservation areas. It lies on the river Tame, and is adjacent to the Peak District National Park. It contains the main GP practice for the area.

Appendix 1: Map of the setting of the Peak District National Park



The setting of the Peak District National Park (in pink) has been created by taking a line 800m from the boundary of the National Park, and then adjusting this to the nearest boundary feature, whether that is following a river or brook, road or – in the absence of a defined feature – following the nearest contour line. Through Diggle and Uppermill, the boundary is contiguous with the green belt boundary as at 01/01/2025.

Appendix 2: Parish Actions

PARISH ACTION 1: HOUSING – COMMUNITY LAND TRUSTS

PA1.1 Saddleworth Parish Council will explore, or encourage others to explore, the creation of a Community Land Trust. In particular, it should explore options for self-build and community build.

PARISH ACTION 2: TOURISM AND LEISURE

PA2.1 To support local events which add to the tourism and leisure potential of Saddleworth, particularly to identify opportunities for funding and promotion.

PARISH ACTION 3: FARMING AND RURAL ENVIRONMENT

R4.1 The Parish Council will seek to engage in a partnership scheme with local farmers for the twin purposes of promoting the farming industry in Saddleworth and conserving and enhancing the rural environment in the area.

PARISH ACTION 4 – PARKING

PA4.1 Saddleworth Parish Council will work with other public bodies and groups to identify methods to redress lack of availability or misuse of parking facilities.

PARISH ACTION 5: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

PA5.1 Saddleworth Parish Council will work with neighbouring authorities and the Peak Park Authority to provide and promote sustainable and responsible off-road cycling and walking.

PA5.2 Saddleworth Parish Council will work with those groups which maintain and preserve the Huddersfield Narrow Canal.

PARISH ACTION 6: PUBLIC TRANSPORT

R7.1 There needs to be greater consultation with the residents on any changes to bus services and routes.

R7.2 The Parish Council welcomes Oldham Council's support for a future Bee Network pass, including support for developments which include provision of Bee Network passes as part of the development.

R7.3 A rural bus service which takes into account alternatives to the traditional bus services should be introduced in order to meet the needs of all the villages.

R7.4 Saddleworth Parish Council will support the provision of a dedicated budget for the upkeep of rights of way and bridleways and other leisure sites.

R7.5 The Parish Council will look to support transport planning across the borough and wider region that recognises the lack of public transport infrastructure across the Parish, and provides opportunities for better connectivity for people travelling outside Saddleworth for work.

R7.6 Support will be given to public transport approaches which help reduce the reliance on private cars throughout Saddleworth, with particular attention drawn to the issues at beauty spots such as Dovestone reservoir.

R7.7 Support for public transport approaches which ensure comprehensive access across the whole of Saddleworth, including late at night.

R7.8 Saddleworth Parish Council will work with neighbouring authorities and transport authorities to address the particular expense of travel from Greenfield to Marsden and onwards through Yorkshire.

Appendix 3: Boundary maps of Local Green Spaces



Diggle Fields, Diggle



Dawson's Field, Scouthead



Playing field at Ashfield, Springhead



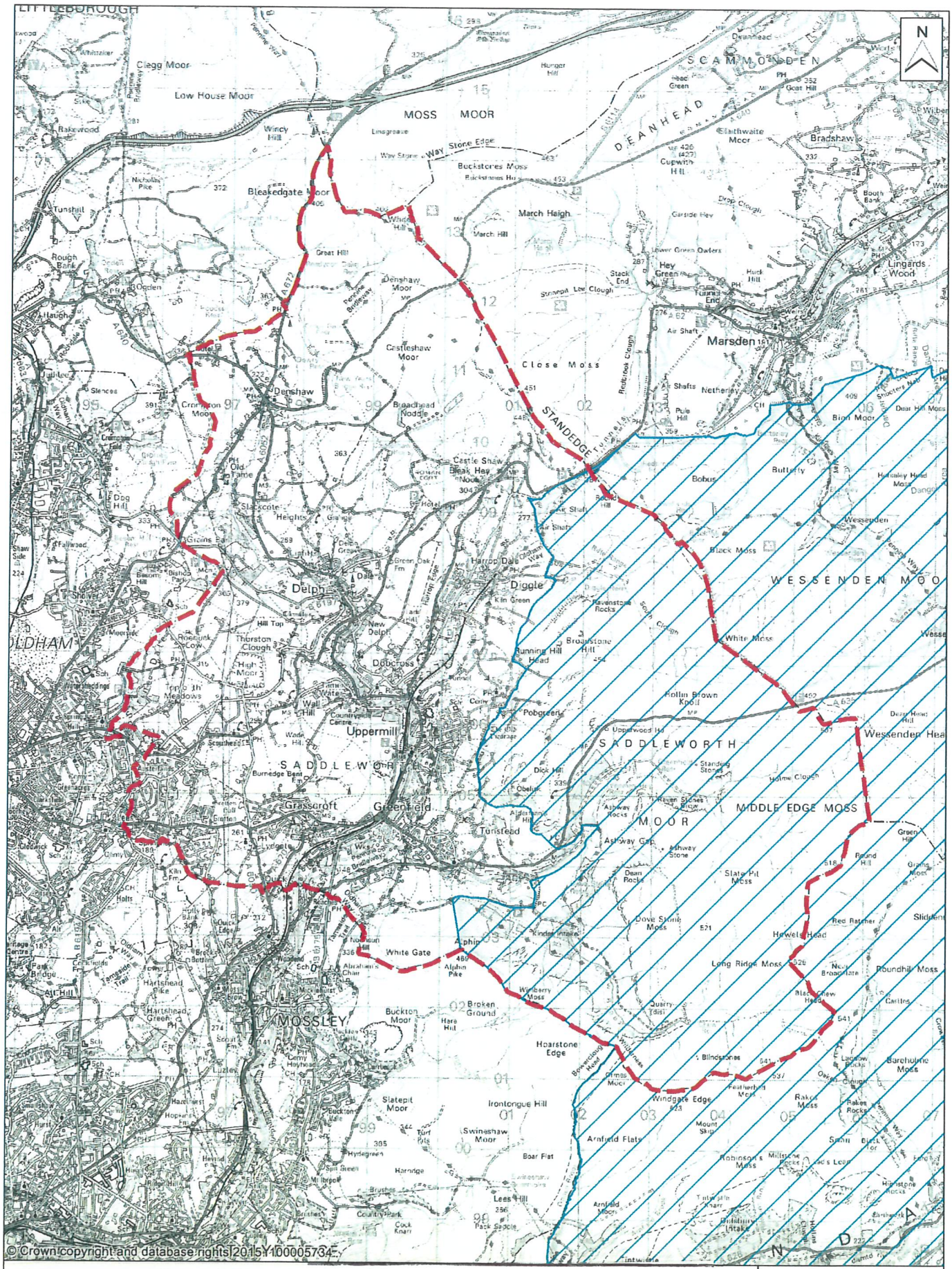
Church Fields, Diggle



SADDLEWORTH NEIGHBOURHOOD PLAN 2025–2045

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Designated Saddleworth Neighbourhood Area

Designated Saddleworth Neighbourhood Area

Peak District National Park

Scale 1:50,000 @ A3

PEAK DISTRICT NATIONAL PARK

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Appendix 1: Neighbourhood plan presentation

Saddleworth Neighbourhood Plan

Neighbourhood planning was introduced by the 2012 localism act.

The idea behind localism is that decision making is passed to a more local level, that is from local government to local communities.

Local communities can produce neighbourhood plans for their local areas, by developing a vision and policies for the future development of their area.

Neighbourhood Plans enable communities to take the lead in producing part of the statutory development plan for the area.

1

NEIGHBOURHOOD PLAN



Your neighbourhood



Your decisions



Your plan

- Developed by local communities.
- Offers opportunities such as:



Protecting and enhancing local communities.



Choosing where new businesses should be located.



Protecting local green spaces.

2

NEIGHBOURHOOD PLANNING

The Process

There are 5 key stages to neighbourhood planning.

Stage 1: Designate the area. SADDLEWORTH + PEAK DISTRICT NATIONAL PARK

Stage 2: Prepare the plan.





Stage 3: Independent examination.



Stage 4: Community referendum.

Stage 5: Plan adopted.



3

STAGE 1 – DESIGNATE THE AREA

SADDLEWORTH + PEAK DISTRICT NATIONAL PARK

- Saddleworth Parish Council submitted an application to Oldham Council and the Peak District National Park Authority to draw up a Neighbourhood Plan.
- The plan covers the area of Saddleworth Parish.
- The request has now been granted.
- Steering group met recently to develop the timeline for producing the plan.

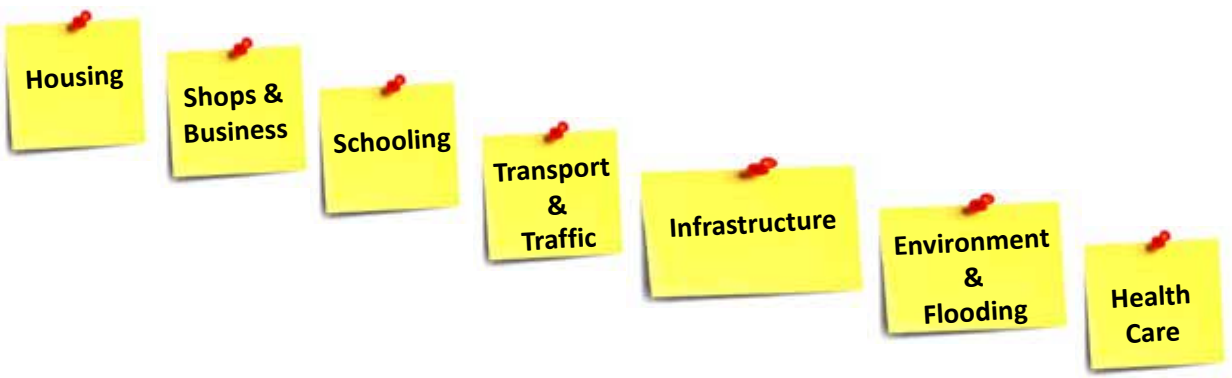
4

STAGE 2 – PREPARE THE PLAN (1)

ENGAGE AND INVOLVE THE COMMUNITY

Community engagement and consultation is essential





5

Ask local people about the issues that matter to them.

STAGE 2 – PREPARE THE PLAN (2)

Build the Evidence Base – Quantify and Qualify



Business & Retail





Employment







Heritage & Conservation

Demographics

Landscape

DATA & INFORMATION SOURCES?

Transport & Traffic

Environment

Infrastructure



Housing

Tourism

Leisure

Evidence should be used to inform the development of your

6

STAGE 2 – PREPARE THE PLAN (3)

Write the Plan

A neighbourhood plan is only as good as the planning policies it contains.

Types of planning:

- ❑ **Criteria led – e.g. conservation criteria.**
- ❑ **Site specific – allocate land for type of development such as housing.**
- ❑ **Generic – e.g. design, affordable housing policies.**

- ❖ **Vision and objectives**
- ❖ **Supporting evidence**
- ❖ **Local focus**
- ❖ **Targets**
- ❖ **Positive approach**
- ❖ **Plain English**

ESSENTIAL INGREDIENTS OF THE PLAN

7

STAGE 3 – INDEPENDENT EXAMINATION

The plan is examined by an independent examiner.



The examiners role is to test the plan against the basic conditions and ensure the legislative requirements have been met.

Neighbourhood Planning conditions must:

- Have regard to national planning policy.
- Conform with strategic policies in the development plan for the local area.
- Be compatible with EU obligations and human rights requirements.

8



A Neighbourhood Plan cannot…

- Conflict with the strategic policies of the Local Plan prepared by the local planning authority (e.g. GMSF)

- Be used to prevent development that is included in the Local Plan.

- Be prepared by a body other than the parish or town councillor neighbourhood forum.

9

STAGE 4 – REFERENDUM



Assuming the examiner recommends that your draft Neighbourhood Plan can proceed then your local planning authority will organise and pay for a referendum.

Anybody registered to vote in the area covered by your Neighbourhood Plan will be entitled to vote. A simple majority of votes (over 50% of those voting) in favour of your Neighbourhood Plan is sufficient for it to succeed.

in Business Areas two separate referenda will be held in parallel. The first will be for residents and a second referendum will be held for businesses.

See https://planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/neighbourhood-plans/step-8-referendum-and-adoption

10

STAGE 5 – PLAN ADOPTED

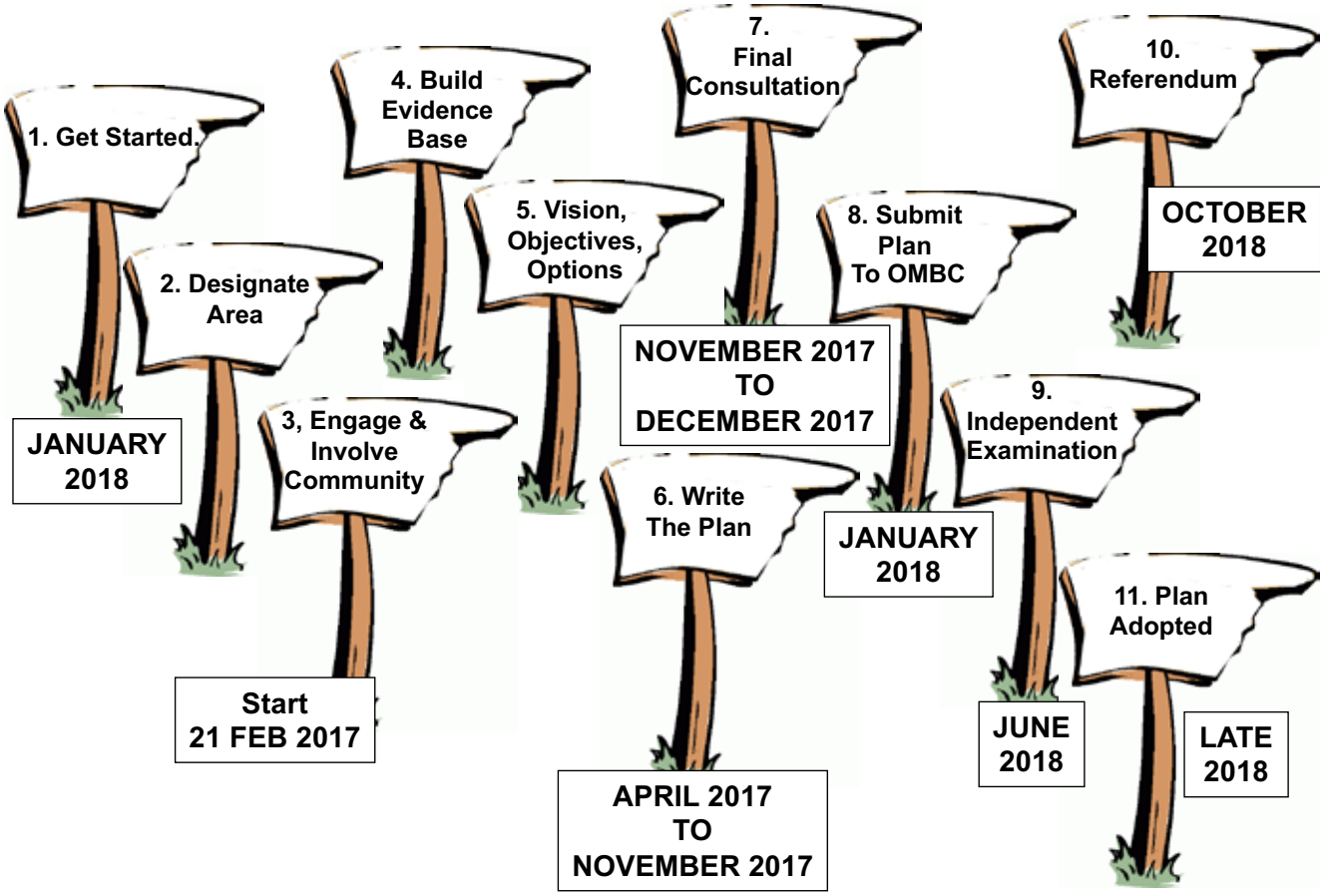


Assuming a simple majority is achieved, your local planning authority will adopt your Neighbourhood Plan as part of the development plan.

This may include policies in your Neighbourhood Plan taking precedence over policies in the Local Plan, where they apply to the specific area covered by your Neighbourhood Plan.

11

NEIGHBOURHOOD PLAN ROAD MAP & TIMELINE



?

Comments and Questions

13

Appendix 2: Common themes from villages

Villages	Infrastructure	Recreation	Health	Housing	Call for Sites	Car Parking	Flooding	Traffic Movement	Public Transport	Highways	Footpaths	Education	Retail	CLT	Employment Opportunities
Greenfield & Grasscroft	X	X		X	X			X							X
Dobcross															
Delph		X	X	X	X	X	X	X	X	X	X	X	X	X	
Diggle															
Denshaw															
Springhead & Grotton	X	X	X	X	X	X			X	X					X
Austerlands & Scouthead															
Slackcote				X	X	X	X		X					X	X
Friezland															
Uppermill															
Lydgate															
Launch Meeting															
Civic Trust	X	X	X	X	X		X		X						
Churches Together															
PDNPA															
Oldham Council															

Appendix 3: Initial outline

	Possible Structure for Neighbourhood Plan						
Sections	Headings	Possible Prompts					
	All the sections have to have regard to housing, land use and development		Sites for housing	Types of housing	Business development	Community facilities	Community Infrastructure levy
	However appendices can contain other aspiriations with regard to these topics		Open Spaces for ?	Vision of Saddleworth	Vision for your village	Encourage tourism	Encourage start up businesses
			Protect heritage	Promote voluntary work			
Section 1	General Overview of Saddleworth Area						
Section 2	General Overview of your area						
Section 3	Environment and green spaces						
Section 4	Employment and businesses						
Section 5	Tourism						
Section 6	History and Heritage						
Section 7	Traffic, transport and accessibility						
Section 8	Health & Wellbeing Services						
Section 9	Education and Youth						
Section 10	Sport, Leisure and Community Facilities						
Section 11	Community Safety						

Appendix 4: Extended outline

Saddleworth Parish Council

Saddleworth Neighbourhood Plan

Skeleton Plan :

1. Front Cover and inside
2. Contents :
    a. Introduction
    b. History & Development of Saddleworth
    c. Community Profile
    d. Other Infrastructure :
        i. Education
        ii. Health & Wellbeing
        iii. Retail & Commerce
        iv. Traffic & Transport
        v. Access to Saddleworth
    e. Relevant Local Plans & Policies
    f. Vision & Objectives
    g. Green Belt and Natural Environment
    h. Conservation areas
    i. Housing Narrative
    j. Industrial & Commercial Developments (include Tourism ?)

3. Introduction *:*

    The Neighbourhood Plan is a powerful tool to help to shape what happens in the parish of Saddleworth in the future. Neighbourhood Plan policies take precedence over non-strategic Local Plan policies in decision-making. This general conformity means that the Local Plan will provide a strategic policy framework which underpins the Neighbourhood Plan.

    A Neighbourhood Plan should be reviewed after five years but can cover a period of up to twenty years

    The designated area is the area agreed with Oldham Council and the Peak District National Park Authority. Saddleworth Neighbourhood Plan covers the area delineated by the Saddleworth Parish Boundary. It includes the villages of Denshaw, Delph, Dobcross, Diggle, Uppermill, Greenfield, Grasscroft, Lydgate, Grotton, Springhead, Austerlands & Scouthead and the communities of Friezland and Slackcote.

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Consultees on the plan will be the residents of Saddleworth Parish, the Community and Residents' Associations of Saddleworth, the children of local schools, Oldham Council and the Peak District National Park Authority. Other groups to be consulted will be the Police, Royal Society Protection of Birds, Churches of all denominations, other faith groups and local historical societies.

4. History and development of Saddleworth:

The upper reaches of the River Tame, and its numerous tributaries define Saddleworth geographically. Its valleys contain the villages of Denshaw, Delph, Dobcross, Diggle, Uppermill and Greenfield. In the western part of the parish are the villages of Scouthead, Austerlands, Grasscroft, Lydgate, Grotton and Springhead. A large area of the parish is heather moorland which is a special landscape protected by two international designations.

Situated on the western side of the Pennines, but historically part of the West Riding of Yorkshire, Saddleworth has long looked in two directions - over the Pennines and eastward to the towns of Huddersfield, Halifax and Leeds and westward to its Lancashire neighbours of Oldham, Ashton, Rochdale and Manchester. This dual identity is still true today as it was in the past when its' absentee Lords of the Manor lived far away in Yorkshire and administration was from Pontefract and later Wakefield. When it came to religion, however, it was in the parish of Rochdale and the Diocese of Chester. Today, it is administered by Oldham Council, forms part of the sub-region of Greater Manchester, but is partly in the Peak District National Park and is a part of the South Pennines Countryside Character Area. A true border territory, its ancient boundary unites the three historic counties of Yorkshire, Lancashire and Cheshire and although it is in the North West Region, it also borders on the Yorkshire, the Humber and East Midlands Regions.

Until the eighteenth century, Saddleworth was a sparsely populated and poor area where hillside farmers combined agriculture with small scale woollen cloth production at home in order to make a living. There was a rapid increase in population in the nineteenth century which was matched by growing wealth and importance. Saddleworth broadcloth achieved international status. Saddleworth was at the forefront of the industrial revolution with many water powered textile mills springing up along the River Tame and the development of one of

the most impressive turnpike road networks in the country. The construction of the Huddersfield Narrow Canal, with its three miles long tunnel under the Pennines, was one of the major engineering feats of the day. The roads and canal provided access to both national and international markets as well as passing trade for the villages in the valleys.

The Victorian era saw continued growth in industry but a decline in Saddleworth's importance in relation to its neighbours in Yorkshire and Lancashire. The water mills were turned into factories, most still engaged in woollen textile production, but also some cotton spinning in the western villages. The villages grew as workers moved down from the hillside farms to live near shops and employment. Agriculture went into decline, a decline from which it has never really recovered.

The twentieth century saw a transformation of Saddleworth from a community of industrial stone built villages to a mostly dormitory area for the major employment centres on both sides of the Pennines. The motorway network accelerated this change. Local shops and services disappeared in most of the villages and with this change came a decline in the local economy. House building mushroomed in some of the villages, especially in the west, as Saddleworth changed from an industrial landscape to a district of attractive Pennine villages with a valued industrial heritage.

The present Civil Parish dates from the local government reorganisation of 1974, but its boundaries are essentially the same as those of its predecessor which was formed by the amalgamation of Saddleworth Urban District Council with Springhead Urban District Council in 1937. Saddleworth Urban District Council had been in existence since 1900, and the medieval Township dated back to the Saxon period. This long history gives a real sense of local identity both at a parish level and at a village community level.

Saddleworth, like many communities, faces many challenges today and in the near future.. These relate mostly to the threat of over-development accompanied by rising land prices, the decline of a mixed local economy, the lack of affordable housing, and the expense of maintaining local services and infrastructure in a geographically large rural district. However, these are balanced by Saddleworth's strengths: its' largely prosperous, healthy, and well educated population and its strong community spirit. This is shown by the large number of voluntary societies and organisations and community festivals such as the annual Whit Friday Brass Band Contest, the Rush Cart Weekend and the Saddleworth Festival of the Arts.

5. The Community Profile : Saddleworth as a whole
   Saddleworth individual villages
   To include population, growth, occupations – working locally and travelling out (transport used for this), qualifications, housing types – general and specific to each village including ownership, private renting and housing associations. (Need statistics)

Like other Pennine parishes, it is large, at 7,588 hectares, (29.3 sq miles), predominantly rural with a population of 25,500 people. This makes Saddleworth one of the largest parishes in the country

Need statistics for the villages or 3 wards minus Lees. Will be in Housing Strategy – being updated at the moment

6. Other infrastructure : Education – nursery, primary, secondary, tertiary
   Health – GP practices, dental services (private and NHS), other services eg. podiatry, physiotherapy. Access to acute care
   Retail and commerce – general for Saddleworth and specific to each village
   Travelling – public transport, road network, other – cycling, walking, access to Rights of Way, green lanes and canals

   Overview with any particular issues. Walks on SPC website. GMCA – GMSF and supporting documents. Information from TfGM. An accessibility map will be done in the near future.

7. Local Plans and Policies which affect Saddleworth : Oldham Local Plan, Peak Park Management and Local Plans, Greater Manchester Places for Everyone, Saddleworth Parish Plan, TfGMTransport 2040

8. Vision and Objectives : The challenges

The vision for Saddleworth in 2030 :

VISION : A long term Vision is an essential part of a Neighbourhood Plan. It sets out the direction in which this Plan, and subsequent Plans, should take us.

Our Vision for Saddleworth reflects views expressed by local people during the extensive public engagement which has informed the preparation of this Plan.

The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development. This means:-

- achieving simultaneous and carefully balanced progress in pursuit of economic, social and environmental objectives – not prioritising one of these issues at the expense of the others;
- considering the long term legacy of our actions – ensuring that young people and generations to come can enjoy a quality of life at least as good as that which we enjoy in Saddleworth today;
- having a wide geographic perspective – recognising that our local actions can have much wider impacts. Pollution of the atmosphere is just one example.

Our vision is that Saddleworth will be made up of many thriving communities, each a place with its own strong identity, each one offering great opportunities for people to make their homes, to work, and to spend their leisure time. Many of local people's needs for services, such as for shops, education, and healthcare will be very well met within Saddleworth. New developments will be accommodated but will be located and designed with sensitivity and with investment in the necessary supporting infrastructure. Saddleworth will be known for the quality of its countryside and the care with which land owners manage it.

We are very clear that Saddleworth must not become just a dormitory area for the cities on either side of the Pennines.

Saddleworth will benefit greatly from its vital economic, social and environmental links with the rest of the Greater Manchester area, and also its strong connections to West Yorkshire. These neighbouring areas will continue to provide opportunities for our residents. Likewise, the qualities which make Saddleworth such an asset to the North of England must be conserved and enhanced. The contribution which it will continue to make to the Peak District National Park is particularly noteworthy. Saddleworth's natural landscapes, its attractive and diverse villages, and its outstanding opportunities for a wide range of outdoor recreation are great strengths. These will make Saddleworth a great place to live and visit, but they will also help to underpin its economic contribution. The tourism and leisure sector is an obvious example, but we envisage that other small and medium sized enterprises will make Saddleworth their base because of its excellent environment and its vibrant communities, and because highly skilled people will choose to live here.

Objectives for planning, housing, transport, environment, community facilities, retail and commercial activity

9. Green Belt : narrative and policy.
   Influenced by Local Plan and NPPF. List any priorities such as rural diversification and access. Key issues. Demonstrate an asset for leisure and tourism

10. Conservation Areas : any general policies relating to conservation area, any village Specifics.
    Civic Trust and Local Studies Centre. No maps or appraisals. Need evidence and map boundaries. Conservation areas, listed buildings and a list of local buildings of interest

11. Housing : narrative – acknowledgement of pressures, positive contributions from Saddleworth, brownfield and greenfield sites, identifying and meeting local needs. The standard of new build.
    Mixture of housing – NPPF and Oldham Local Plan comments and policies which influence Saddleworth, Neighbourhood Plan deviations and justification – statistics needed

Development on small sites – eg small plots of abandoned land, garages, industrial sites, gardens etc, justification and policy
Long term empty homes – policy and case study of Delph
Residential development – design, fitting in with local area – any village specifics
A statement of each villages housing need and capacity
Space and density of developments – comment and policy – restricted by other plans ? Housing for an ageing population, retention of young people
New housing strategy being developed and looking at area within the Parish Boundary. Type and density of housing. Other opportunities eg above shops.

12. Industrial and commercial developments :

Current business parks, protection of industrial land against mass development leading to dormitory area, mixture of small scale industrial developments and housing, village specifics, Fletcher's site as only strategic site in Saddleworth

Tourism : narrative – effect on local area, contribution to economy, policy : The local economy of Saddleworth is significantly boosted by tourist activity. Its natural assets of moorland and valleys provide attractions for visitors, walkers and climbers, which is unmatched anywhere else in the Borough. Tourists are also attracted to its villages for their Pennine character. Uppermill is the hub and provides a range of visitor attractions; the independently run Saddleworth Museum, Gallery and Information Centre, other galleries, shops, cafes and pleasure trips on the Huddersfield Narrow Canal. Tourist facilities in other villages are less developed but local pubs throughout the district provide good affordable food in pleasant surroundings.

Travel around the area by public transport is difficult and tourists mostly rely on their own transport, mainly cars. This places a strain on the parking resources within the area.

There was strong support for a park and ride system linking the major attractions within the area. 57% supported a Park and Ride Tourism Bus servicing Greenfield Station and Dove Stone and 68% a route linking all Saddleworth villages and tourist locations. (Saddleworth Hopper in the past)

Public toilet facilities are inadequate and this presents a problem for both local people as well as visitors. There was strong support for the Parish Council taking an active role in providing improved facilities; even increasing the Parish Council Tax Precept if necessary. The way of providing the facilities will vary depending on the location. The introduction of a Community Toilet scheme some years ago has proved successful. Local businesses receive an annual payment to allow members of the public to use their toilets without making a purchase.

The overwhelming majority, 91% were in favour of the Parish Council supporting the Museum based Visitor Information Centre, a focal point for tourists.

Saddleworth has a rich network of footpaths and bridleways; a legacy from an era before the industrial revolution when the area was one of scattered hillside settlements and hamlets

interlinked with rights of way. There are 291 definitive footpaths and bridleways in the Parish, in addition to large areas of open land where 'right to roam' applies.

The Parish Council, together with a team of volunteers including the Ramblers Association, West Pennine Bridleway Association and Oldham Countryside Service, have undertaken to document all 150 miles (240 Km) of footpath and bridleway in Saddleworth, compiling a detailed record and a log of their condition, and working with the Local Authority Footpaths Officer to agree an action plan for their restoration and maintenance. (Incomplete)

Walkers, horse riders and visitors to the area have long been frustrated by the lack of a single map of Saddleworth showing footpaths, bridleways and other tourist amenities; an earlier map in two sections, produced in 1979, has long been out of print. The Parish Council have embarked on a project to produce a new large scale map on a single sheet covering the whole of the Parish.

13. Expansion of 6 – Travelling :
    public transport, road network, other – cycling, walking, access to RoW, green lanes and canals. Specifics for each village, narrative and policies

14. The Environment and access to green spaces :
    Natural open spaces and sports and recreational facilities – protection of these against pressures. Special areas ? eg SSI's, NPPF and Local Plan policies. Identify these for each village and the protection needed. Impact of development on green spaces and open land. Tree Plan.
    Look at biodiversity, improvement and accessibility. Green space policy

15. Infrastructure :
    Access to fast reliable broadband, drainage – both natural and sewage systems, flooding issues, Flooding policy
    CIL – Community Infrastructure Levy. Each village specifics.
    Look at national policies

16. Community Land Trusts : potential for this in Saddleworth Example Bradwell

17. Maps, plans and photographs as appropriate

18. Issues raised which fall outside the remit of a Neighbourhood Plan which could perhaps form the basis for a new Parish Plan to run in tandem : eg parking, clean air, retaining

community facilities eg libraries, heritage protection, green and friendly environment area eg reduction in plastic use, Law & Order

Appendix 5: Dobcross survey data

The Dobcross Community Association carried out their own survey covering similar topics to the Future of Saddleworth survey. It was carried out both online and in print.

The responses to the survey are available to download:

https://www.saddleworthparishcouncil.org.uk/downloads/dobcross-overview.pdf

https://www.saddleworthparishcouncil.org.uk/downloads/dobcross-traffic-and-transport.pdf

A summary of some of the key data based findings from the Dobcross Survey are (all percentages rounded to nearest full figure):

- A narrow majority (54%) are in favour of more houses being built.
- In broad terms, the development of affordable housing, family homes or smaller homes and apartments is seen as preferable to more executive homes
- Over 90% of respondents thought having parking spaces and access to a main road should be a prerequisite to gaining planning approval.
- Over 90% of respondents would be in favour of 20mph speed limits
- A majority of residents (58%) would not want to see a one-way system to reduce traffic flow
- A large majority of residents (75%) would like to see vehicle size restrictions through the centre of the village
- Many people (66%) expect to own an electric car in 5-10 years' time.
- A small majority of people (54%) think that the lack of pavements on certain roads are an important issue.
- Most households have one or two cars (84%). A small number have three. Very few have none or more than four.
- Most respondents (70%) do not use the bus services that serve Dobcross however many say they could be persuaded to use public transport
- Direct links to the train and tram networks, more regular and frequent bus timetables, lower fares and more buses to Manchester would make the service more popular.
- There is a rough 50:50 split on whether more should be done to attract more business, industry and employment into the area
- Lower business rates, better broadband and easier parking would make the area more attractive but many expressed concern about the impact of yet more cars and how expanding business activity might affect smaller villages like Dobcross
- A majority of respondents (65%) said they were satisfied with the healthcare services available to Dobcross residents.
- Most people (64%) feel the current planning regulations with regard to listed buildings, stone barn conversions and permissible building materials are about right
- The vast majority of respondents (90%) were not concerned about a risk of flooding
- Most people would welcome the introduction of more renewable energy initiatives but not at the expense of spoiling the look of the village and its surroundings.

Appendix 6: Future of Saddleworth survey data

The Future of Saddleworth Consultation was carried out both online and in print. The questions from the survey are on pages 20–29.

The responses to the sruvey are available to download:

Overview (data-led responses): https://www.saddleworthparishcouncil.org.uk/downloads/future-of-saddleworth-overview.pdf

Responses to questions with text-based answers: https://www.saddleworthparishcouncil.org.uk/downloads/future-of-saddleworth-individual-responses.xlsx

A summary of some of the key data based findings from the Future of Saddleworth Survey are (all percentages rounded to nearest full figure):

- Most important issues: 1st) housing, planning & development; 2nd) environment; 3rd) transport. This applies currently across Saddleworth, in 20 years across Saddleworth, and in respondents' villages. Environment was ranked noticeably higher in 20 years' time.

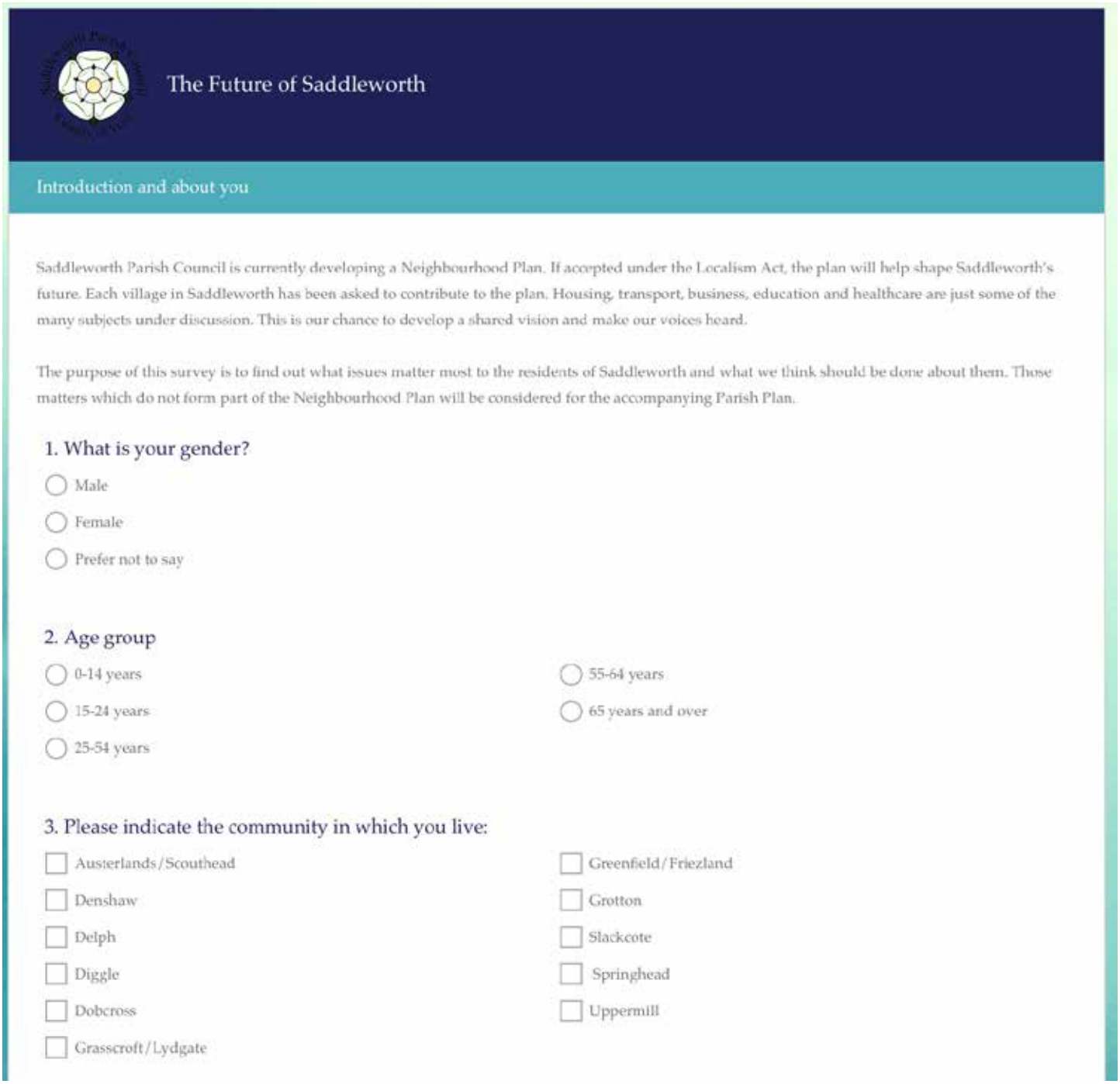
- Preferred type of housing by score (most preferred first): terraced (2.53); retirement homes (2.76); semi-detached (2.80); sheltered/supported accommodation (2.91); shared space (e.g. flats) (3.30); detached (3.49).

- Preferred housing by ownership (most preferred first): owner occupied (65%); social rented (37%); private rented (8%).

- Preferred housing by size (most preferred first): three bedroom (60%); two bedroom (39%); 4+ bedrooms (7%); one bedroom (6%).

- Preferred locations for development (most preferred first): brownfield (1.51); infill (2.25); open land – not green belt (3.05); small developments on green belt <10 (3.68); green belt 10+ (4.49).

- Types of development preferred for people looking to work in the area (most preferred first): light industrial (33%) and offices (33%); retail (shops) (19%) and farming (19%); tourism (18%); leisure (pubs, cafés) (14%).



The Future of Saddleworth

Introduction and about you

Saddleworth Parish Council is currently developing a Neighbourhood Plan. If accepted under the Localism Act, the plan will help shape Saddleworth's future. Each village in Saddleworth has been asked to contribute to the plan. Housing, transport, business, education and healthcare are just some of the many subjects under discussion. This is our chance to develop a shared vision and make our voices heard.

The purpose of this survey is to find out what issues matter most to the residents of Saddleworth and what we think should be done about them. Those matters which do not form part of the Neighbourhood Plan will be considered for the accompanying Parish Plan.

1. What is your gender?

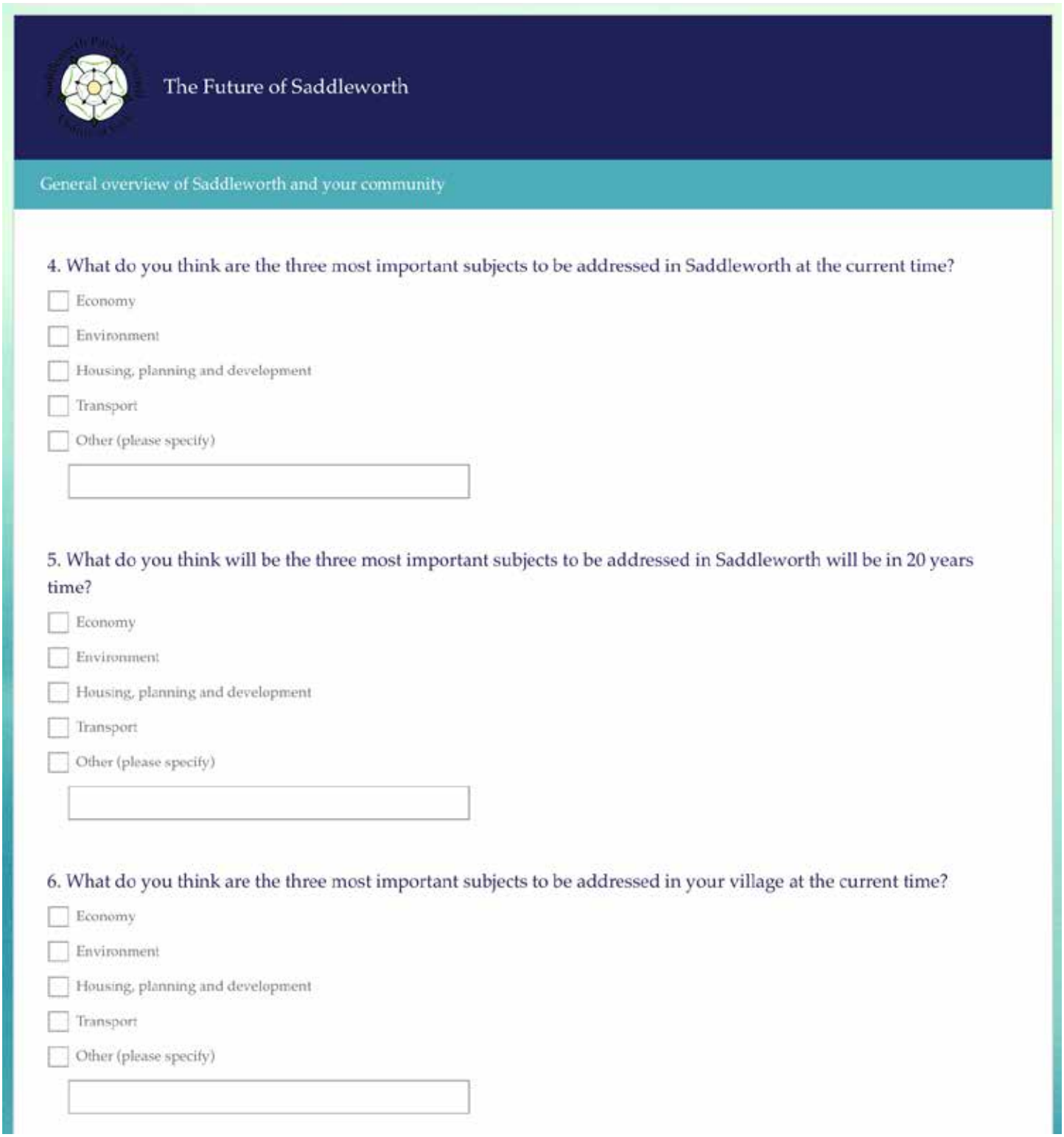
- ◯ Male
- ◯ Female
- ◯ Prefer not to say

2. Age group

- ◯ 0-14 years
- ◯ 15-24 years
- ◯ 25-54 years
- ◯ 55-64 years
- ◯ 65 years and over

3. Please indicate the community in which you live:

- ☐ Austerlands/Scouthead
- ☐ Denshaw
- ☐ Delph
- ☐ Diggle
- ☐ Dobcross
- ☐ Grasscroft/Lydgate
- ☐ Greenfield/Friezland
- ☐ Grotton
- ☐ Slackcote
- ☐ Springhead
- ☐ Uppermill



The Future of Saddleworth

General overview of Saddleworth and your community

4. What do you think are the three most important subjects to be addressed in Saddleworth at the current time?

- [ ] Economy
- [ ] Environment
- [ ] Housing, planning and development
- [ ] Transport
- [ ] Other (please specify)

5. What do you think will be the three most important subjects to be addressed in Saddleworth will be in 20 years time?

- [ ] Economy
- [ ] Environment
- [ ] Housing, planning and development
- [ ] Transport
- [ ] Other (please specify)

6. What do you think are the three most important subjects to be addressed in your village at the current time?

- [ ] Economy
- [ ] Environment
- [ ] Housing, planning and development
- [ ] Transport
- [ ] Other (please specify)

Housing, planning and development

The Neighbourhood Plan fits within a system of other planning frameworks, such as the National Planning Policy Framework; the Greater Manchester's Plan for Homes, Jobs, and the Environment; and Oldham Council's Local Plan.

7. What type of housing would you like to see more of in Saddleworth? Please prioritise the following list with 1 being your preferred and 5 your least preferred type of development.

	1	2	3	4	5
Detached	○	○	○	○	○
Semi-detached	○	○	○	○	○
Terraced	○	○	○	○	○
Shared space (e.g. flats)	○	○	○	○	○
Retirement homes	○	○	○	○	○
Sheltered/supported accommodation	○	○	○	○	○

8. What type of home ownership do you think we need more of in the district?

- ☐ Owner-occupied
- ☐ Private rented
- ☐ Social rented

9. What size of house do you think is most needed?

- ☐ Four bedrooms or more
- ☐ Three bedrooms
- ☐ Two bedrooms
- ☐ One bedroom

10. When building new developments, where would you like these to be built? Please list those you wish to be considered in order of preference, where 1 is the most preferred and 5 is the least preferred.

	1	2	3	4	5
Infill between existing houses	○	○	○	○	○
Sites with existing or previous development (brownfield)	○	○	○	○	○
Open land (not including green belt)	○	○	○	○	○
Small developments on green belt (fewer than 10 houses)	○	○	○	○	○
Green belt (more than 10 houses)	○	○	○	○	○

Other (please specify)

11. Are you aware of any areas in your village which could be used for developments? If so, please give details, e.g. postcode, map, location, etc.

Environment and green spaces

Please answer the following questions on our environment.

12. Do you think more is required to manage flood risks in Saddleworth?

Are you aware of the use of any of the following in Saddleworth: flood warning systems, flood defences, tree planting, water storage areas, sustainable urban drainage systems (SUDS), or any others?

13. Saddleworth has a number of initiatives (private and public) for supporting and creating renewable energy, and will develop these further. Please list those you wish to be considered in order of preference, where 1 is the most preferred and 5 is the least preferred.

	1	2	3	4	5	
Solar panels	○	○	○	○	○	○
Domestic wind turbines	○	○	○	○	○	○
Commercial wind turbines	○	○	○	○	○	○
Heat pumps (geothermal)	○	○	○	○	○	○
Hydroelectric	○	○	○	○	○	○
Air sourced	○	○	○	○	○	○
Biomass	○	○	○	○	○	○

Please provide more details if you would like to be specific

14. We would like to introduce more local initiatives for recycling, and would welcome your input. If you have any suggestions for new or improved recycling schemes, please let us know below.

15. Would you support creating allotments if space could be found somewhere your village?

- ○ Yes
- ○ No

16. Are you aware of any open or public spaces in your village which you would like to see protected? If so, please give details.

Employment and business

17. If you currently have a job, where do you work?

- ◯ Premises outside Saddleworth
- ◯ Premises inside Saddleworth
- ◯ Work from home

18. If you run your own business, and are expecting to relocate in the next five years, where are you likely to relocate to?

- ◯ Premises outside Saddleworth
- ◯ Premises inside Saddleworth
- ◯ Work from home

19. If you are likely to start working in the district in the next few years, which of the following types of development would be of particular use?

- ☐ Light industrial units
- ☐ Offices
- ☐ Leisure (pubs, cafes)
- ☐ Retail (shops)
- ☐ Farming
- ☐ Tourism (hotels, accommodation)

20. Are you aware of any areas in your village which could be used for commercial developments? If so, please give details.

21. If you work in Saddleworth, is the current provision of broadband and mobile services in Saddleworth sufficient for your business needs? Please explain.

Tourism and heritage

22. What are the benefits of tourism to Saddleworth?

23. How do you think that tourism locally can be better managed to benefit Saddleworth?

24. In your opinion, what attracts visitors to Saddleworth

- [ ] Cafe culture
- [ ] Countryside
- [ ] Heritage
- [ ] Venues
- [ ] Other (please specify)
- [ ] Nature
- [ ] Walking
- [ ] Cultural events

25. Have you any specific ideas on how to maintain/improve the character of Saddleworth? Please specify below.

26. Have you any specific ideas on how to maintain/improve the character of your village? Please specify below.

27. Saddleworth has 26 conservation areas. Do you know where the conservation areas are in your village?

Are there any issues with the Conservation areas in your village?

Is there anything that can be done to enhance your appreciation of the Conservation areas in Saddleworth?

28. Are you aware of any sites in your village which could be identified and promoted for tourism or heritage? If so, please give details.

29. Do you have any suggestions as to how the community can improve and maintain the network of footpaths and bridle paths?

Traffic, transport and accessibility

30. How many vehicles are there in your household?

0	1	2	3	4+
○	○	○	○	○

31. Are you aware of any sites in your village which could be used as a location for charging points for electric cars?

32. Are you aware of any sites in your village which could be used as a site for additional public car parking? If so, please give details.

33. Does Saddleworth have sufficient availability for cyclists (parking, routes, cycle lanes etc)? Can you suggest any locations in your village which could be used for facilities such as parking? If so, please give details.

34. Do you have accessibility needs? Are they currently met in your village? Is there anything more that can be done to help?

35. Do you currently access any activities or schemes in Saddleworth that help with health and wellbeing? This could include such things as sports, mental health, community support or group activities.

- ◯ Yes
- ◯ No

36. Are you involved in any of the following activities or schemes in Saddleworth?

- ☐ Walking
- ☐ Swimming
- ☐ Community groups
- ☐ Sports clubs/groups
- ☐ Places of worship
- ☐ Other (please specify)
- ☐ Youth clubs
- ☐ Allotments
- ☐ Art groups
- ☐ Healthy eating groups

37. What more could be done to help or encourage people to access these activities or schemes?

38. Are you are involved in neighbourhood safety schemes (Neighbourhood Watch, for example)?

- ◯ Yes
- ◯ No
- ◯ If yes, which schemes are you involved in?

39. How do you think community safety could be improved in your village?

Our final question is particularly intended to get the opinions of young people, that is, anyone under the age of 18. If you are over 18, but there is someone in your household under the age of 18, we would welcome their response to the final question.

Appendix 7: Topic papers

The topic papers produced in the development of the plan are available online at:

Flooding: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-flooding.pdf

Heritage: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-heritage.pdf

Housing: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-housing.pdf

Industry, commerce and tourism: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-industry-commerce-tourism.pdf

Landscape and character: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-landscape-character.pdf

Traffic and transport: https://www.saddleworthparishcouncil.org.uk/downloads/topic-paper-traffic-and-transport.pdf

Appendix 8: Iterative Neighbourhood plan versions

The development versions of the Neighbourhood Plan are available online at:

Version 1.0: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.0.pdf

Version 1.1: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.1.pdf

Version 1.2: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.2.pdf

Version 1.3: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.3.pdf

Version 1.4: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.4.pdf

Version 1.5: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.5.pdf

Version 1.6: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.6.pdf

Version 1.7: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.7.pdf

Version 1.8: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.8.pdf

Version 1.9: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.9.pdf

Version 1.10: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.10.pdf

Version 1.11: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.11.pdf

Version 1.12: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.12.pdf

Version 1.13: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.13.pdf

Version 1.14: https://www.saddleworthparishcouncil.org.uk/downloads/draft-1.14.pdf

Appendix 9: Full list of statutory consultees

Oldham Council
Peak District National Park Planning Authority
Greater Manchester Combined Authority

Calderdale Council
Derbyshire County Council
East District (Oldham Council)
High Peak District Council
Holme Parish Council
Kirklees Council
Lead Local Flood Authority
Meltham Town Council
Mossley Town Council
Ripponden Parish Council
Rochdale Council
Shaw and Crompton Council
Tameside Council
Tintwistle Parish Council

Delph Residents Association
Denshaw Residents Association
Diggle Residents Association
Dobcross Residents Association
Greenfield and Grasscroft Residents Association
Grotton Residents Association
Love Lydgate
Scouthead and Austerlands Residents Association
UCAN

Action Together
Age-UK
BT
Business Peak District
Canal and River Trust
Country Land and Business Association
Churches Together in Saddleworth
CPRE
CTIL (Vodaphone & 02)
Derbyshire coalition for inclusive living
Disability Rights UK
Dovestones Women's institute
Electricity North West
Environment Agency
Equality and Human Rights Commission
Forestry Commission
Greater Manchester and High Peak Ramblers
Greater Manchester Chamber of Commerce
Greater Manchester Integrated Care
Historic England
Homes England
Marine Management Organisation

MBNL (EE and Three)
Mobile Operators Association
Mobile UK
National Farmers Union
National Gas Transmission
National Highways
National Trust
Natural England
Network Rail
NHS Oldham CCG
Oldham Interfaith Forum
Oldham Mountain Rescue Team
Oldham Partnership
Peak Park Parishes Forum
Primary Care Network
RSPB
Saddleworth Peace Group
Saddleworth Women's Institute
Sport England
Springhead Community Centre CIO
TfGM
The Coal Authority
United Utilities
Wildlife Trust
Woodland Trust

Appendix 10: Public consultation response

The formal consultation was carried out both online and in print. The questions from the paper survey are on pages 34–41.

The responses to the survey are available to download from:

https://www.saddleworthparishcouncil.org.uk/downloads/neighbourhood-plan-responses.xlsx

SADDLEWORTH NEIGHBOURHOOD PLAN 2024–2044 SUMMARY CONSULTATION

Saddleworth Parish Council want to know your thoughts on the draft Saddleworth Neighbourhood Plan as it reaches an important stage

Saddleworth has unique qualities and characteristics, and specific issues as well. This is our opportunity to make a plan which is tailored to meet Saddleworth's needs.

The draft Neighbourhood Plan has been developed from the views expressed by local people during earlier phases of consultation. More than 12,000 questionnaires were distributed across Saddleworth as we reached out to every household. Online versions were shared, and discussions were held with community associations and local organisations. School pupils were also asked for their views.

The central part of a Neighbourhood Plan is its planning policies, which are in the draft Plan. In each case we have 1) identified an issue which affects the Parish, 2) set out our what our objectives are in relation to that issue, 3) prepared a policy which seeks to deliver those objectives, and 4) provided evidence to support that policy.

This Summary provides a short and simplified version of each objective and policy. The complete policies are in the full Neighbourhood Plan. The final page of the Summary explains how to view a copy of the full Plan.

The Neighbourhood Plan does not allocate land for future development. The role of the Neighbourhood Plan is to set rules for and guide planning decisions, and to ensure that schemes are of the highest possible quality. All policies which are relevant to a particular planning proposal will be taken into account when it is assessed.

In due course the Neighbourhood Plan will be subject to a local referendum. If people vote in support of it, then it will have to be taken into account by planning authorities when they makes decisions on applications.

That is why it is important that the Neighbourhood Plan reflects the views of all the Saddleworth communities.

This is the opportunity to make sure that future planning proposals recognise Saddleworth's unique qualities, protect and enhance its character, and deliver as many positive benefits for our communities as possible.

Please help us to meet this challenge to prepare the best possible Plan by returning this completed summary.

For monitoring purposes, please could you complete the following questions:

Your post code: _____

Your gender: _____

Your age group:

☐ 0–14 years; ☐ 15–24 years; ☐ 25–54 years;

☐ 55–64 years; ☐ 65 years +

All responses should be received by 10.59pm on June 10, 2024. Please either complete the consultation online at www.saddleworthparishcouncil.org.uk or return this paper version to FREEPOST SPC N PLAN.

Environment

These policies aim to protect and enhance recreation and nature conservation corridors, local green spaces and, in particular, the green belt; address flood risk, minimise energy use and promote sustainability; promote and encourage the stewardship and conservation of the rural landscape; and preserve and enhance existing heritage assets.

POLICY 1: GREEN INFRASTRUCTURE

Policy summary – developments will be supported which:

- **provide new small open and/or green spaces, including the new Local Green Space designation;**
- **protect and enhance any existing wildlife;**
- **provide green infrastructure through provision of hedgerows, wildflower meadows and tree planting, particularly native species, and protect Ancient Woodland.**

There should be particular consideration given to the Special Protection Area and Special Area of Conservation, Sites of Biological Importance and Sites of Special Scientific Interest (SSSIs).

Do you: AGREE ☐ DISAGREE ☐

POLICY 2: CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK

Policy summary – developments in areas adjacent to the National Park will only be supported if they respect the setting of the Peak District National Park.

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE ☐ DISAGREE ☐

POLICY 3: CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS)

Policy summary – developments for change of use of agricultural buildings or stables should have no detrimental impact on the agricultural economy, nor on the openness and people's enjoyment of the green belt, and for recent buildings must include a statement demonstrating active agricultural use for at least seven years.

Note: this policy covers conversions which are not already allowed under permitted development.

Do you: AGREE ☐ DISAGREE ☐

POLICY 4: PROTECTION OF IMPORTANT VIEWS

Policy summary – developments will not be supported which detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development.

Do you: AGREE ☐ DISAGREE ☐

POLICY 5: EROSION AND FLOODING

Policy summary – developments will be supported which:

- **avoid flood risk and make use of natural techniques to minimise and mitigate it;**
- **are in line with national and local plan policy requirements, and subject to a satisfactory Flood Risk Assessment, if they are in flood risk areas.**

Do you: AGREE ☐ DISAGREE ☐

Do you have any specific comments on any of the policies outlined?



Green belt



Flora and fauna



Flooding



National Park



Farming and agriculture



Protected areas

Design

These policies aim to ensure the sustainable design and construction of all new development; support opportunities for renewable energy generation and the minimisation of energy use; conserve and enhance historic assets, and where possible bring unused heritage assets into new use; and work towards carbon neutral targets. All development in Saddleworth should be of a sufficient quality to create new heritage assets in the future. The design should complement and enhance the distinctive local character and identity of Saddleworth's villages.

POLICY 6: SUSTAINABLE CONSTRUCTION

Policy summary – developments will be supported which:

- **use modern standards of design and construction to minimise their environmental impact, and where those are not used – such as matching traditional methods – still minimise their impact;**
- **meet or exceed national environmental guidelines and recommendations;**
- **include, where appropriate, small-scale and/or district energy provision, e.g. solar.**

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE ☐ DISAGREE ☐

POLICY 7: DESIGN, CHARACTER AND HERITAGE

Policy summary – developments will be supported which enhance or preserve Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting.

Any proposal that incorporates the partial or full loss of a heritage asset must demonstrate why the reuse of the asset is not applicable, with a detailed Heritage Statement and accompanied by structural/ condition and viability surveys.

Do you: AGREE ☐ DISAGREE ☐

POLICY 8: DESIGN MASTERPLANS

Policy summary – with particular regards to any large redevelopment sites, a comprehensive masterplan should be provided, showing the order of construction and what is included in each phase of the development. The masterplan should be developed with the opportunity for timely participation from the local community.

Do you: AGREE ☐ DISAGREE ☐

POLICY 9: CHEW BROOK VALE

Policy summary – the former Fletcher's Mill site in Greenfield (designated Chew Brook Vale in the Places for Everyone plan) is subject to extra requirements. It should:

- **create a village-style setting similar to existing nearby ones;**
- **include a masterplan and design code to distinguish it from estate housing, and keep some of the existing buildings of particular character;**
- **provide a minimum of 1,000sqm of commercial, leisure or retail; and**
- **provide any necessary public bus services and associated facilities.**

Do you: AGREE ☐ DISAGREE ☐

Do you have any specific comments on any of the policies outlined?



Energy provision



Sustainable construction



Heritage



Masterplans

Health, wellbeing and education

These policies aim to promote developments which improve physical and mental health and wellbeing; are designed with public safety in mind, and ensuring that publicly accessible open areas have considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.



Safety & wellbeing



Social care



Education



Health

POLICY 10: SAFETY AND WELLBEING

Policy summary – major developments (more than 10 houses) will be supported which include:

- **open spaces which which will provide benefits for physical and mental health;**
- **well-designed, safe, inclusive, easy to understand, well-connected outdoor areas which are accessible to the public, while minimising the risk of anti-social behaviour (ASB).**

Do you: AGREE ☐ DISAGREE ☐

POLICY 11: HEALTH AND EDUCATION SERVICES

Policy summary – developments will be supported which provide new health, social care and education services; and increase accessibility to education, social care and healthcare for isolated or inaccessible communities.

Major developments should provide a report about what healthcare provision exists, how it is accessed with a view to ensuring services are within 20 minutes of it, and the impact of that development on the existing healthcare facilities.

Do you: AGREE ☐ DISAGREE ☐

Do you have any specific comments on any of the policies outlined?

Housing

These policies aim to address particular housing needs in Saddleworth. There should be suitable affordable (including social) housing stock for first time buyers and renters looking to stay in the area, and provision for older people to move into properties which are easily maintained and meet their needs.



Affordable & social



Consultation

POLICY 12: HOUSING

Policy summary – developments will be supported which deliver a range of housing types, with specific focus on the provision of affordable, social and intermediate housing. In particular, preference will be given to developments which include one-bedroom accommodation targeted at young people, allowing those leaving family homes for the first time to remain in the area, and appropriate homes for the elderly and disabled, which promote accessibility.

Do you: AGREE ☐ DISAGREE ☐

POLICY 13: CONSULTATION

Policy summary – major developments will be supported which have as a condition of their approval, the formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion. (This would ensure continued engagement between local residents and the developer after the application stage.) All planning applications for development which are likely to have an impact beyond the immediate site should be accompanied by a Statement of Community Engagement.

Do you: AGREE ☐ DISAGREE ☐

POLICY 14: DERELICT AND EMPTY PROPERTIES AND SITES

Policy summary – developments will be supported which bring derelict/empty properties back into use.

The Local Plan for Oldham has a specific policy to make the most efficient use of brownfield land, which is strongly supported for development in Saddleworth

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE ☐ DISAGREE ☐

POLICY 15: COMMUNITY AND SELF BUILD

Policy summary – developments will be supported which are individual self-build or community led projects which can demonstrate that they have a local connection, and will maintain that after occupation.

Do you: AGREE ☐ DISAGREE ☐



Derelict & empty



Self build

Do you have any specific comments on any of the policies outlined?

Retail, commerce and tourism

These policies aim to retain employment sites, to support existing traditional industries, take advantage of the highly-qualified workforce, to develop opportunities in emerging and future technologies and business; to ensure that there is adequate infrastructure – including communications, with support both for people who commute, and those who work within Saddleworth. It aims to ensure the provision of sporting, leisure and recreational facilities and spaces; to support tourism with a view to strengthening the local economy; to recognise the importance of farming. It also aims to ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.

POLICY 16: RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Policy summary – new office, retail and commercial developments will be supported which:

- **would not have significant harmful impacts on the amenities or existing commercial activity of adjoining sites;**
- **and would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.**

In addition to site allocations in the Local Plan for Oldham, proposals will be supported which result in the creation or sustainable expansion of existing and new businesses which: are outside the green belt; support new investment; accommodate car parking; and improve sustainability.

Developments will not be supported which involve the loss of commercial premises, or land which provides employment.

Do you: AGREE ☐ DISAGREE ☐



Traffic



Economy

POLICY 17: HOMEWORKING AND CONNECTIVITY

Policy summary – developments which promote the role of homeworking within the economy will be supported, including superfast communications technology, and flexible spaces.

Do you: AGREE ☐ DISAGREE ☐

POLICY 18: TOURISM AND LEISURE

Policy summary – developments will be supported which encourage an even spread of tourism; create a balance of long and short stay provision, provide facilities of use to the local community, are appropriate to the landscape, and support local job opportunities.

Development of community, leisure and sports facilities which contribute to the improvement of the health and well-being of the population will be supported.

Development proposals which enhance or improve existing community facilities will be supported.

Development proposals that will result in the loss or reduction in scale of a community facility will be resisted unless alternative facilities of equal or better accessibility, size and suitability are provided; or the community facility is no longer viable.

Do you: AGREE ☐ DISAGREE ☐

POLICY 19: AGRICULTURAL LAND

Policy summary – developments will not be supported which result in the loss of the best and most versatile agricultural land.

Do you: AGREE ☐ DISAGREE ☐

POLICY 20: SERVICES

Policy summary – developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular those within a short distance of all local residents.

Do you: AGREE ☐ DISAGREE ☐

Do you have any specific comments on any of the policies outlined?



Communications



Tourism



Farming and agriculture

Travel and transport

These policies address the lack of parking provision across Saddleworth, and seek to improve cycling and pedestrian networks, improve access to and provision of public transport (in particular bus and train), and improve air quality and reduce sound pollution.

Saddleworth Parish Council aims to work with the Peak Park Authority, the Canal and River Trust, and with transport organisations on integrated plans for the region.

POLICY 21: PARKING STANDARDS FOR HOUSING

Policy summary – developments will be supported which:

- **provide two parking spaces per dwelling (fewer for one-bedroom developments or similar);**
- **provide visitor parking and cycle parking.**

If these can't be delivered (where for example, there are physical limits on space) there will need to be a clear demonstration of how public transport can meet the needs of residents.

Do you: AGREE ☐ DISAGREE ☐

POLICY 22: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

Policy summary:

- **Major developments to include cycle and pedestrian access;**
- **Commercial developments should include facilities such as changing rooms and shower rooms for cyclists;**
- **Any diverted public rights of way should still be routed through open space.**

Do you: AGREE ☐ DISAGREE ☐

POLICY 23: ACCESSIBILITY TO TRANSPORT

Policy summary – developments will be supported which:

- **provide access to public transport that complies with recommended guidelines**
- **include pedestrian access, and cycle access and storage in public transport development;**
- **provide improved accessibility for walking, cycling, and wheelchairs, prams and buggies.**

Do you: AGREE ☐ DISAGREE ☐

POLICY 24: PUBLIC TRANSPORT

Policy summary – developments will be supported which:

- **provide improved access to current or future train stations;**
- **increase public transport network capacity (e.g. a new train station).**

Do you: AGREE ☐ DISAGREE ☐

POLICY 25: CLEAN FUEL VEHICLES

Policy summary – developments will be supported which ensure provided parking allows for electric (or other renewable) charging.

Do you: AGREE ☐ DISAGREE ☐

Do you have any specific comments on any of the policies outlined?



Pedestrians



Air quality



Public transport



Cycling



Parking



Renewable fuels

You can respond by returning this summary consultation document, or a written response, to us at:

FREEPOST SPC N PLAN

by June 10, 2024. You can also submit your responses online at www.saddleworthparishcouncil.org.uk/neighbourhood-plan-consultation/ by 11.59pm on June 10, 2024, or by writing to clerk@saddleworthparishcouncil.org.uk.

The Saddleworth Neighbourhood Plan covers the entirety of the area which falls under Saddleworth Parish Council. It should be noted that there are two planning authorities which cover this area – Oldham Council and the Peak District National Park Authority.

The full Neighbourhood Plan, together with the Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) screening, is available from the Saddleworth Parish Council website at www.saddleworthparishcouncil.org.uk, or from the Saddleworth Parish Council offices at Saddleworth Civic Hall, Lee Street, Uppermill OL3 6AE. You can also request a copy by calling 01457 876665.

Copies of the full Neighbourhood Plan are also available to view from Uppermill Library (High Street, Uppermill, OL3 6AP), Delph Library (Millgate, Delph, Oldham, OL3 5JG), Lees Library (Thomas Street, Lees, OL4 5DA) and Greenfield Library (Chew Vale, Greenfield, OL3 7EQ). Please check opening times for venues.

The consultation period for the Neighbourhood Plan opens on April 2, 2024, and closes at 11.59pm on June 10, 2024. This consultation is regulation 14 of the neighbourhood planning regulations.

Please note all comments will be held by the council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information, such as your postal and e-mail address, will not be published, but your name and organisation (if relevant) will.

SADDLEWORTH NEIGHBOURHOOD PLAN 2024–2044
© Saddleworth Parish Council 2024

Saddleworth Civic Hall, Lee Street, Uppermill OL3 6AE
Tel: 01457 876665
www.saddleworthparishcouncil.org.uk

Appendix 11: Formal consultee responses

National Grid: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/1-national-grid-response.pdf

https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/1-national-grid-response-map.pdf

National Gas: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/2-national-gas-response.pdf

Natural England: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/3-natural-england-response.pdf

United Utilities: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/4-united-utilities-response.pdf

https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/4-wrw-evidence-to-support-water-efficiency-optional-standard-for-new-homes.pdf

Coal Authority: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/5-coal-authority-response.pdf

Wildlife Trust for Lancashire, Manchester & North Merseyside: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/6-lwt-response.pdf

Marine Management Organisation: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/7-marine-licencing-reponse.pdf

National Highways: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/8-national-highways-response.pdf

Oldham Council: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/9-oldham-council-comments-on-saddleworth-neighbourhood-plan-regulation-14.pdf

PDNPA: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/10-pdnpa-comments-on-saddleworth-neighbourhood-plan-at-regulation-14.pdf

Canal and River Trust: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/11-crtr-response.pdf

Holme Valley Parish Council: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/12-holme-valley-parish-council-response.pdf

Historic England: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/13-historic-england-response.pdf

Sport England: https://www.saddleworthparishcouncil.org.uk/downloads/repsonses/14-sports-england-response.pdf

Appendix 12: Response letters to consultees

[redacted]
Canal and River Trust
[redacted]

Dear [redacted]

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in May.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

With regards to your concerns about some of the Local Green Spaces, we have highlighted at the start of the plan that we do not intend to designate any Local Green Spaces, and that any that come forward would do so via the Local Plan process carried out by Oldham Council. To be clear, we have no plans at all to designate the Canalside area as a Local Green Space.

With regards to the suggested text that you proposed for Policy 8, on design masterplans, we have incorporated your suggested text as you proposed it.

With regards to your suggestion on Policy 10, safety and wellbeing, we have incorporated additional text in the first bullet point of the policy to make reference to consideration being made of off site development of walking and cycling infrastructure. There is reference made to this within the Travel and Transport section, but we decided that it was useful to make specific reference to it in this section also, to emphasise the overlap between the policies.

Thank you very much for your constructive responses. If there are future opportunities to work together on improving the environment around our local canals and rivers, we look forward to a productive and positive partnership.

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee, Saddleworth Parish Council

[redacted]
Lancashire Wildlife Trust
mwalker@lancswt.org.uk

Dear [redacted]

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in June.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

While we did not feel we were able to incorporate all of your comments, we have included revisions which have addressed the majority of them.

In particular, we did not feel it was appropriate to reference the forthcoming ELMS funding from Defra in a 20 year strategy document. While this is undoubtedly positive, we felt that it was the wrong place for this reference, which would very quickly date.

We have also not included the feedback on flooding and drainage, as there is a substantial section on this in the emerging Local Plan for Oldham, which is the parent document to this. We would recommend that you put forward any comments on this to Oldham Council as part of their consultation process.

However, we have included many changes to the document in response to your further comments.

You drew much attention to ensuring that biodiversity was consistently referenced throughout the document. We have added a reference to biodiversity and resilience into the list of issues facing the area, and added your suggested paragraph on a flourishing natural environment to our vision statement, as well as adding a paragraph into the supporting text on the 10% biodiversity target. We have also split out our first policy into three sections, one of which is biodiversity, to draw full attention to the biodiversity requirements.

With regards to your comments on tree planting supporting particular bird species, we have added a line to the paragraph to say that “Consideration should also be made to ensure that tree species should be appropriate to support native bird species.”

With regards to paragraph 50, I would draw your attention to the wording of policy 1, which has been strengthened, to say that development will not be supported which “would result in the loss of or harm to irreplaceable habitats such as Ancient Woodland”.

We have also added text after paragraph 62 emphasising the range of irreplaceable habitats that need to be protected. While there was reference to this elsewhere in the document, we were happy to reinforce this.

With regards to policy 1, we have included a footnote on the policy to draw attention to the need for development to be informed by and contribute to the Local Nature Recovery Strategy. We felt that by doing this, we were able to cover both your comments on this section and your comments on policy 14.

With regards to your comments on policy 18, and the potential damage to sensitive landscapes and habitats, we felt that this had been addressed elsewhere in the document, so included specific reference in this policy to ensure that was taken into account.

Thank you very much for your constructive responses. If there are future opportunities to work together on improving the environment and wildlife across the area, we look forward to a productive and positive partnership.

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee, Saddleworth Parish Council

[redacted]
Oldham Council
[redacted]

Dear [redacted]

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in June.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

With regards to the comments from Oldham Council, we have – with some very minor changes, which we have consulted with Georgina Brownridge on – accepted all of the comments which the Council has suggested.

With regards to the policy on community and self-build policy, there is one outstanding issue, where we are checking to see whether the local test is legally applicable for community-led housing.

I would particularly like to thank Georgina Brownridge for her work throughout the process. She has been thorough, well-prepared, constructive and engaged. We could not have asked for a better officer to help with the process. This has been ably supported by the other officers who have been involved.

Thank you very much for your constructive responses, and we look forward to working together during the remainder of the process.

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee, Saddleworth Parish Council

[redacted]
Peak District National Park Authority
[redacted]

Dear Sarah,

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in June.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

With regards to clarity on which policies applied in the Peak District National Park, and which did not, we have gone through the document and ensured that they were presented consistently throughout. Through the revision process, and in response to earlier comments from the PDNPA, we had inadvertently moved between including it in the text of the policy, and presenting as footnotes. It should now be consistently presented as text in the policy. This should also address your comment on Policy 3.

We have also numbered the policy paragraphs, for added clarity. All policies are given a heading in a box, and are presented in bold, which together with the numbering, we considered sufficiently clear.

Attached is a full set of amendments to the plan, together with the updated version of it.

Thank you very much for your constructive responses, and in particular for your assistance at our meeting on October 22 to run through the outstanding queries we had on your responses.

If there are future opportunities to work together on improving the environment and wildlife across the area, we look forward to a productive and positive partnership. We were delighted to have the chief executive, Phil Mulligan, attending a recent meeting of the Parish Council, and would be delighted to engage further.

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee, Saddleworth Parish Council

[redacted]
United Utilties
[redacted]

Dear [redacted]

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in June.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

On policy 5, erosion and flooding, we have incorporated the suggested reference to the emerging Local Plan policy CC4, and we have also incorporated your suggested text to the policy to reflect the unique circumstances of Saddleworth.

On policy 8, we have also included your suggestion to reference strategies for foul and sustainable surface water management.

With regards to your comments on policy 6, sustainable construction, and policy 15, community and self-build, while we are happy to accept your feedback, we have consulted with Oldham Council with regards to their emerging local plan. Your suggested comments have been addressed in there, and as such, we have not incorporated them here – our general approach is to only put policies into the Neighbourhood Plan where they add to parent planning documents, not to repeat them.

Similarly, we understand that your comments regarding the Chew Brook Vale site (JP Allocation 13) should already have been addressed through the consultation process on Places for Everyone.

Thank you very much for your constructive responses. If there are future opportunities to work together on improving the area, we look forward to a productive and positive partnership.

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee, Saddleworth Parish Council

Standard response for all other consultees who responded.

Dear XXX,

Many thanks for your response to the Saddleworth Parish Council Neighbourhood Plan survey which you responded to in June.

We have been carrying out a review of the Neighbourhood Plan, with a view to incorporating as much of the feedback as possible from the hundreds of responses which we received, and have recently completed the new draft plan, which will be being submitted for an updated HRA and SEA, prior to being presented to an inspector, and going forward to referendum.

Thank you very much for your constructive responses, and if there are opportunities to work together in the future to improve our area, we look forward to a positive and constructive relationship

Best regards,

Councillor Sam Al-Hamdani
Strategic planning committee,
Saddleworth Parish Council

Appendix 13: Changes following Regulation 14 consultation

Please note that where reference is made to paragraph, objective and policy numbers, I have placed the number as it appears in v2.3 of the plans first, and added the number as it appeared in the consultation version of the plan after in brackets.

Following a review of other Neighbourhood Plans, Recommendation 1 has become a box out, as it is a useful thing that developers can do, but there is no requirement to do it.

Recommendations 2–7 have been renamed "Parish actions", and moved to an appendix, with a reference in the main text.

Recommendation 8 has been made into a policy.

Introduction
The Neighbourhood Plan will be reviewed every five years to determine if an update is required and covers a period to ~~2044~~2045.

History
After "a valued industrial heritage" add This industrial heritage, and its beautiful natural setting, means that the Parish has a thriving tourist and retail trade, in addition to the growing homeworking sector.

Profile
After Community: insert According to data from Oldham Council

Issues
We have identified these issues through research and analysis of the parish, combined with the opinions of the community which were expressed during ~~through~~ our ongoing consultation.

Key issues in Saddleworth include air quality, the development of the natural environment, biodiversity and resilience, energy use and production, flooding and water use, and a lack of energy-efficient housing stock.

Climate change is such a critical issue that as well the specific policies section on "Environment", it is embedded as a cross-cutting theme in all policy sections. ~~Addressing climate change is such a critical issue that as well as being addressed specifically in this report, it is also embedded throughout each section.~~

Infrastructure
Amend footnote 4, ~~The Local Plan for Oldham (also referred to as Oldham Council's Local Plan), covers the entire borough including Saddleworth.~~ to The Local Plan for Oldham covers the whole borough, excluding the part that falls within the PDNPA.
In Health, well-being and education paragraph: pre~~s~~-school

Vision

On second bullet point, add , and that the biodiversity of the area is further enhanced

Add The parish should be an area with a flourishing natural environment that is resilient, sustainable and well connected and that enables the free movement of wildlife.

Switch the order of the last two paragraphs, for better flow.

Plans and legislation

The Saddleworth Neighbourhood Plan 2025–2045 has been developed in parallel with other planning legislation, plans and strategies, which includes the National Planning Policy Framework (NPPF), Places for Everyone (PfE)

Ministry of Housing, Communities and Local Government ~~Department for Levelling Up, Housing and Communities~~

It had been submitted to the Planning Inspectorate at the time of this Neighbourhood Plan being developed, and has now been formally adopted.

The ~~Joint Core Strategy and Development Management Policies~~ Development Plan Document~~s~~ (DPD~~s~~) for Oldham Council ~~were~~ was adopted in November 2011, to supersede the majority of the 2006 Unitary Development Plan (UDP) policies. ~~These~~ This is ~~are~~ available at

Allocation of sites boxout:

The Parish Council covers an area with a number of sensitive environmental assets~~.~~ ~~However,~~ , and in addition to this a large proportion of the area of the Parish Council falls within the Peak District National Park, where the Peak Park Local Plan is the relevant planning document for development (under the direction of the Management Plan). ~~where the Peak Park Management and Local Plans are the relevant planning documents for development.~~

Other plans and guidance (which can be found on their website) include the the Authority Plan 2023–28, Management Plan, Corporate Strategy 2019–24, and the Landscape Strategy~~, Climate Change and the Peak District National Park, and the Cultural Heritage Strategy~~.

At end of paragraph beginning “The planning policies for the Peak District National Park add Major development is not appropriate in the National Park other than in exceptional circumstances.

In boxout, some decisions on ~~Oldham Council~~ planning applications submitted to Oldham Council

Delete paragraph ~~This Neighbourhood Plan **does not allocate sites for development** – allocated sites for development can be found in Oldham Council's Local Plan, and the *Places for Everyone* proposals.~~and insert new boxout **Allocation of sites.**
Places for Everyone allocates sites for development. The Oldham Local Plan will also consider allocating sites. There are no legislative powers for the Neighbourhood Plan to over-ride those.
The role of this Neighbourhood Plan is to ensure that the character and quality of the Parish is enhanced if any of those sites are brought forward for development.

Delete paragraph ~~In the remaining area, the Neighbourhood Plan is not likely to have significant environmental effects not already addressed through the sustainability appraisal of Oldham Council's Local Plan.~~ – this is extraneous text from an earlier version.

Figure 1 caption, add: *Plans also include the GM Waste and Minerals Plans.*

Policies ~~and recommendations~~
The policies ~~and recommendations~~ contained within this document must be viewed as a whole, and with the other plans and policies listed on page 3, most specifically Places for Everyone, the Oldham Local Plan, and the PDNP ~~Local~~ Development Plan.

For clarity, if a specific policy says that something "will be supported", this is only when all other policies and plans are also met.

Each section has a series of *objectives*. The objectives have been placed in the most relevant section, where they are followed by policies which directly address that objective. However, it should be noted that other policies throughout the document will also contribute to meeting those objectives. ~~Each objective is addressed by either *policies* (which have legal weight); or *recommendations* (additional actions which are beyond the scope of the planning process).~~ Any *supporting information* for the policies ~~and recommendations~~ is provided immediately after.

Some information which doesn't fall into these categories was still considered important for context and has been included in yellow boxouts.

For clarity, it should be noted that this document does not allocate any sites for development. Any sites referred to in this document – in particular the site at Chew Brook Vale, policy 9 – have already been designated for development in other planning policy documents, such as *Places for Everyone*, and the Parish Council has no powers under which to change the status of these sites.

Throughout the consultation process, there was a substantial concern that previous versions of the plan ~~feedback on the~~ did not address a ~~status~~ lack of healthcare facilities ~~as part of the~~ in the Parish~~document~~. This has resulted in the introduction of

the Health, Wellbeing and Education section of this document, to bring together into one place all relevant parts of the plan regarding these aspects for clarity.

Again, while there were strong calls in the consultation feedback for this Neighbourhood Plan to include a specific requirement for new GPs and dentists, the Parish Council has no legislative powers to do this.

We have included the strongest possible requirements that we believe to be possible under current legislation in the Health, Wellbeing and Education section, as we believe these concerns to be valid. We support calls for legislation to be changed to deliver these increased services, so that they could be included in either further iterations of this plan, or in other ~~parent~~ legislation.

At end of first paragraph, add , and the PDNP Local Plan

Add For clarity, it should be noted that this document does not allocate any sites for development. Any sites referred to in this document – in particular the site at Chew Brook Vale, policy 9 – have already been designated for development in other planning policy documents, such as *Places for Everyone*, and the Parish Council has no powers under which to change the status of these sites.

Throughout the consultation process, there was substantial feedback on the status of healthcare facilities as part of the document. This has resulted in the introduction of the Health, Wellbeing and Education section of this document, to bring together into one place all relevant parts of the plan regarding these aspects for clarity.

Again, while there were strong calls in the consultation feedback for this Neighbourhood Plan to include a specific requirement for new GPs and dentists, the Parish Council has no legislative powers to do this. We have included the strongest possible requirements that we believe to be possible under current legislation in the Health, Wellbeing and Education section, as we believe these concerns to be valid. We support calls for legislation to be changed to deliver these increased services, so that they could be included in either further iterations of this plan, or in other parent legislation.

Separate existing policy 1 into three separate policies: Policy 1 Green infrastructure; Policy 2: Biodiversity; and Policy 3: protected areas. This then allows the supporting text, in particular that relating to protected areas, to be placed next to the appropriate parts of the policies.

Policy 1

- the ~~appropriate~~ provision of new ~~small~~ appropriately-sized open and/or green spaces, in line with identified needs/deficiencies

Move paragraph 3 to the new policy on Local Green Spaces.

Policy 2 (1)

2.1 protect and enhance any existing wildlife, and attract new species,

2.1 second bullet Add native before "wild flower planting"

Insert footnote after areas of green spaces: All developments should be informed by and contribute to the emerging Greater Manchester Local Nature Recovery Strategy and future ecological networks

2.3 Add after "Developments will not be supported which:"

- result in the removal or degradation of existing green spaces such as wildlife corridors

- would result in the loss of or harm to irreplaceable habitats such as Ancient Woodland.

Footnote 5: Development must meet PfE Policy JP-G5 'Uplands' which deals with the issues of recreational impacts and functionally linked land and other local plan policies ~~including (and other local plan policies such as Policy N1 Nature in the draft Oldham Local Plan.).~~on nature.

Move former paragraph 68 "The National Planning Policy Framework refers to National Parks and states that "development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas". to become paragraph 12.

Supporting text, insert new paragraph 15 after policy 2: Biodiversity net gain is now a mandatory requirement for development, under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), which means developers must introduce a biodiversity net gain of 10%.

Supporting text, paragraph 17: The GM Green and Blue Infrastructure Strategy promotes work with agricultural landowners and stakeholders to promote more carbon sequestration (removing CO_2 from the atmosphere by storing carbon). There is a commitment to protect and enhance peat bogs around Denshaw Moor, agricultural land on high ground ~~between~~ around Delph ~~and the eastern fringes of Oldham~~, the extensive areas in the Peak Park, and heathland around Alphin Pike.

After paragraph 23, add new footnote: Mitigation strategies need to be joined up between the responsible authorities and interested groups. Co-ordination and working with partner organisations is key for strategies to be effective. See Natural England report on the Recreational Use of the South Pennines Moors and implications for strategic housing growth (Footprint Ecology 27th March 2024).

Delete paragraphs 20–26 (covered by paragraph 28).

Paragraph 29. The subsequent policies in this section of the ~~Policies 2, 3, 4 and 5 of this~~ Neighbourhood Plan

Supporting text, delete former paragraph 41: ~~Policies 2, 3, 4 and 5 are responses to particular issues in Saddleworth. Policies in other plans also apply to Saddleworth.~~

Supporting text, insert in paragraph 26 (58): The 16 SBIs in Saddleworth (as at 2021)

Supporting text, insert new paragraph 40: The protection of biodiversity within the parish is not solely reliant on the protection of designated sites. Priority and irreplaceable habitats can occur outside of sites such as SSSI's and SBI's. Where irreplaceable habitats are present, these should be given the highest protection. Irreplaceable habitat is defined in national planning policy as habitats, which would be very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

New Policy 4

Add **4.1 We have allocated the following sites as Local Green Spaces:**

- **Ashfield Playing Field, Springhead;**
- **Church Fields, Dobcross;**
- **Dawson's Field, Scouthead;**
- **Diggle Fields, Diggle.**

Supporting text, insert new paragraph 30: A Local Green Space designation gives the area equivalent protection to it being in the green belt - see glossary for further details.

Delete paragraph 61 and replace with new paragraph 32: Consultation responses revealed a significant concern about the loss of existing green space to residential development.

Move former paragraphs 4 and 5 to become paragraphs 33 and 34.

Add new paragraphs 35–37:

Some of these responses sought protection of the Green Belt and OPOL in general. However, others suggested particular sites for Local Green Space designation. All iof the suggested were evaluated for their suitability for designation, and in terms of the policy protection which the sites would enjoy (e.g. under Polices 5, 7 and 10).

Based on this assessment the Neighbourhood Plan proposes four sites for Local Green Space designation:

- Ashfield Playing Field, Springhead (proximity and recreational value);

- Church Fields, Dobcross (proximity, significance, recreational value, historic importance and demonstrably special);
- Dawson's Field, Scouthead (proximity, recreational value and demonstrably special);
- Diggle Fields, Diggle (proximity, recreational value and historic importance).

The defined borders of the Local Green Spaces are provided in the supplementary report Suggested Local Green Spaces, available at XXXX, and Appendix 3 to this document.

Supporting text delete former paragraph 62: ~~Thus designation as Green Belt does not provide a means of ensuring that the character or quality of a rural landscape is protected, conserved or enhanced – only that, in general terms, it remains free of urbanising features. Additionally designating an area of the Green Belt as a Local Green Space can indicate and enhance the specific importance of a particular site.~~ As already included in paragraphs 12, 15 and new paragraph 4.

Supporting text, move former paragraph 61 The Student Consultation wanted to protect our heritage assets, from mills and canals to other statues and landmarks. However, they understood that if sites could be of more use then perhaps we should redevelop them. They believed that our history should be kept alive.to paragraph 75 under Design, Character and Heritage.

Delete former paragraph 69 – already included in legislation section.

Policy 5(2)

Supporting text, paragraph 40 (20): Section 62 of the Act also places a general duty on all relevant authorities to seek to further ~~have regard to~~ these purposes. In pursuing these purposes, section 62 also places a duty on the National Park Authority to seek to foster the economic and social well-being of the local communities.

Policy 6(3)

6.2, second bullet • the building footprint or height does not increase substantially, in line with national and local plan policies~~Oldham Council's Local Plan definition~~

third bullet • ecological surveys should be carried out and developments should ~~consider~~ incorporate~~ting~~ green infrastructure to support biodiversity and preserve existing wildlife including protected species such as bats;

Supporting text, paragraph 52, ~~The~~ A negative impact on the landscape is may be increased ~~because~~ through additional development ~~usually takes~~ taking place within the new gardens (e.g. sheds, greenhouses, play equipment, washing lines and unsympathetic boundary treatments). Overhead services can be another issue.

Delete footnote on policy 3, and insert at end of policy *This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.*

Policy 8(5)
8.1 After "exacerbating flood risk" add from all sources, and before "mitigate flood risk" add that

8.2 Development in flood risk areas will only be permitted in line with national and local plan policy requirements, subject to a satisfactory Flood Risk Assessment, which identifies appropriate mitigation for the site, where required.

Insert footnote:

The local plan includes a comprehensive policy on foul and surface water management. This is reflected in the emerging Oldham Local Plan, see draft Policy CC4 – Sustainable Drainage – Foul and Surface Water.

Add 8.3 Any application for planning permission shall be supported by an assessment of the natural drainage patterns for the site and any existing flow paths and discharge points. The assessment shall determine how these are likely to be modified by the proposed development. The assessment shall have regard to any steep topography and ground conditions in accordance with the guidance in CIRIA C753 'The SuDS Manual' and the thereafter the development shall identify any necessary mitigating measures to protect proposed and existing properties from flood risk.

Delete former paragraph 67 on Dobcross submission it does not contribute constructively (either negatively or positively) towards the policy.

Recommendation 1 becomes a box out.

Policy 9(6)
Delete footnote at end of title, for consistent presentation of which policies do not apply in the Peak District.

9.1, first bullet becomes one single paragraph: Developments must aim to:
- deliver modern standards of design and construction, where appropriate, to minimise the environmental impact of the construction process. Where modern approaches are not used – for example, to match historic building methods – efforts must still be made to minimise this impact.;

Then second bullet becomes 9.2:
- Developments will not be supported which do not meet or exceed national environmental guidelines and recommendations, or requirements set out in Places for Everyone for zero-carbon homes across their lifetimes;

9.3 Developments will be particularly supported which include, where appropriate, small-scale and/or district energy provision, including but not limited to solar power,

hydropower, and other types of energy as highlighted in local energy plans. ~~and the development of a local energy plan.~~

Policy 10(7)
10.1 ~~Good design is indivisible from good planning.~~ Development that enhances or preserves Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting – will be supported.

10.3 ~~All d~~Development ~~in Saddleworth should~~ will be supported which is of a high quality of design~~. The design should~~ , and which complements and enhances the distinct local character and identity of Saddleworth's villages.

In paragraph 10.4, move bullet: Proposals which substantially harm the special character, and/or architectural and/or historical significance, and setting of Conservation Areas, heritage assets, and adjoining vernacular styles in the area will not be supported. to become new paragraph 10.5,

Policy 11(8)
Invert order of paragraphs of policy.

11.1 Edit first line to read: Design masterplans should be included for developments of more than 25 houses, which should be:
~~Large redevelopment sites~~

First bullet: • be in accordance with an ~~comprehensive phasing and~~ infrastructure delivery plan, according to scale

After create an accessible multi-functional green infrastructure network. add Integrate existing areas of blue and green infrastructure in development with consideration being given to the provision of access, surveillance and the orientation of buildings to promote positive engagement with the wider blue/green infrastructure network.

Add This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

11.2 With particular regards to large ~~re~~development sites (100+ houses), or mixed use developments sites of over 1.25 hectares, a comprehensive masterplan should include an indication of how the development should be phased. This should be developed with the opportunity for timely participation from the local community.

Add new supporting paragraph 86: The definition of a major development is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010. However, it was regarded as unreasonable to set a requirement for design masterplans at 10 houses. A requirement of 25 houses was chosen to ensure that the

policy would apply to developments which could have a more significant impact on the locality.

Policy 12
New bullet point: • is informed by a flood risk assessment that takes into account the latest information on all sources of flood risk, in accordance with advice in the national planning practice guidance.

New paragraph 87: Places for Everyone includes further conditions for the development of Chew Brook Vale.

Paragraph 88, ~~Policy 9~~this policy

Policy 13(10)
13.1 At end of first bullet point add Off site development of walking and cycling infrastructure may be required

Add footnote with reference to definition of major developments: As defined in defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.

Policy 14.2 The required infrastructure should be provided at the appropriate time during the construction of the development. It should normally be provided prior to the development becoming fully operational or occupied unless it is demonstrated that this will not have an unacceptable impact on the ~~amenity~~ services required by ~~of~~ residents or occupiers within and adjacent to the development.

New paragraphs 104 and 105: Compared to the rest of the borough of Oldham, Saddleworth is unique in respect to the remoteness and isolation that can be caused in its well-separated villages, which is also exacerbated by its relatively poor public transport (the tram system does not extend to the Parish, it has relatively low bus coverage, and the train line does not connect to the rest of the borough, thus providing little help for access to health and social care).

Its demographics show a relatively ageing population with high healthcare needs, and it has seen no new healthcare centres, unlike some comparable other districts in Oldham.

Objective 8
To ensure that development prioritises the use of sustainable sites, and makes effective and efficient use of brownfield land. ~~To prioritise sustainable and brownfield sites and their best use.~~

Move To help facilitate appropriate housing in Saddleworth, and the means of providing it (which could include such options as a community land trust with Parish Council involvement, or Parish Council supported development). to new objective 9, before

policy 18(15), and add To facilitate low-cost alternative provision of appropriate housing for local residents for whom the market is not providing a means to remain in the area.

Policy 15(12)
Insert footnote: A Local Housing Needs Assessment is being prepared for Oldham. When this is available the evidence should underpin the neighbourhood plan to ensure that policies are justified by up-to-date evidence.

Paragraph 105: Places for Everyone (PfE) (formerly The Greater Manchester Plan for Homes, Jobs and the Environment – GMSF) ~~was submitted to the Planning Inspectorate and examination took place from November 2022. PfE~~ proposes a stepped housing requirement for Oldham of: 404 homes per year for the period 2022–25; 680 homes per year for 2025–30; and 772 homes per year in 2030–39.

Supporting text, paragraph 110, The Neighbourhood Survey found that residents ~~identify~~ identified that there was little ~~priority given to~~ desire for shared space housing (e.g. flats)

Policy 17(14)
17.1 Developments will be supported which bring derelict~~/~~, empty or partially empty properties back into full use.

Footnote 21: The Local Plan provides further polices on housing. ~~The Local Plan also has policies on Rural Exception Sites (for affordable housing in rural areas) and policies related to Mill redevelopment and Vacant Building Credit.~~

Policy 18 (15)
18.1, third bullet, • undertake in an agreement that they will live in the property as their main residence once it is complete for at least two years; and

18.2 Planning obligations (section 106 agreements) ~~and/or planning conditions~~ will be used to ensure these requirements are fulfilled as appropriate.

Insert new paragraph 117: Parish Action 1 sets out ways in which the Parish Council will set out to establish or support a community land trust in the ara.

Supporting text, paragraph 119: In our school consultation, m~~M~~any of the pupils believed that houses should replace the school in Uppermill, similarly some ~~even~~ brought up the Fletchers Mill site in Greenfield in this regard. The overall opinion is that there should be considerable thought given about where houses are built.

Boxout on HMOs, add at the end: , which is analysing this area at the time of writing

At the end of the Housing section add reference to:
Policy 26 – in relation to electric (or alternative renewable) vehicle charging.

Policy 19 (16)

19.3 In addition to site allocations in the Local Plan for Oldham (including PfE)

Add This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

19.7. and that the marketing campaign would be for a continuous period of ~~six~~ 12 months.

Policy 20 (17)
20.1Proposals which promote the role of homeworking at an appropriate scale

Policy 21 (18)
21.1 Development of new tourist facilities will be supported where it ~~contributes to~~ meets the following criteria:

21.1, second bullet: • it seeks to address needs at or close to the site, for example, the provision of parking, or the improvement of public transport connections;

21.4 Add: • charitable and voluntary work;

Add Please note the requirements for development to comply with policy 1, in particular the compliance with the protection of protected habitats and their supporting areas, pages XX–XX.

Insert new paragraph 126: Parish Action 2 sets out ways in which the Parish Council will seek to promote tourism and leisure in the area.

Delete paragraph 136 (covered previously).

Policy 22 (19)

Insert new paragraph 137: Parish Action 3 sets out ways for the Parish Council to further engage with and promote the farming community in Saddleworth.

Policy 24 (21)
Supporting text, after paragraph 153. *Please see policy 9 – accessibility to transport, for specific information on provision of charging for cars; policy 12 – housing: transport for specific criteria for parking on residential development; and policy 19 – commercial and industrial development for specific criteria for parking on commercial development.*

Insert new paragraph 154: Parish Action 4 sets out ways for the Parish Council to engage with other groups to address the limited parking across the area.

Policy 25 (22)

25.5 Add Developments will not be supported which reduce the quality or overall provision of existing rights of way. Should a development require the diversion of a public right of way, the provision of an alternative right of way which is through green spaces will be ~~favoured~~ required.

~~See also policy 9 – accessibility to transport, and policy 13 – housing: transport.~~ (These policies have been added to the travel and transport sections

Insert new paragraph 159: Parish Action 5 establishes the principle that the Parish Council will work with other authorities to improve cycling, pedestrian and leisure infrastructure, and to promote its use.

Policy 26 (23)
Supporting text, paragraph 170: ~~Requirements for charging points have been factored into planning applications as part of the Neighbourhood Plan.~~ Charging points for housing are referenced in policy 26. ~~It should be noted that~~ and requirements for ~~charging points should also be considered for~~ retail and commercial development~~, as noted in the section on retail and commerce~~ are referenced in policy 18. When considering money raised through section 106 agreements with developers, public electric vehicle charging points should be viewed as a local requirement.

Policy 27

Insert new paragraph 174: Parish Action 6 establishes support for various improvements to public transport across the area, as well as ways to engage with other groups to enhance provision across the Parish.

Policy 28 (25)
Insert footnote: Since June 2022, the Part S building regulations have required all new build homes and buildings to include provision for electric vehicle charging.

Policy 29 (recommendation 8).
Amend text to read as a policy rather than a recommendation:
29.1 Applications for development will be particularly supported which provide robust air quality monitoring, especially in locations where there are existing air quality issues, vulnerable people, and traffic congestion. Ideally this information should be made freely available to the public.

29.2 Developments will not be supported unless it is demonstrated that no damage will be caused to local buildings, particularly those of heritage value, including through vibrations caused by generated traffic during construction and once in use. Vibration monitoring is encouraged to ensure that any risk of damage can be anticipated, and work to mitigate issues or alternative approaches to reduce vibrations can be taken.

Insert new paragraph 183: Compared to the rest of the borough, Saddleworth has particularly unique narrow roads, with traffic close to long established buildings of

particular heritage value. Typically the buidlings were constructed prior to modern traffic levels, leading to particular concerns around high levels of traffic or heavy vehicles.

Glossary:
Add **Active travel:** Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes

Addendum: **Uppermill** ~~is the largest village of Saddleworth, containing~~ contains the Civic Hall where Saddleworth Parish Council is based~~. It contains~~ , and the Uppermill, St Chad's Church and Holly Grove conservation areas

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Consultation statement

Compliance with Regulation 15 (Neighbourhood Planning Regulations 2012)

Saddleworth Parish Council submits its Neighbourhood Plan to Oldham Council and the Peak District National Park Authority (PDNPA) for independent examination.

This Consultation Statement complies with requirements of Regulation 15 of the Neighbourhood Planning Regulations and provides the response to Regulation 14 of the Neighbourhood Plan Regulations (pre-submission statutory consultation). It has been prepared by Saddleworth Parish Council Strategic Planning Committee to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

a contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
b explains how they were consulted;
c summarises the main issues and concerns raised by the persons consulted;
d describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing Saddleworth Parish Council's Neighbourhood Plan. In particular the Saddleworth Neighbourhood Plan describes how concerns have been addressed and what changes have been made to the final Neighbourhood Plan as a result of statutory pre-submission consultation. Changes are included in the Neighbourhood Plan submitted to the Local Planning Authority which can be cross-referenced to comments received as part of statutory consultation (regulation 14).

Background to consultation on Saddleworth Neighbourhood Plan

In February 2016 Saddleworth Parish Council declared its intention to develop a Neighbourhood Plan. Oldham Council and the PDNPA ran their consultation on the designation of the boundary from 19 August 2016 to 30 September 2016.

The application to designate Saddleworth Parish Council boundary as a neighbourhood area was approved at Oldham Council Cabinet on Monday 21 November 2016. It was also approved at the Peak District National Park Authority Planning Committee on Friday 11 November 2016.

Responsibility for the Neighbourhood Plan was delegated to the Parish Council's Strategic Planning Committee, which is made up of nominated members of the Parish Council and co-opted members bringing specific expertise.

On 21 February 2017, 7pm–9pm, the Strategic Planning Committee formally launched the Neighbourhood Plan with a presentation at Saddleworth Civic Hall, followed by a question and answer sesssion.

The Strategic Planning Committee embarked on an initial series of exploratory meetings with specific neighbourhood groups, in particular the community associations in each of the villages covered by the Saddleworth Parish, children from the secondary school, and consultations with the two parent planning authorities – Oldham Council and the Peak District National Park.

Representatives from the Strategic Planning Committee also attended a business breakfast in spring 2017 with local businesses to give a presentation on the potential impact and opportunities of the Neighbourhood Plan. More details are provided in the "Consultation meetings" section.

The aims of the Saddleworth Parish Neighbourhood Plan consultation process were:

– To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
– To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
– To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
– To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish website) as soon as possible after the consultation events.

In preparing Saddleworth Parish Council's Neighbourhood Plan the Strategic Planning Committee has consistently ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have regularly been consulted and that their comments have been noted and where appropriate incorporated into the plan as it evolved.

A greater level of consultation has been undertaken than the legislation requires and full details of all consultations are provided in the appendices to this consultation statement.

Understanding the issues

A number of consultation exercises were designed by the Strategic Planning Committee to help understand the issues of importance to the wider community. During the consultation that followed, the views of local residents have been obtained through a variety of exercises including survey questionnaires, public events, seminars and written contributions. Local organisations and businesses were consulted and invited to respond to questionnaires and/or provide submissions in writing or by way of discussion groups and meetings.

Contact details have been available on the website, www.saddleworthparishcouncil.org.uk and in all updates and advertised at every event with a statement encouraging engagement.

During the development of the final Neighbourhood Plan, the Peak District National Park Authority and Oldham Council were regularly consulted, as were the community associations of each of the villages in the Parish. Regular consultation has maximised the opportunities for those living and working in Saddleworth to shape their final Neighbourhood Plan.

Overview of consultation approaches to engage the community

Information on the Saddleworth Neighbourhood Plan has been held on the Saddleworth Parish Council website throughout the process. From inception, the information was on a dedicated website on a subdomain of our main site: at neighbourhood.saddleworthparishcouncil.org.uk.

When the Parish Council's website was updated in July 2023, the Neighbourhood Plan was moved to the main website, with its own menu item to make it more central to the online presentation of information.

The website contains an introduction to the Neighbourhood Plan; the consultation documents, including all the responses to the initial consultations; the topic papers on each proposed area of the Neighbourhood Plan; each draft version of the plan as it was taken through the development process; the consultation version of the plan, together with the Habitats Regulation Assessment and the Strategic Environmental Assessment; and the formal (Regulation 14) consultation on the Plan.

Additionally draft Neighbourhood Plan documents were regularly shared with both Oldham Council and the Peak District National Park Authority.

Regular public events and consultations were held during the various stages of the production of the Plan. Notices and posters were also a regular means of communication through full use made of the parish notice boards.

A series of informal lectures and information sharing events were also organised by the Strategic Planning Committee, to help the community to understand the Neighbourhood Plan process.

Finally the role of the Strategic Planning Committee has been integral to the Plan process. The Neighbourhood Plan has been the primary focus of the Strategic Planning Committee from the initial decision to develop the Neighbourhood Plan, with regular attendance from Oldham Council representatives throughout, and from village community associations and the PDNPA as required.

Oldham Council and the PDNPA were also kept informed throughout about the consultations and communications taking place.

Consultation meetings

21 February 2017

A launch meeting was held in the Saddleworth Civic Hall attended by around 100 people. A presentation on the process was given, followed by a question and answer session, with residents given the opportunity to leave notes with any questions that were not answered during the session.

The meeting was advertised in Parish Council minutes, Saddleworth Monthly, Saddleworth Independent, the Oldham Evening Chronicle, www.saddleworthparishcouncil.org.uk, and Parish Notice Boards.

A copy of the presentation that was used for both the launch meeting and the subsequent meetings with individual villages is included as Appendix 1 to this document (pages 1–7).

May to November 2017

A series of meetings were held with individual village community groups, with attendance varying between 10 and 100 people (with the exception of Slackcote, which is by far the smallest community covered as an individual village).

There were events for Grotton and Springhead; Lydgate; Greenfield and Grasscroft; Uppermill; Delph; Slackcote; Austerlands and Scouthead; Dobcross; Diggle and Denshaw.

This followed the general format of the launch meeting, with a presentation followed by questions and answers from residents.

Regular correspondence was received from the Saddleworth Civic Trust and members of the public.

The meetings were advertised through the individual Community Groups in each locality, and on the parish noticeboards.

A summary of the themes raised from these meetings is included as Appendix 2 to this document (page 8). This formed the basis of the initial outline of the Neighbourhood Plan, included as Appendix 3 to this document (page 9), and then the exptended outline – Appendix 4 to this document (pages 10–17).

Dobcross Community Association carried out their own survey in Autumn 2017, bringing forward a written submission to the Council together with the underlying data supporting it. This was advertised through their community newsletter, which is delivered to each home in the village by volunteers.

The Dobcross submission and the data from the Dobcross survey are referred to in Appendix 5 to this document (page 18), and are available at https://www.saddleworthparishcouncil.org.uk/downloads/dobcross-overview.pdf and https://www.saddleworthparishcouncil.org.uk/downloads/dobcross-traffic-and-transport.pdf

January to July 2018

Meetings were also held with sports groups; the Saddleworth Parish Youth Committee; and Saddleworth School.

January to March 2020

An initial survey about the Neighbourhood Plan was done online and on paper. The survey (pre-Regulation 14) was open from the 1 January 2020 to 28 February 2020. The online consultation was available until March 7 to allow for any late responses.

As well as being available on the Parish Council website, the consultation was published in local Facebook groups, and on the Parish Council's Facebook page.

The paper consultation was an eight page insert in the Saddleworth Independent, a free local newspaper with an estimated readership of 25,000. As well as the insert, an additional 1,000 copies were printed and distributed to specific sites across the borough, including community centres, libraries and pubs.

In total, we received 476 responses to the initial consultation (combined total for online and paper). The consultation responses are detailed in the accompanying documents.

The questions in the survey on the Neighbourhood Plan and references to the responses are included as Appendix 6 to this document (pages 19–29), and the data is available at Overview (data-led responses): https://www.saddleworthparishcouncil.org.uk/downloads/future-of-saddleworth-overview.pdf and: https://www.saddleworthparishcouncil.org.uk/downloads/future-of-saddleworth-individual-responses.xlsx

Drawing on the extended outline and the responses gained from the Dobcross and Future of Saddleworth surveys, a series of topic papers were drawn up by the Strategic Planning Committee; links provided as Appendix 7 to this document (page 30).

The topic papers formed the basis of the draft Neighbourhood Plan, which went through 15 separate versions. The draft Neighbourhood Plan was developed through the Strategic Planning Committee at its regular meetings. Through consultation with the two parent councils (Oldham Council and the Peak District National Park Authority) and the village associations, who were also invited to the Strategic Planning Committee meetings, the topics were gradually revised to the final topics.

The iterative versions of the Neighbourhood Plan are linked in Appendix 8 to this document (page 31).

Pre-submission consultation on draft Neighbourhood (Regulation 14)

Consultation time frame

The time frame for the consultation was set as follows: "Consultation with the community and statutory bodies on the final Draft Plan The consultation period runs from 00.01am on April 2, 2024, until 11.59pm on June 10, 2024."

Who was consulted

The following stakeholders were consulted:

– Residents and businesses in Saddleworth
– Land owners
– Statutory consultees (as per regulation 14, including Schedule 1)
– Neighbouring parishes
– Other community stakeholders and interest groups e.g. neighbouring planning authorities, business organisations, nature, heritage and sports organisations.

A total of 73 consultees were directly contacted and asked for their views/comments on the plan. This includes Schedule 1 consultees referred to in the Neighbourhood Planning Regulations. A full list is provided as Appendix 9 to this document (pages 32–33).

A letter was sent to all consultees informing them of the statutory consultation process and inviting comments on the final draft Neighbourhood Plan. This included a link to the full draft Neighbourhood Plan, available on the Saddleworth Parish Council website. They were encouraged to submit their comments via email or letter during the consultation period to the Clerk of the Council via post or email. They were also given the option of submitting their comments using the online portal.

The initial survey had been delivered with the local newspaper, the *Saddleworth Independent*, which at the time distributed print copies of the newspaper. However, this had ceased to be distributed on paper by the time of this consultation, so the Parish Council contracted LDM to deliver 12,000 copies of an eight-page consultation document to all houses in the Parish. The consultation document could be returned as a paper document, and also included the links to complete the consultation online, as well as access to all the preliminary documents that had formed the process.

Residents were also given the option to request a print copy of the full draft Neighbourhood Plan, or to visit the Saddleworth Civic Hall or Saddleworth libraries to receive copies. Copies were distributed to each of the libraries in Saddleworth (Greenfield, Uppermill and Delph).

Summary of Statutory consultation techniques:

– All final draft documents were posted onto the website
– E-mail responses and comments to the Committee
– Posted responses to Strategic Planning Committee

A public meeting was organised at the Civic Hall on 14 May 2024 in order to inform and consult with local residents and businesses about the Neighbourhood Plan. Copies of the Plan were available along with members of the Strategic Planning to answer any questions. The event was open from 7.30pm to 9pm and around 30 people attended.

The public meeting was advertised in the Saddleworth Independent, Parish Notice Boards, Parish Council Minutes, and on the Council's Facebook page and in local Facebook groups.

Summary of consultation responses

A total of 221 responses to the statutory consultation were received, plus statutory respondents gave feedback on the draft Neighbourhood Plan resulting from statutory consultation (see Appendix 9).

In total, 14 responses were provided from statutory consultees.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Lancashire Wildlife Trust		
	The Trust agrees with the threat of climate change. Plan should referency biodiversity as well as climate change.	Added "biodiversity and resilience" to key issues section.
	Vision should include that the parish should become an area with a flourishing natural environment. The vision should reinforce the references to biodiversity.	In vision, added text on enhancing biodiversity of the area, and on a flourishing natural environment.
Objective 1	Policy should ensure that the development minimises the impact on the openness of local landscapes. Plans should recognise a policy function of green belt is that open areas have the potential to support valuable wildlife areas. The Trust draws attention to the Building with Nature project. Reference needed to GM Local Nature Recovery Strategy.	Comments have been noted. We consider that national and local policies on green belt, together with the Neighbourhood Plan policies on protection of important views, and character and quality of land adjacent to the National Park cover these. On policies 1–3: • Additional footnote on GM Local Nature Recovery Strategy. • Minor changes made for clarity on native tree and bird species. • Additional supporting text on biodiversity • It is not considered that individual project or grant streams should be included in a strategic plan.
Objective 2, policy 2: Character and quality of land adjacent to the National Park (now policy 5)	Agrees with policy, would like reference to Dark Peak SSSI	The Dark Peak SSSI is referenced in paragraph 24 on local SSSIs.
Objective 2, policy 3: Conversion of agricultural buildings (now policy 6	Supports requirement for ecological surveys. Specific reference should be made to the potential impact on protected species such as bats. Replace the "should consider" with should in reference to incorporating green infrastructure.	Included in policy 6, bullet point 2. Done.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 4 (now policy 7)	Supports the policy	Noted
Policies 2–5	Recommend a specific biodiversity objective. The information on ecology is scattered.	Objective 1 already includes reference to biodiversity. Policy 1 separated out to create three specific policies, with a new policy 2 focusing specifically on the biodiversity elements. Policy 1 now focuses solely on green infrastructure, and policy 3 covers protected spaces, bringing clarity and focus.
	Reference to mandatory of biodiversity net gain of 10%.	New paragraph added on biodiversity net gain.
	The Neighbourhood Plan could identify specific local habitats and species that would benefit from off site delviery of biodiversity net gain. The plan could identify local species which are important to Saddleworth.	We do not have the evidence or research to be able to carry this out, but would support any intiatives from GMEU to do so. The local nature recovery strategy identifies habitats and species which would benefit, which is referenced.
	Support policy on tree coverage and peatlands.	Noted.
	Recommends reference to ELMS funding.	It is not considered that individual project or grant streams should be included in a strategic plan.
	Support preservation of peatlands, and recommending extending to peat soils.	This is being covered in the Oldham Local Plan.
	There should be a specific presumption against the loss of ancient woodland cover.	This presumption added in policy 2.3, bullet three.
	There should be an indication of important habitats which are not covered by SSSIs/SACs and SBIs.	New paragraph added to supporting text with specific reference to important habitats across Saddleworth which fall outside the statutory designations.
Policy 5: Erosion and flooding (now policy 8)	Supports the use of nature based solutions. Made suggestions for further enhances on naturalising water courses SuDS and flood risk.	This is being covered in the Oldham Local Plan.
Policy 6: Sustainable construction (now policy 9)	Strongly suggest that windfarm development on deep peat soils should be refused.	This is being covered in the Oldham Local Plan.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 7: Design, character and heritage (now policy 10)	Green infrastructure should mirror the local habitat and biodiversity policies.	Biodiversity has now been consistently addressed in new policy 2 on biodiversity and with reference to the local Nature Recovery Strategy.
Policy 14:	The policy should recognise that some brownfield sites can support a wealth of biodiversity interest.	The policy has to be read as a whole, and the importance of protecting sites with a range of biodiversity is now considered to be covered through the new biodiversity policy.
Policy 18: Tourism and leisure (now policy 21)	The policy should include protective measures to ensure there is no undue disturbance to sensitive landscapes/habitats or species.	This has been covered elsewhere in the document, so a reference has been added to draw particular attention to the relevant policies. The HRA did not consider any additional text was required.
Policy 19: Agricultural land (now policy 22)	Recommends highlighting the importance of peat soils in mitigating against climate change. Recommends reference to ELMS funding.	This is being covered in the Oldham Local Plan. It is not considered that individual project or grant streams should be included in a strategic plan.
United Utilities		
	UU outlined their key criteria for any proposed building near their assets, and advised that applicants should be made aware of the understanding of site constraints.	UU are a statutory consultee on developments, and consultees will have the opportunity to respond and draw attention to any relevant site constraints as part of the consultation process.
Policy 4: Local green spaces	UU would like to provide comments on potential local green spaces.	Local green spaces are designated in line with the criteria in the NPPF, and either through a Neighbourhood Plan or Local Plan to which UU are a statutory consultee.
Policy 5: Erosion and flooding (now policy 8)	Requested a specific reference to the information provided to Oldham Council as part of the emerging local plan. Amend text to read “flood risk from all sources”. Additional text provided on assessment of natural drainage patterns. Supportive of recommendation 1.	Reference has been added. Text has been amended. Text added as new bullet point to policy 8. Noted.
Policy 6: Sustainable construction (now policy 9)	Recommended new text on water efficiency element.	This text is incorporated into Oldham Council’s emerging local plan, so has not been repeated here.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 8: design masterplans (now policy 11)	Generally supportive; suggested reference added to foul and sustainable water policy.	Text added as bullet point 8 in policy 11.
Policy 9: Chew Brook Vale (now policy 12)	Recommended inclusion of text on masterplan for the development being consistent with any flood advice from the owner and operator of the reservoir	New bullet point added to policy on flood risk element.
Policy 15: Community and self-build (now policy 18)	Recommends inclusion of text to cover site-wide strategies for on-site infrastructure.	This is addressed for larger sites (25+) in the design masterplan section. It has also been addressed more broadly in Oldham Council's emerging Local Plan, so has not been repeated here.
National Grid		
	National Grid provided a default response, with no suggested changes to the Neighbourhood Plan.	No action taken
National Gas		
	National Gas provided a default response, with no suggested changes to the Neighbourhood Plan.	No action taken
Natural England		
	Natural England confirmed that significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and, significant effects on Habitats sites, either alone or in combination, are unlikely. As such they made no suggested changes to the Neighbourhood Plan.	No action taken
Coal Authority		
	The Coal Authority confirmed that there as there are no sites allocated for future development, and as such, they had no suggested changes to the Neighbourhood Plan.	No action taken
Marine Management Organisation		
	The Marine Management Organisation provided a default response, with no suggested changes to the Neighbourhood Plan.	No action taken

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
National Highways		
	National Highways confirmed that: "Given the scope of the Plan, the general rural nature of Saddleworth and the distance of the urban areas from the nearest access points on to the Strategic Road Network, it is not envisaged that any of the proposed policies would have a detrimental impact to the safety or operation of our network. We therefore have no comment to make at this time."	No action taken
Oldham Council		
Policy 1 – Green infrastructure	Reference to "All development" within policy may be onerous in terms of expecting minor developments such as change of use, small extensions to meet all criteria. The policy could be worded to remove reference to "All." Footnote 2 has a minor typo – it should read "Development must meet PfE Policy JP-G5 8Uplands, which deals with…"	"All" removed from the policy. Footnote corrected.
Policy 3 – protected spaces	Page 23, paragraph 58 - In hindsight it would be better to add (2020) after the list of SBIs.	Added date to list.
	Paragraphs 68 and 69 do not appear to relate well to this section. In addition, our comments on draft 1.13 flagged that the text within paragraph 69 is already contained within the legislation section and to avoid repetition could be removed.	Paragraph 68 moved to paragraph 12 to more appropriate section. Paragraph 69 deleted.
Policy 6 – sustainable construction (now policy 9)	The policy as worded reads like developments are required/expected to prepare a local area energy plan.	Policy 9.3 reworded to make it clear that developments should be in line with local area energy plans, not providing them.
Policy 9 –Chew Brook Vale (now policy 12)	Please note that in finalising PfE, the Chew Brook Vale Allocation is now PfE Allocation 13 (amended from 15).	Reference amended.
Objective 8	Suggested amending text from "To prioritise sustainable and brownfield sites and their best use." to read "To ensure that development prioritises the use of sustainable sites, and makes effective and efficient use of brownfield land, and"	Text amended as requested.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 15 – Community and self-build (now policy 18)	Oldham Council registered concerns that a local connection test would not be allowed to apply to both community build and self-build, particularly in relation to previous comments by the PDNPA. They registered that any restrictive occupancy would need to be maintained through a section 106 agreement, rather than planning conditions, and that the Parish Council could set out a more positive statement on supporting community self-build.	The area covered by the PDNPA is not covered by this policy. The reference to restrictive occupancy being applied through planning conditions was removed. A statement on the Parish Council supporting and promoting community-led projects was included. The policy actively supports developments which take this approach. We would welcome further discussion with the assessor on whether the policy can stand as it is or would need any further amendment.
HRA	A revised HRA is required for the next stage of the plan.	A revised HRA has been provided.
PDNPA		
Page 12	The PDNP Management Plan is not a planning document. It sets the direction for the Local Plan which currently consists of the Core Strategy (2011) and Development Management Policies (2019). Theynew Authority Plan 2023-28 Strategies and policies: Peak District National Park. The Cultural Heritage Strategy is no more – it has been assimilated into the Landscape Strategy.	The references have been updated to the correct documents.
Page 14	Please add PDNP Local Plan to the list of planning documents	Amended.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 1 (now policies 1–3)	PDNPA requested information on deficiencies requiring new green spaces, information on the location of the lowlands, and suggested reference be made to joined up mitigation strategies. They also asked if the policy only applied to the area outside the Peak District.	References to the deficiencies are contained in supporting paragraphs 1–15, particularly 1 and 7. Reference has been made to the Green Infrastructure Strategy which looks at needs across Oldham's planning boundary. The Saddleworth lowlands is not a fixed defined space. Oldham Council has set approaches to not planting new trees at heights above 800m. The City of Trees initiative and the GM Blue and Green infrastructure documents under which this is carried out are reference. Information on Mitigation Strategies has been incorporated as a footnote. The policy covers the area as a whole.
Policy 2 – Character and quality of land adjacent to the National Park (now Policy 5)	Supported the policy. Requested more detail on the map of the area Paragraph 20 – text of the act has been updated.	The map has now been redrawn using Oldham Council's GIS systems, which is provided in the Neighbourhood Plan in the main body and as Appendix 1. Updated text to reflect.
Policy 3 – conversion of agricultural buildings (barn conversions) (now Policy 6)	This policy was agreed to not apply to the Peak District.	Presentation of this made consistent – as text at the end of the policy, not as footnote.
Policy 4– Protection of important views (now policy 7)	Requested detail of valued views.	Detail given in paragraphs 57 and 58.
Policy 5 – erosion and flooding (now policy 8)	Asked if this added anything to national policy.	While in outline this reflects national policy, it was felt that the policy in full was required to frame the call for Flood Risk Assessments (8.2), and given the extreme concerns voiced by residents (see supporting text).
Policy 7– Design, character and heritage	It was noted that some of this text was written more as an objective than as a policy.	The text was redrafted to avoid this.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 8 – Design masterplans (now policy 11)	Requested a clear statement that major development was never appropriate in the National Park.	Text added to the plan.
Policy 9 – Chew Brook Vale (now policy 12)	PDNPA have fed back to the Places for Everyone consultation.	Their feedback has been reviewed and, where agreed, added to Places for Everyone.
Policy 10 – Safety and Wellbeing (now policy 13)	Major development is not appropriate in the National Park other than in exceptional circumstances. It may be pertinent to state this somewhere in the text of the document so that this position is clear.	Added to plans & legislation section, and as footnote here.
Policy 11 – Health, social care and education (now Policy 14)	Asked whether this added to the requirements outlined in Oldham's local plan.	It was considered that Saddleworth does have different priorities to the whole of Oldham, and that this should be reflected in the Neighbourhood Plan.
Policy 15 – Community and self-build sites (now policy 18)	Requested that the policy needs to align to PDNP local connection test (see DMH2 and DMH3 in Development Management Policies)	The policy does not apply to the area covered by the Peak District.
Policy 17 – Homeworking and connectivity (now policy 20)	Suggested amending the text to read Home working is supported provided that it is at an appropriate scale.	Text amended to incorporate.
Policies 20–25 (now policies 23–28)	Supportive of the policy.	
Canal and River Trust		
Paragraph 5 on page 16 (now policy 4 – Local Green Spaces)	Concern was expressed that Local Green Space designations might encroach on Canal and River Trust land	None of the proposed designations in the updated document cover Canal and River Trust property. In particular, the site at Diggle Fields has been planned to cover the land around the Canal and River Trust-owned land, but not the land itself.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 8 – Design masterplans (now policy 11)	Observed that the policy might be subject to misinterpretation, and suggested new text at the end of the policy – "Create an accessible multi-functional green infrastructure network. Integrate existing areas of blue and green infrastructure in development with consideration being given to the provision of access, surveillance and the orientation of buildings to promote positive engagement with the wider blue/green infrastructure network."	New text added to policy.
Policy 10 –safety and wellbeing (now policy 13)	Suggested reference be made to the provision of off-site cycle and footpath provision.	New text added to this effect.
Holme Valley Parish Council		
Overall	Strongly commended the overall Neighbourhood Plan, with particular note given to the definition of sustainable development, the clear statement of development not supported, the approach to the land adjacent to the National Park, the preservation of peatland, the approach to consultation, and the role of farming and agriculture.	Noted.
Marine Maritime Organisation		
	The Marine Management Organisation provided a default response, with no suggested changes to the Neighbourhood Plan.	No action taken
Historic England		
	Historic England provided a default response, with no suggested changes to the Neighbourhood Plan.	No action taken
Sport England		
Policies 1, 8, 9 and 18 (now policies 1, 11, 12 and 21)	Sport England noted the importance of their Playing Fields Policy, to protect playing fields and the presumption against the loss of playing field land.	Oldham Council has carried out an update of its Playing Field Policy, which was published in early 2025. It was considered that no update was required to the Neighbourhood Plan as it was covered in this document.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policies 1, 8 and 18 (now policies 1, 11 and 21)	Sport England noted that any new facilities should be designed in accordance with their design guidance notes. Should this not exist, elevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area	Oldham Council has carried out an update of its Playing Field Policy, which was published in early 2025. It was considered that no update was required to the Neighbourhood Plan as it was covered in this document.
Policies 12, 18 and 20 (now policies 15, 21 and 23)	Sport England noted that any new developments should ensure new sporting facilities should be delivered to accommodate demand if there were new developments.	The Neighbourhood Plan does not allocate any new land for development. Oldham's forthcoming local plan will have policies covering this.
Policies 8, 10, 18, 20, 22 and 23 (now Policies 11, 13, 21, 23, 25 and 26)	Sport England noted the importance of active design to promote and encourage participation.	It was noted that in particular, Policy 13 sets out criteria for developments to promote and encourage active pursuits and participation, and that the Neighbourhood Plan should be read as a whole. In addition Oldham's forthcoming Local Plan is incorporating references to active design guidance
Internal review		
Plans and legislation	More clarity needed about site allocation.	Moved site allocation text to boxout, and reword text. Additional minor corrections for grammar and deleted repeated text from earlier section.
Policy 14 – Derelict and empty properties and sites (now policy 17)	Policy lacks clarity on partially empty properties	Reference to partially empty properties added
Policy 21 – Parking standards for housing (now policy 24)	References at end need updating.	References to two policies removed, as they have now been incorporated into the transport section.

CONSULTATION RESPONSES AND ACTIONS		
Policy	**Comment**	**Action taken**
Policy 23 – Accessibility to transport (now Policy 26	Reference to policies on charging points unclear	Text revised for clarity.
Policy 25 – Clean fuel vehicles (now policy 28)-	Building regulations (Part S) updated during development of plan.	Footnote added with reference.
Recommendation 1	This is really a request to developers	Moved to boxout
Recommendations 2–7	Recommendations could be viewed as a misleading term.	Changed named to Parish Actions, and moved to Appendix
Recommendation 8	This requires action by developers, and therefore should be a Policy	Changed to Policy 28, amended language to be consistent with presentation of policies, and added supporting text
Addendum	Uppermill is not the largest village by population.	Reference removed.
Public consultation		
Policies and recommendations	More clarity needed about site allocation. Extensive feedback given requesting more information on healthcare requirements for the area.	Additional narrative given about site allocations, including explanation that policy 12 (Chew Brook Vale) is to add policy detail to an existing site allocation. Narrative included to explain creation of health, wellbeing and education section, and provide clarity on which healthcare elements could be addressed within the Neighbourhood Plan, and which could not.
Policy 3	Residents wanted to see more protection of green spaces	Following the drafting of a new report on Local Green Spaces (policy 4), provided as an additional document, four sites have been added, with additional supporting text.
Policy 18 – Tourism and leisure (now policy 21)	Policy should require meeting the criteria, not contributing to it. Additional detail requested on public transport as an alternative to parking provision. Charity and voluntary work should be added to community activities. Concerns raised over balance of tourism versus protection of habitats.	Opening paragraph amended to “meets”. New text on public transport connections. Charity and voluntary work added. Reference added to policies 1–3, and protected habitats.
Policy 22 – Cycling, pedestrian and leisure infrastructure (now Policy 25)	More protection required for existing rights of way. References at end need updating.	Default position established of not supporting a loss of quality or provision of rights of way. Reference updated.

Details of all feedback from each respondent following statutory consultation is provided in Appendix 11. Where statutory consultees provided specific feedback on policies, they were sent a detailed response breaking down all changes to policies as a result of their feedback, or if the Committee decided not to make changes to the document as a result of the feedback, they were given an explanation as to why not.

A very consistent response throughout the public consultation was that the Parish Council needed to ensure the provision of additional healthcare facilities. This clearly falls outwith the ability of the Parish Council to provide beyond the policies outlined in the Health, wellbeing and eduction section, so the Parish Council passed a motion to write to the Secretary of State raising this issue, and proposing that there should be more latitude in planning law to deliver further healthcare facilities with major developments.

As a result of the feedback, 71 changes were made to the consultation version of the Neighbourhood Plan, to create our draft plan for submission (version 2.1). These are summarised in the preceding table.

Appendix 13 gives all the details of changes made as a result of the regulation 14 consultation.

There are no material changes following review of policies that would require a second consultation. There have been four Local Green Spaces designated in this plan (under Policy 3.3) following feedback from residents, which resulted in the Parish Council carrying out an exercise to evaluate suggested locations from our first consultation against the Local Green Space criteria. This is well supported by the feedback from all stages of consultation. Oldham Council and the PDNPA will consult on on this as part of regulation 16 consultation.

The Neighbourhood Plan being presented to the LPA shows the changes identified in Appendix 13.

Conclusion

This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

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Conditions statement

Part 1: introduction

This Basic Conditions Statement has been produced in accordance with Regulation 15 (1)(d) of the Neighbourhood Planning (General) Regulations 2012[1], to explain how Saddleworth's Neighbourhood Plan (2025–2045) meets the 'basic conditions' of neighbourhood planning and other considerations as prescribed by paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

Basic Conditions Legal Framework

Saddleworth's Neighbourhood Plan (2025–2045) must comply with the provisions made by or under Sections 38A[2] and 38B[3] of the Planning and Compulsory Purchase Act 2004. It must also comply with Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990[4]:

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with, [F2assimilated] obligations, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

It must also meet the following basic conditions:

- it must not breach, and otherwise be compatible with EU obligations;
- it must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.[5]

Part 2: Meeting prescribed legal conditions

2.1 Saddleworth's Neighbourhood Plan (2025–2045) has been prepared and is submitted in accordance with all statutory requirements and processes:

- the Neighbourhood Plan is submitted by Saddleworth Parish Council, which is a qualifying body;
- Saddleworth's Neighbourhood Plan (2025–2045) sets out policies that relate to the development and use of land only within Saddleworth Parish;
- Saddleworth's Neighbourhood Plan (2025–2045) is the only neighbourhood plan for Saddleworth Parish;

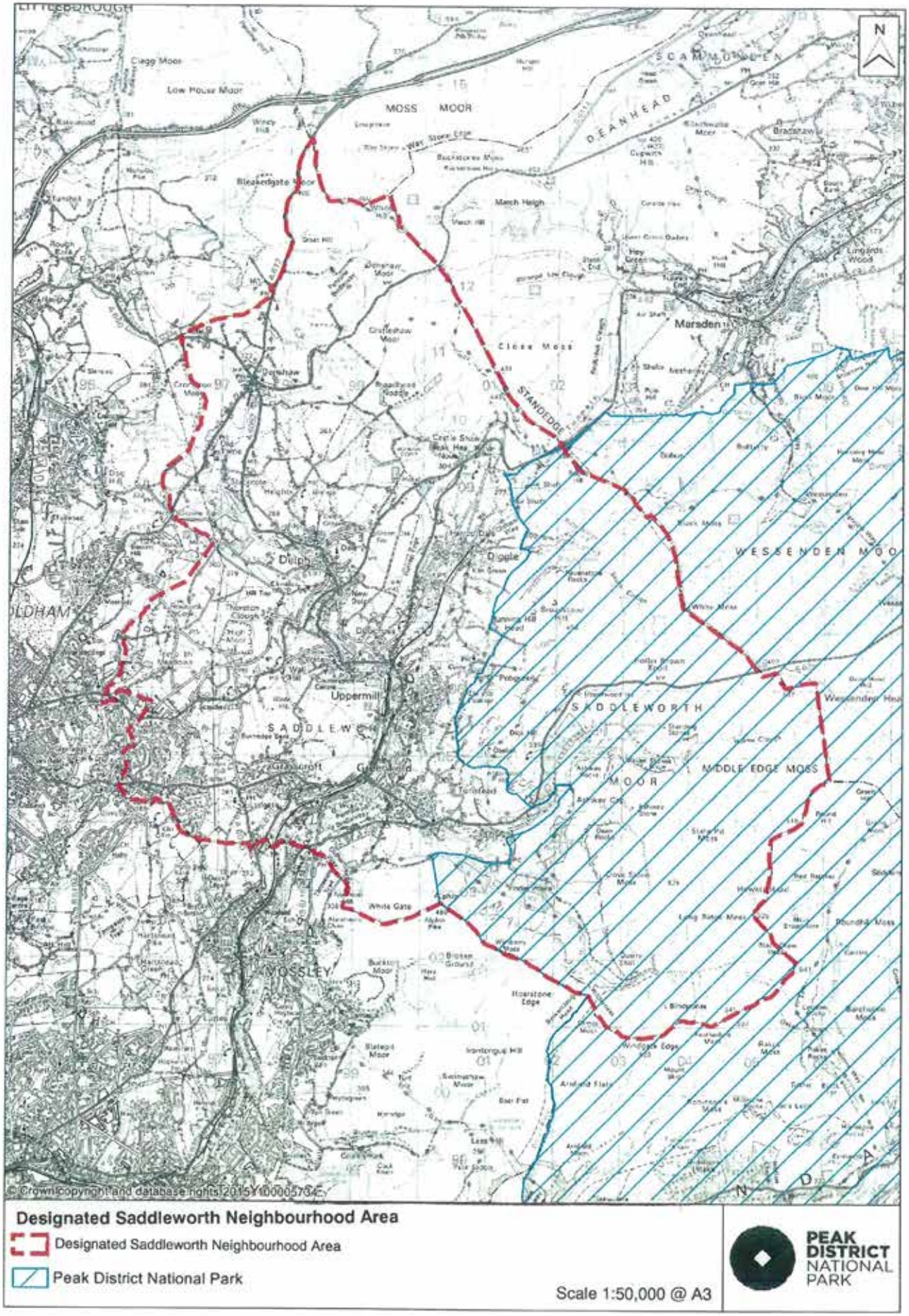
[1] http://www.legislation.gov.uk/uksi/2012/637/regulation/15

[2] http://www.legislation.gov.uk/ukpga/2004/5/section/38A

[3] http://www.legislation.gov.uk/ukpga/2004/5/section/38B

[4] http://www.legislation.gov.uk/ukpga/1990/8/schedule/4B/paragraph/8

[5] http://www.legislation.gov.uk/uksi/2017/1012/part/6/chapter/8/made



Map of Saddleworth Parish boundary

- the application to designate Saddleworth Parish Council boundary as a neighbourhood area was approved at Oldham Council Cabinet on Monday 21 November 2016. It was also approved at the Peak District National Park Authority Planning Committee on Friday 11 November 2016;
- Saddleworth's Neighbourhood Plan (2025–2045) does not include policies regarding excluded development (policies on minerals, waste an nationally significant infrastructure).;
- Saddleworth's Neighbourhood Plan (2025–2045) covers the period from 2025-2045.

Part 3: National Planning Policy Framework and Guidance Issued by the Secretary of State

National Planning Policy Framework

The table below describes how Saddleworth's Neighbourhood Plan (2025–2045) has regard to and is consistent with the National Planning Policy Framework (NPPF) (December 2024, updated February 2025). Saddleworth's Neighbourhood Plan is also subject to the purposes and duty of a National Park as set out in the 1995 Environment Act. The purposes are:

i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and
ii) to promote the opportunities for the understanding and enjoyment of the special qualities of those areas by the public

And the duty is:

- To seek to foster the economic and social well-being of their local communities.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 2: achieving sustainable development	
8 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective … b) a social objective … and c) an environmental objective.	Saddleworth's Neighbourhood Plan has specifically addressed sustainable development in its identification of key issues (pages 9–10); its vision statement (page 11), which expressly states "The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development"; throughout its objectives, which draw through that commitment to an economic (10, 11, 12, 13 and 14), social (5, 6, 7, 8, 9, 14 and 17) and environmental (1, 2, 3, 4, 5, 16 and 18) objectives; and through its policies which echo the economic objectives (12, 19, 20, 21, 22 and 23), the social ones (4, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 23) and environmental (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 24, 25, 26, 27, 28 and 29). In each case, the economic, social and environmental objectives – particularly the last – are consistent themes through all the objectives and policies.
11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;	Saddleworth's Neighbourhood Plan consistently applies an assumption in favour of sustainable development, supporting developments of a scale, type and distribution which is consistent with the existing environment, and in particular with a National Park, for that part of the Parish which lies with in the Peak District National Park. For that part of the Neighbourhood Plan where Oldham Council is the principle authority, it takes as its basis the housing needs assessment produced for the Local Plan, with particular focus on the specific needs of the Saddleworth area. Places for Everyone (PfE) has been adopted during the production of this Neighbourhood Plan, and sets out strategic policies.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.	Saddleworth's Neighbourhood Plan supports the delivery of strategic policies contained in Oldham's Local Plan, and wherever possible with Oldham's forthcoming Local Plan (which includes PfE and saved policies from the Joint Core Strategy and Development Management Policies Plan), and for that part of the Parish in the National Park, with the Peak District National Park Authority's (PDNPA) Local Plan which comprises the Core Strategy (2011) and the Development Management Policies (2019).

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 3: plan-making	
16. Plans should: a) be prepared with the objective of contributing to the achievement of sustainable development; b) be prepared positively, in a way that is aspirational but deliverable; c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; e) be accessible through the use of digital tools to assist public involvement and policy presentation; and f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	Saddleworth's Neighbourhood Plan must meet 'basic conditions', one of which is to 'contribute to the achievement of sustainable development'. Part 4 of this document, and the appendices to this document, demonstrate how this achieved. Saddleworth's Neighbourhood Plan policies are positively prepared to permit development within the strategic constraints of the National Park and PDNPA strategic planning policies, and those put forward by Places for Everyone and Oldham's Local Plan, as appropriate. Saddleworth's Neighbourhood Plan has been prepared in accordance with Regulations as outlined in the Consultation Statement. Saddleworth's Neighbourhood Plan policies are clear, with relevant supporting text providing the necessary accompanying detail where required. Once adopted the policy maps will be on line and the area designated as "land adjacent to the National Park" will be shown on Oldham Council's online maps portal. Saddleworth's Neighbourhood Plan policies have been designed in conjunction with the strategic planning teams at Oldham Council and the PDNPA, ensuring consistency with Places for Everyone and Oldham's forthcoming local plan, and the PDNPA strategic planning policies, with clear indications where the PDNPA strategic planning policies take precedence.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.	Saddleworth's Neighbourhood Plan contains only non-strategic policies.
23. Broad locations for development should be indicated on a key diagram, and land- use designations and allocations identified on a policies map.	Saddleworth's Neighbourhood Plan does not allocate sites for development, which are allocated instead in Places for Everyone.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Maintaining effective cooperation	Saddleworth's Neighbourhood Plan has been developed in conjunction with Oldham Council and the PDNPA, delivering effective cooperation in both its development, and in the way its policies work consistently with the parent strategic planning policies and delivery, and in consultation with bodies listed in schedule 1 of the Neighbourhood Planning regulations
29. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.	Saddleworth's Neighbourhood Plan delivers detailed policies for the Parish area, providing specific detail for the area which has clear and distinct needs, requirements and environment. In particular, policy 14 (health, social care and education), 23 (services), 25 (cycling, pedestrian and leisure infrastructure), 26 (accessibility to transport) and 27 (public transport) set out particular priorities for infrastructure and community facilities. Policies 1 (Green infrastructure), 2 (Biodiversity), 3 (Protected spaces), 4 (Local Green Spaces), 5 (Character and quality of land adjacent to the National Park), 6 (Conversion of agricultural buildings (barn conversions), 7 (Protection of important views), 10 (Design, character and heritage), 11 (Design masterplans), 12 (Chew Brook Vale) and 17 (Derelict and empty properties and sites) set out design principles, and set out to conserve and enhance the natural and historic environment.
30. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.	Saddleworth's Neighbourhood Plan takes as its basis the housing and employment land requirements and allocation of sites contained within Places for Everyone and the forthcoming Local Plan for Oldham, and provides additional complementary policies to ensure that development is well suited to the requirements of the Parish. This Neighbourhood Plan does not intend to undermine strategic policies.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
32. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.	Saddleworth's Neighbourhood Plan is informed by evidence provided through the strategic planning process for Places for Everyone and Oldham's forthcoming Local Plan, as well as extensive consultation detailed in the consultation statement. The Parish has also produced a report on Local Green Spaces, to provide focused support and justification for the proposed Local Green Spaces.
33. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements.	Saddleworth's Local Plan was subject to a Strategic Environmental Assessment Screening process. This concluded that: "Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated. "Natural England stated significant effects on statutorily designated nature conservation sites or landscapes are unlikely. "The Environment Agency stated they agree with the environmental issues that have been included and do not have any further comments to make. "Historic England stated that the plan is unlikely to have significant environmental effects upon the historic environment, and so Historic England concur with the conclusion that SEA is not required."

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
38. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.	This Basic Conditions Statement demonstrates how the Saddleworth Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.
Chapter 5: Delivering a sufficient supply of homes	
61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.	Saddleworth's Neighbourhood Plan does not allocate any development sites, or alter any of the boundaries set out in Places for Everyone or Oldham's forthcoming Local Plan. Policy 15 (Housing), and Policy 18 (Community and Self-Build) are specifically designed in order to meet the areas' identified housing need, and to maximise the opportunities for local residents to be able to access the housing market in an affordable manner.
63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.	Policy 15 (Housing) supports development which delivers a range of housing types, with specific focus on the provision of affordable, social and intermediate housing. In particular, preference will be given to developments which include one-bedroom accommodation targeted at young people, allowing those leaving family homes for the first time to remain in the area, and appropriate homes for older people and those with disabilities, which promote accessibility.
74. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.	Places for Everyone has recently allocated sites for development across Greater Manchester. Oldham's Local Plan will not be allocating sites, but will instead use the Strategic Housing Land Availability Assessment (SHLAA) to identify sites. It was not considered that this Neighbourhood Plan needed to carry out a further site allocation.
76. Local planning authorities should support the development of exception sites for community-led development	While Saddleworth's Neighbourhood Plan does not allocate any sites for development, Policy 18 (Community and Self-Build) is designed to particularly support this type of development.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.	Policy 15 (Housing), and Policy 18 (Community and Self-Build) are specifically designed in order to meet the areas' identified housing need, and to maximise the opportunities for local residents to be able to access the housing market in an affordable manner, particularly through proposals for community-led development for housing.
83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.	Policy 23 (Services) is specifically designed to identify and promote opportunities for villages to grow and thrive, while policies 19–22 are designed to promote the economic development of the community to underpin growing and thriving villages.
84.Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: … b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting;	Policy 10 (design, character and heritage) sets out criteria to ensure that development secures the future use of heritage assets in a sustainable and constructive manner. Policy 6 (Conversion of agricultural buildings (barn conversions)), and policy 17 (derelict and empty properties and sites) specifically addresses the circumstances under which development would be supported which re-uses redundant or disused buildings.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 6: Building a strong, competitive economy	
Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration; … c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics; … e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.	Saddleworth's Neighbourhood Plan's vision statement identifies a clear economic vision and strategy ensuring that the Parish has a strong enough economic drive to ensure it does not become simply commuter-led housing, but also has the necessary transport infrastructure to ensure that travel for work is simple, cost-effective and sustainable, particularly through the chapter on travel and transport. Policy 19 sets out support for modern economic development, particularly for support of micro- or small-businesses, while policy 21 (tourism and leisure) lays out support for one of the key economic areas for the Parish. Policy 20 (homeworking and connectivity) is particularly designed to provide future-proofed and flexible development for unforeseen economic circumstances.
88. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	Saddleworth's Neighbourhood Plan lays out its vision for sustainable growth and expansion of all types of business in its vision statement, and specifically addresses the areas listed in: a) Policy 19 (Retail, commerce and industrial development); b) Policy 22 (Agricultural land); c) Policy 21: Tourism and leisure; and d) Policy 23 (Services).

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 8: Promoting healthy and safe communities	
96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.	Policy 12 (Chew Brook Vale) sets out particular criteria for a site allocation to ensure an effective mixed-use development with high quality pedestrian, cycle and public transport connections. Policy 10 (design, character and heritage) requires all development to contribute positively to the quality of the public realm. Policy 10 (design, character and heritage) and Policy 12 (Chew Brook Vale) requires new housing development to create character, 'sense of place' and define streets and spaces. Policy 13 (Safety and wellbeing) sets out clear criteria to minimise crime and disorder, particularly through planning which contributes to the reduction of antisocial behaviour. Policy 25 (cycling, pedestrian and leisure infrastructure) encourages links to pedestrian and cycle paths throughout all new development, while policy 26 (access to transport) and 27 (public transport) require high quality pedestrian and cycle access, cycle storage, and improved accessibility. Policies 14 (Health, social care and education) and 23 (services) set out ways to address identified health needs and reduce inequalities, and provide local community facilities and services.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	Policy 21 (tourism and leisure) sets out clear criteria for development which enhances or improves existing community facilities, and safeguards existing community facilities. Policy 14 (health, social care and education) supports development which addresses identified healthcare and education needs, and particularly addresses better access and reduced isolation. Policy 20 sets out support for the development of an integrated approach to housing, economic use and community facilities and services along the model of 20 minute neighbourhoods.
105. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.	Policy 25 (cycling, pedestrian and leisure infrastructure) sets out the criteria for the protection of public rights of way and access.
106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.	Saddleworth's Neighbourhood Plan designates four locations as Local Green Spaces.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
107. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.	The Local Green Spaces are defined in policy 4 (Local Green Spaces), based on the assessment carried out in the supplementary report on suggested Local Green Spaces. All of the designated sites have been determined to meet the criteria provided.
Chapter 9: Promoting sustainable transport	
109. Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve: … c) understanding and addressing the potential impacts of development on transport networks; d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated; e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.	Policy 12 (Chew Brook Vale) sets out a specific for the integration of a well-designed public transport network into an existing allocated site for development. Policy 25 (cycling, pedestrian and leisure infrastructure) lays out approaches to promote the identification of, provision and promotion of walking, cycling and public transport infrastructure, and in particular provision which connects up existing infrastructure. Policy 26 (accessibility to transport) specifies support for approaches to improve or develop new public transport infrastructure across the Parish. Policy 28 (clean fuel vehicles), and the relevant application of it under policy 19 (retail, commerce and tourism) specifically address and set out to mitigate the environmental impacts of traffic and transport infrastructure.
111. Planning policies should: … d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);	Policy 25 (cycling, pedestrian and leisure infrastructure) and policy 27 (public transport) lay out approaches to promote the identification of and promotion of walking, cycling and public transport infrastructure, through provision of new infrastructure, and in particular in ways which connects up existing infrastructure.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
112. If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.	Policy 24 (parking standards for housing) and the relevant parts of policy 19 (retail, commerce and tourism), set out parking standards for residential and non-residential development, based on ensuring adequate provision for charging, plug-in and other ultra-low emission vehicles, with due consideration given to the provided criteria.
Chapter 11: Making effective use of land	
125. Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; … c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure);	Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm. Policy 17 (derelict and empty properties and sites) promotes and supports the development of under-utilised buildings, and gives substantial weight to supporting the Oldham Local Plan policy for brownfield development.
130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.	Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 12: Achieving well-designed places	
131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.	Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places. Policy 16 (Consultation) places particular emphasis on the way that communities engage with the development process, laying out a preferred approach of consistent engagement throughout the development process.
135. Planning policies and decisions should ensure that developments: … b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.	Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places. Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm. Policy 13 (safety and wellbeing) sets out clear criteria to minimise crime and disorder, particularly through planning which contributes to the reduction of antisocial behaviour.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.	Policy 2 (biodiversity) sets out the approach to increasing tree planting across the Parish, while preserving specific alternative environments, such as peat bogs, particularly in the National Park which have great environmental benefits.
137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.	Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places. Policy 16 (Consultation) places particular emphasis on the way that communities engage with the development process, laying out a preferred approach of consistent engagement throughout the development process.
Chapter 13: Protecting Green Belt land	
154. Development in the Green Belt is inappropriate unless one of the following exceptions applies: … b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;	Policy 6 on conversion of agricultural buildings (barn conversions) is specifically designed to ensure that developments are not introduced as agricultural buildings purely to facilitate a later change of use which would result in a development that would otherwise have been deemed as inappropriate. The conditions of the policy are specifically designed to ensure that this does not conflict with existing rules on permitted development in relation to agricultural buildings.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 14: Meeting the challenge of climate change, flooding and coastal change	
161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.	Policies 1 (green infrastructure), 2 (biodiversity), 3 (protected spaces), 4 (Local Green Spaces), 9 (sustainable construction), 25 (cycling, pedestrian and leisure infrastructure), 26 (accessibility to transport), 27 (public transport) and 28 (clean fuel vehicles) are all specifically addressing the transition to net zero and designed to minimise all climate impacts. Moreover, this is designed to be the common thread woven through every objective and policy in the Neighbourhood Plan.
162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk … , water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures..	Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS. PfE is supported by a Strategic Flood Risk Assessment (SFRA).
164. New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.	Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm. Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS. Policy 9 (sustainable construction) specifically addresses sustainability during construction, and long-term sustainability, particularly with regards to minimising greenhouse gas emissions through effective local energy production.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
165. To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.	Policy 9 (sustainable construction) specifically addresses sustainability during construction, and long-term sustainability, particularly with regards to minimising greenhouse gas emissions through effective local energy production.
171. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.	Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS. PfE is supported by a Strategic Flood Risk Assessment (SFRA).

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.	Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS. It also specifically lays out the requirements for site-specific flood risk assessments, in line with local and national standards.
182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.	Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.
Chapter 15: Conserving and enhancing the natural environment	

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
187. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; … d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;	Policy 5 (Character and quality of land adjacent to the National Park) specifically addresses the issue of valued landscapes, laying out a defined area where development must be carried out with due attention to its impact on the setting of the National Park. Policies 2 (biodiversity) and 3 (protected spaces) specifically addresses sites of biodiversity or geological value commensurate with their statutory status, as well as the wider topic of protection and enhancement of biodiversity. Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains.
189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads66. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.	Policy 5 (Character and quality of land adjacent to the National Park) specifically addresses the issue of valued landscapes, laying out a defined area where development must be carried out with due attention to its impact on the setting of the National Park.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
192. To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.	Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains, and a footnote to policy notes that All developments should be informed by and contribute to the emerging Greater Manchester Local Nature Recovery Strategy and future ecological networks. Policies 2 (biodiversity) and 3 (protected spaces) specifically addresses sites of biodiversity or geological value commensurate with their statutory status, as well as the wider topic of protection and enhancement of biodiversity.
193. When determining planning applications, local planning authorities should apply the following principles: … b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.	Policy 3 (protected spaces) specifically addresses the specific sites of biodiversity or geological value commensurate with their statutory status. Policy 2 (biodiversity) specifically sets out the protection of irreplaceable habitats such as ancient woodland. Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 16: Conserving and enhancing the historic environment	
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.	Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places, and positively contribute to the conservation and enjoyment of the historic environment. Policy 10 (design, character and heritage) also lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.
210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.	Policy 10 (design, character and heritage) lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.

Planning Practice Guidance Issued by the Secretary of State

Where applicable, Saddleworth's Neighbourhood Plan has been prepared in accordance with Planning Practice Guidance (PPG) issued by the Secretary of State. The most relevant sections are set out below.

Air quality *concerns can be relevant to neighbourhood planning, and it is important to consider whether air quality is an issue when drawing up a neighbourhood plan or considering a neighbourhood development order. The local planning and environmental health departments will be able to advise whether air quality is an issue that may need to be addressed in a neighbourhood area, and how this might affect potential policies and proposals that are being considered.*

https://www.gov.uk/guidance/air-quality--3

Air quality was raised as an issue in the consultations carried out, and the Neighbourhood Plan's approach is contained in policy 29, which covers air quality monitoring and vibration, which is compliant with the Planning Practice Guidance laid out above. The Saddleworth Neighbourhood Plan does not contain any neighbourhood development orders.

Habitat Regulations Assessment. *All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the 'Habitats Regulations Assessment screening' – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.*

https://www.gov.uk/guidance/appropriate-assessment

A Habitat Regulations Assessment was carried out on behalf of Saddleworth Parish Council by the Greater Manchester Ecology Unit. It concluded that:

> "A number of the polices within the Plan were initially Screened In as potentially having a damaging effect on European Sites due to increased recreational use, air pollution effects or effects on functionally linked land. Following further Assessment, air pollution effects were ruled out, but potential effects on functionally linked land, and through increased recreational disturbance, were further considered.
>
> "Wording included in Policy 3 (Protected Spaces) will act to mitigate for any possible likely significant effects of the Plan on designated sites. It is therefore concluded that it should be entirely possible to avoid and mitigate any adverse impacts on designated sites as a result of the operation of the Neighbourhood Plan, either alone or in combination with other plans or projects."

Biodiversity net gain*, however, is not just a post-permission matter. To ensure the biodiversity gain objective is met and the condition can be discharged successfully, it is important biodiversity net gain is considered throughout the planning process. The National Planning Policy Framework emphasises that plans should identify and pursue opportunities for securing measurable net gains for biodiversity, and plans and decisions should minimise impacts and provide net gains for biodiversity.*

https://www.gov.uk/guidance/biodiversity-net-gain

When planning for biodiversity, local planning authorities must have regard to Local Nature Recovery Strategies, as these are prepared, because they will establish local priorities for biodiversity and other environmental benefits and identify locations where biodiversity enhancement would be particularly beneficial.

https://www.gov.uk/guidance/natural-environment

The Neighbourhood Plan's approach to biodiversity is laid out in policy 2, which is in line with the approach to biodiversity net gain laid out above – with particular reference given to biodiversity net gain in supporting paragraph 16.

Climate change. *In addition to supporting the delivery of appropriately sited green energy, effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development.*

In addition to the statutory requirement to take the Framework into account in the preparation of Local Plans, there is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts. This complements the sustainable development duty on plan-makers and the expectation that neighbourhood plans will contribute to the achievement of sustainable development. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development.

https://www.gov.uk/guidance/climate-change

Natural environment. *Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.*

https://www.gov.uk/guidance/natural-environment

The Neighbourhood Plan's approach to climate change is addressed thematically throughout the document, with particular approaches set out in policies 1, green infrastructure; 2, biodiversity; 3, protected spaces; 8, erosion and flooding; 9, sustainable construction; and 28, clean fuel vehicles.

This consistent approach to considering climate change both contextually throughout all the policies, and specifically in the above policies means that the Neighbourhood Plan is in compliance with the above Planning Practice Guidance.

Effective use of land. *Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.*

https://www.gov.uk/guidance/effective-use-of-land

Approaches to the effective use of land are covered in policy 6, conversion of agricultural buildings; policy 17, derelict and empty properties and sites; and each of the policies in the section on retail, commerce and tourism.

By setting out clear guidance as to the appropriate conditions for the re-purposing of land and buildings, it is considered that the Neighbourhood Plan is in line with the Planning Practice Guidance laid out above.

First Home Discount. *The First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this.*

https://www.gov.uk/guidance/first-homes

The Neighbourhood Plan does not require any higher minimum discounts and as such is in compliance with the Planning Practice Guidance.

Flood risk*. "In plan-making, local planning authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk."*

Saddleworth's Neighbourhood Plan approach to flood risk is set out in section on the Environment, specifically policy 8 (erosion and flooding). It complies with PPG advice regarding the sequential approach. The Neighbourhood Plan is not allocating any sites for development, which are instead allocated under Places for Everyone, and under the local authority's Strategic Housing Land Availability Assessment (SHLAA).

Flood risk: *The overall approach in paragraph 161 of the National Planning Policy Framework applies to neighbourhood planning.*

Where they make provision for development, the qualifying bodies involved in neighbourhood planning will need to:

- *ensure that neighbourhood plans (and any neighbourhood development/community right to build orders) are informed by suitable assessment of flood risk from all sources, both now and in the future;*

- *steer development to areas of lower flood risk as far as possible;*

- *ensure that any development in an area at risk of flooding would be safe, for its lifetime taking account of climate change impacts;*

- *be able to demonstrate how flood risk to and from the plan area/ development site(s) will be managed, so that flood risk will not be increased overall, and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems where appropriate, are included in the plan/ order.*

https://www.gov.uk/guidance/flood-risk-and-coastal-change

Wastewater. *Plan-making may need to consider:*

- *the sufficiency and capacity of wastewater infrastructure*

- *the circumstances where wastewater from new development would not be expected to drain to a public sewer*

- *the capacity of the environment to receive effluent from development in different parts of a strategic policy-making authority's area without preventing relevant statutory objectives being met*

https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality

Protecting and improving water bodies may be relevant when drawing up a neighbourhood plan or considering a neighbourhood development order. It is always useful to consult the local planning authority about whether water could be a concern.

https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-and-neighbourhood-planning

The Neighbourhood Plan's approach to flood risk and wastewater is laid out in policy 8, erosion and flooding; with specific references to flood risk on the Chew Brook Vale location laid out in policy 12.

Reference is also made to the more comprehensive approach taken to flooding in the forthcoming Oldham Local Plan.

Specific reference is made to the use of SuDS, while the remaining criteria are addressed through the local plan, ensuring that the Neighbourhood Plan is compliant with the relevant Planning Practice Guidance.

Healthy and safe communities. *The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).*

https://www.gov.uk/guidance/health-and-wellbeing

The Neighbourhood Plan's approach to health and wellbeing is laid out in policies 1, green infrastructure; 13, safety and wellbeing; 14, health, social care and education; 23, services; and 25, cycling, pedestrian and leisure infrastructure.

By setting out criteria for building healthy and safe environments which reduce the risk of anti-social behaviour, and create increased opportunities for the public to use active transport, as well as by prioritising planning which increases provision of and access to health and social care, the Neighbourhood Plan is considered to be in compliance with the Planning Practice Guidance laid out above.

Historic Environment. *Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale. It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.*

https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

Saddleworth's Neighbourhood Plan describes the significance of the historic environment. Non-designated heritage assets are referenced via the Local Heritage List.

Housing needs. *Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area …*

https://www.gov.uk/guidance/housing-needs-of-different-groups

Neighbourhood planning bodies may also make use of existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a neighbourhood plan.

https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment

For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people.

Similarly, disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community.

https://www.gov.uk/guidance/housing-for-older-and-disabled-people

Saddleworth Parish falls partly within the planning authority of the Peak District National Park Authority (PDNPA). The PDNPA does not set a housing requirement figure for any part of Saddleworth Parish. Strategic planning policy (Core Strategy HC1 and DS1) restricts the provision of new housing to that which meets local needs.

The remainder of the Parish falls within the planning authority of Oldham Council. In that area, the housing requirement figures are set out in Greater Manchester's Places for Everyone plan, as laid out in the infrastructure section.

Census and housing market data, the Local Housing Needs Assessment, demographic forecasts and community consultation responses have been used as evidence for the housing policies. However the neighbourhood plan does not propose to allocate sites.

The Neighbourhood Plan has been subject to an Equality Impact Assessment, which has indicated that the plan is either neutral or positive for all groups with protected characteristics.

Self build and custom housebuilding. *It is for each relevant authority to determine the rationale for introducing a local eligibility test and hence the specific conditions set. Any eligibility test introduced by an authority needs to be proportionate, reasonable and reviewed periodically to ensure that it responds to issues in the local area, for example for areas with exceptional demand or limited land availability.*

https://www.gov.uk/guidance/self-build-and-custom-housebuilding

The register for self-build and custom housebuilding is maintained by Oldham Council. The Neighbourhood Plan sets out in policy 18, community and self-build, an eligibility test for prioritising community and self-build developments, based on increasing the opportunities for people currently unable to get on the housing ladder to access alternative means of developing housing, in compliance with the Planning Practice Guidance laid out.

Open space, sports and recreation facilities. *Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework paragraphs 7-9).*

It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas.

https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

The Neighbourhood Plan's approach to sports and recreation facilities is laid out in policy 21, tourism and leisure, and policy 23, services; while the approach to green infrastructure and open spaces is laid out in all the policies of the Environment section.

In particular, the Neighbourhood Plan lays out clear guidance for the retention, increased provision of and access to recreation and sports facilities, as well as protection of open space, in compliance with the Planning Practice Guidance laid out above.

Local Green Space: *How is land designated as Local Green Space?*

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled 8Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Is there a minimum area?

Provided land can meet the criteria at paragraph 100 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

Local Green Spaces are specifically addressed in Policy 4, Local Green Spaces. The four designated sites for Local Green Space designation have each been through an assessment process, covering designation, existing status and designations, proximity, size, access, rights of way, ownership and management, ensuring that the plan is in compliance with the Planning Practice Guidance.

Renewable and low carbon energy. *Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses.*

What is the role for community led renewable energy initiatives?

Community initiatives are likely to play an increasingly important role and should be encouraged as a way of providing positive local benefit from renewable energy development. Further information for communities interested in developing their own initiatives is provided by the Department for Energy Security and Net Zero. Local planning authorities may wish to establish policies which give positive weight to renewable and low carbon energy initiatives which have clear evidence of local community involvement and leadership.

Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments. Neighbourhood Development Orders and Community Right to Build Orders can be used to grant planning permission for renewable energy development. To support community based initiatives a local planning authority should set out clearly any strategic policies that those producing neighbourhood plans or Orders will need to consider when developing proposals that address renewable energy development. Local planning authorities should also share relevant evidence that may assist those producing a neighbourhood plan or Order, as part of their duty to advise or assist. As part of a neighbourhood plan, communities can also look at developing a community energy plan to underpin the neighbourhood plan.

https://www.gov.uk/guidance/renewable-and-low-carbon-energy

The approach to renewables and low-carbon energy is laid out in policy 9 of the Neighbourhood Plan, with specific guidance on ensuring that developments are low-carbon in both delivery and lifetime, as well as promoting the use of low carbon district energy provision, thus ensuring that the plan is in compliance with the Planning Practice Guidance.

***Strategic environmental assessment** alone can be required in some limited situations where sustainability appraisal is not needed. This is usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects.*

https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

A strategic environmental assessment screening was carried out by Oldham Council as part of the Neighbourhood Planning process. It concluded that:

> Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.

As such, it is considered that the Neighbourhood Plan is in compliance with the requirements of the Planning Practice Guidance laid out above.

Parts b and c of the basic conditions guidance

This document relates to the preparation of a Neigbourhood Plan, not an order and no sites have been allocated, therefore b and c does not apply.

Part 4: Contributing to the achievement of sustainable development

The NPPF states "the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives."

Saddleworth's Neighbourhood Plan was initially subject to a strategic environmental assessment screening process. This is included in the Regulation 15 submission documents. This concluded that: "Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.

"Natural England stated significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

"The Environment Agency stated they agree with the environmental issues that have been included and do not have any further comments to make.

"Historic England stated that the plan is unlikely to have significant environmental effects upon the historic environment, and so Historic England concur with the conclusion that SEA is not required."

The table below describes more broadly how the Neighbourhood Plan meets the objectives of sustainable development as described in the NPPF.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
8 a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;	Saddleworth's Neighbourhood Plan lays out support for a strong, responsive and competitive economy in the section on retail, commerce and tourism, with particular emphasis on developing retail, commerce and industrial development (policy 19), homeworking (policy 20), tourism and leisure (policy 21), and agriculture (policy 22). There is also particular support for necessary infrastructure in the section on travel and transport, most notably with regards to accessibility to transport (policy 26), and public transport (policy 27). It also lays out a minimum provision for commercial, leisure and retail facilities in policy 12, supporting economic provision.
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and	Saddleworth's Neighbourhood Plan lays out support for strong, healthy and vibrant communities in the section on Health, wellbeing and education, with particular emphasis on safety and wellbeing, and the ability of design to combat antisocial behaviour (policy 13); and by contributing to identified healthcare needs, and combating issues of access and isolation (policy 14). It also addresses the protection and enhancement of community facilities (policy 21), particularly those which support opportunities to develop social networks for people who are isolated; promoting community-based healthcare and wellbeing; promoting adult learning opportunities; charitable and voluntary work; promoting early years activities for parents, carers and children; and food and craft markets. The development of well-designed and beautiful places is addressed through its approaches to design, character and heritage (policy 10) , laying out criteria for developments to meet and enhance the character and distinctiveness of the local environment, as well as in its approach to design masterplans (policy 11), and with specific detail for the allocated site at Chew Brook Vale (policy 12).
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	Saddleworth's Neighbourhood Plan lays out its support for the protection and enhancement of the natural, built and historic environment, with its environmental approach in particular designed to be consistently woven throughout all of its policies. Policies 1 (Green infrastructure), 2 (Biodiversity), 3 (Protected spaces), 4 (Local green spaces), 5 (Character and quality of land adjacent to the National Park), 6 (Conversion of agricultural buildings (barn conversions)), 7 (Protection of important views), 10 (Design, character and heritage), 11 (Design masterplans), and 17 (Derelict and empty properties and sites) set out design principles, and set out to conserve and enhance the natural and historic environment.

Part 5: Achieving general conformity with Local Strategic Policy

Saddleworth's Neighbourhood Plan must be in general conformity with the strategic policy of the development plan for the area.

The Peak District National Park Authority (PDNPA) is the planning authority for that part of the Parish which falls within the National Park. The relevant strategic policies are in the Peak District National Park Authority Local Plan comprising the Core Strategy (CS) 2011 and Development Management Polices (DMP) 2018.

Oldham Council is the planning authority for that part of the Parish which falls outside the National Park. The relevant strategic policies are in Greater Manchester's Places for Everyone , saved policies from Oldham Joint Core Strategy and Development Management Development Plan Document, and Oldham's forthcoming Local Plan.[1]

Oldham Council, the PDNPA and the Parish Council's strategic planning committee co-operated fully in the development process.

The table below demonstrates the relationship between Saddleworth's Neighbourhood Plan policies and the corresponding strategic policies of Places for Everyone, saved policies in the Joint Core Strategy and Development Management Policies DPD, Oldham's forthcoming Local Plan and the PDNPA. All Neighbourhood Plan policies are shown to be in conformity with strategic policy.

[1] While the emerging Local Plan does not carry any weight yet efforts have been made to ensure that the Neighbourhood Plan is in conformity with emerging policy and for completeness this has been included. Policy references may change as the Oldham Publication Plan is published.

Neighbourhood plan policy and content	Development plan reference	Conformity
1: Green infrastructure	PfE Policy JP-Strat13: Strategic Green Infrastructure PfE Policy JP-G2 Green Infrastructure Network PfE Policy JP-G6: Urban Green Space Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets Draft Oldham Local Plan Policies N1 Protecting Nature; Policy N2 Restoring Nature; Policy N3 Enhancing Green Infrastructure thorough development Oldham Green Infrastructure Strategy and Open Space Audit PDNPA GSP3: Development management principles	Yes. The Neighbourhood Plan enhances and protects existing green infrastructure, such as the green corridors identified in Oldham's current Local Plan and its forthcoming Local Plan.

Neighbourhood plan policy and content	Development plan reference	Conformity
2: Biodiversity	PfE Policy JP-G2 Green Infrastructure Network PfE Policy JP-G5 Uplands PfE Policy JP-G7: Trees and Woodland PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets Draft Oldham Local Plan Policies N1 Protecting Nature; Policy N2 Restoring Nature; Policy N3 Enhancing Green Infrastructure thorough development and Policy N4 Tree Replacement The Greater Manchester Local Nature Recovery Strategy PDNPA policy GSP3: Development management principles PDNPA policy L2: Sites of biodiversity or geodiversity importance PDNPA policy CC3: Waste management	Yes. The Neighbourhood Plan lays out policies designed to enhance and significantly increase tree cover protect and enhance wildlife, and protect Ancient Woodlands. The Neighbourhood Plan also references national and local targets for biodiversity net gain.
3: Protected spaces	PfE Policy JP-G5 'Uplands' Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets Draft Oldham Local Plan Policy N1 Protecting Nature	Yes. The Neighbourhood Plan references and complements the Uplands policy which is designed to protect and enhance the upland areas, with specific project level mitigations required for any development in those areas.

Neighbourhood plan policy and content	Development plan reference	Conformity
4: Local green spaces	Oldham Draft Local Plan Policy OL4 Local Green Spaces	Yes. The neighbourhood policy designates local green spaces in accordance with NPPF and with reference to published evidence and public consultation responses. The assessment of Local Green Spaces for the Neighbourhood Plan has been based on the criteria as set out in the NPPF and approach laid out in the Draft Local Plan. The proposed Local Green Spaces all fall within Oldham's planning boundary.
5: Character and quality of land adjacent to the National Park	PfE Policy JP-G1 Landscape Character PfE Policy JP-G5: Uplands PfE Policy JP-P1 Sustainable Places PDNPLPF GSP2: Enhancing the National Park PDNPLPF GSP2: DS1: Development strategy PDNPLPF GSP2: L1: Landscape character and valued characteristics	Yes. This policy sets out additional protection for a clearly defined area adjacent to the National Park, where development would have specific impact on the National Park, thus protecting its landscape character, valued characteristics, and enhancing the National Park.

Neighbourhood plan policy and content	Development plan reference	Conformity
6: Conversion of agricultural buildings (barn conversions)	Oldham saved joint Development Plan Document policy 22 on Green Belt	Yes. There are no specific policies addressing barn conversations specifically in Places for Everyone, or Oldham's draft Local Plan. The broader aspect of Green Belt is included in, for example, policy 22, referring to "development located close to existing buildings within the OPOL, which does not affect the openness, local distinctiveness or visual amenity of the OPOL, taking into account its cumulative impact". Policy 6 does not conflict with this, and sets out additional complementary criteria for the redevelopment of more recent agricultural additions within the green belt. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
7: Protection of important views	PfE JP-G1 Landscape Character	Yes. The policy says that "transitional areas require well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken". Policy 7 sets out a specific transitional area between the National Park and the rest of Saddleworth, and ensures that complementary criteria to ensure the intactness and condition of this area.

Neighbourhood plan policy and content	Development plan reference	Conformity
8: Erosion and flooding	PfE Policy JP-S4: Flood Risk and the Water Environment Oldham Local Plan Draft Policies CC3 Managing Flood Risk; and CC4 – Sustainable Drainage – Foul and Surface Water	Yes. The Neighbourhood Plan lays out specific requirements to conform with natural processes and adopting a natural flood management, and Locating and designing development so as to minimise the impacts of current and future flood risk, as well as expecting developments to manage surface water run-off through sustainable drainage systems.
9: Sustainable construction	PfE Policy JP-S1: Sustainable Development PfE Policy JP-S2: Carbon and Energy PfE Policy JP-S3: Heat and Energy Networks PFE Policy JP-S6: Resource Efficiency Joint DPD Policy 18 (partially) Oldham Draft Local Plan Policy CC2 Renewable and Low Carbon Energy The Local Area Energy Plan for Oldham	Yes. The Neighbouhood Plan lays out criteria for ensuring development is sustainable both during construction and in the long term. It also sets out a presumption in favour of development which enhances local heat and energy production. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
10: Design, character and heritage	PfE Policy JP-P1 Sustainable Places PfE Policy JP-P2: Heritage Draft Oldham Local Plan Policies HE1 The Historic Environment; HE2 Securing the Preservation and Enhancement of Oldham's Heritage Assets; HE3 Development proposals affecting conservation areas; HE4 Oldham's Mills; and HE5 Canals Oldham's Mill Strategy	Yes. The Neighbourhood Plan lays out criteria for ensuring that local history and culture are conserved and enhanced, and respects and acknowledges the character and identity of the locality. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***

Neighbourhood plan policy and content	Development plan reference	Conformity
11: Design masterplans	PfE Policy JP-P1 Sustainable Places	Yes. In particular, this sets out ways in which development respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used; responds to the needs of all parts of society; is adaptable, able to respond easily to varied and changing needs and technologies; and incorporating high quality and well managed green infrastructure and quality public realm. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
12: Chew Brook Vale	PfE JP Allocation 13 Chew Brook Vale	Yes. The Neighbourhood Plan policy adds complementary policy detail to the existing site allocation and approach laid out in Places for Everyone.

Neighbourhood plan policy and content	Development plan reference	Conformity
13: Safety and wellbeing	PfE Policy JP-G2 Active Travel PfE Policy JP-G3 River Valleys and Waterways PfE Policy JP-P1 Sustainable Places PfE Policy JP-P7 Sport and Recreation Draft Local Plan Policy D6 Creating a Better Public Realm in Oldham	Yes. The Neighbourhood Plan lays out the importance of development supporting wider public health benefits. It also sets out proposals to improve active travel, with improved and extended rights of way alongside the water providing walking and cycling routes for both recreation and commuting, thereby increasing access to natural green space. It also identifies the importance of a development being put forward with a clear understanding of how the place has developed; and which respects and acknowledges the character and identity of the locality. Finally, it sets out the importance of creating a public realm that provides frequent opportunities for play and that all ages can enjoy together, and recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.
14: Health, social care and education	PfE Policy JP-P5: Education, Skills and Knowledge PfE Policy JP-P6: Health PfE Policy JP-D2 Developer Contributions Oldham Draft Plan IN2 Planning Obligations	Yes. The Neighbourhood Plan sets out approaches to ensure appropriate access to and provision of education facilities. It also lays out criteria to ensure access to and provision of healthcare facilities.

Neighbourhood plan policy and content	Development plan reference	Conformity
15: Housing	PfE Policy JP-H1: Scale, Distribution and Phasing of New Housing Development PfE Policy JP-H2: Affordability of New Housing PfE Policy JP-H3: Type, Size and Design of New Housing Joint DPD Policy 3 An Address of Choice (Partially) and Policy 11 Housing Draft Oldham Local Plan Policies H1 Delivering a Diverse Housing Offer; Policy H2 Housing Mix;	Yes. The Neighbourhood Plan makes specific reference to the required types and size of housing as evidenced in the Local Housing Needs Analysis, and supports development which addresses those needs, particularly when the developments are affordable. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
16: Consultation	None	While consultation is mentioned as part of policies in Places for Everyone, PDNPA policies and Oldham's Local Plan, there is no specific policy designed to address consultation.
17: Derelict and empty properties and sites	PfE Policy JP-S1 Sustainable Development PfE Policy JP-P3 Cultural Facilities; Oldham Joint DPD Policy 1 Climate Change and Sustainable Development and Draft Oldham Local Plan Policy H1 Delivering a Diverse Housing Offer	Yes. The Neighbourhood Plan makes as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs, and in particular maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***

Neighbourhood plan policy and content	Development plan reference	Conformity
18: Community and self build	PfE Policy JP-H3: Type, Size and Design of New Housing	Yes. The Neighbourhood Plan seeks to deliver a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
19: Retail, commerce and industrial development	PfE Policy JP-J1: Supporting Long-Term Economic Growth PfE Policy JP-J2: Employment Sites and Premises PfE Policy JP-J3: Office Development PfE Policy JP-J4: Industry and Warehousing Development PfE Policy JP-C8: Transport Requirements of New Development Joint DPD Policy 4 Promoting Sustainable Regeneration and Prosperity (partially - part superseded by PfE); Policy 13 Employment Areas Oldham Draft Local Plan Policy E1 Business and Employment Areas; Policy E2 Exceptions within Business and Employment Areas and other existing employment sites ; Policy E3 Reuse and redevelopment of Mill Buildings; Policy E4 Office, Industry and Warehousing Allocations	Yes. The Neighbourhood Plan lays out approaches to preserve and enhance land for economic use, and to ensure green and accessible transport provision. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***

Neighbourhood plan policy and content	Development plan reference	Conformity
20: Homeworking and connectivity	PfE Policy JP-J1: Supporting Long-Term Economic Growth PfE Policy JP-C1: An Integrated Network PfE Policy JP-C2: Digital Connectivity PDNPA policy E1: Business development in towns and villages Oldham Draft Plan Policy IN1 Digital Infrastructure and Telecommunications	Yes. The Neighbourhood Plan lays out approaches for future-proofed and flexible housing to promote working from home. Proposals for homeworking must be of an appropriate scale.
21: Tourism and leisure	PfE Policy JP-P3: Cultural Facilities PfE Policy JP-P7: Sport and Recreation Joint DPD Policy 1 Climate Change and Sustainable development (seeks to promote leisure in centres such as Uppemill) Policy 4 Promoting Sustainable Regeneration and Prosperity (partially - part superseded by PfE);Policy 12 Supporting Oldham's Economy; Policy 15 Centres; Policy 16 Local Services and Facilities Oldham Draft Local Plan Policy C1 Centres	Yes. The Neighbourhood Plan lays our criteria for the protection of community facilities, including those for cultural and sporting purposes. ***This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.***
22: Agricultural land	PDNPA policy E2: Businesses in the countryside. PfE Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity. Joint DPD Policy 1 Climate Change and Sustainable Development	Yes. This policy seeks to promote, protect and enhance the use of existing agricultural land for farming use.

Neighbourhood plan policy and content	Development plan reference	Conformity
23: Services	Policy JP-C1: An Integrated Network PDNPA policy HC4: Provision and retention of community services and facilities Joint DPD Policy 3 An Address of Choice (policy partially superseded by PfE)	Yes. The Neighbourhood Plan sets out approaches for confirming with a 20 minute neighbourhood approach, ensuring that wherever possible local services are available without the need for additional travel.
24: Parking standards for housing	PfE Policy JP-C8: Transport Requirements of New Development Joint DPD Policy 5 Promoting Accessibility and Sustainable Transport Choices (part superseded by PfE) Draft Oldham Local Plan Policy T3 Car Parking Standards in Oldham	Yes. The Neighbourhood Plan lays out our approach to ensure new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. Given the current low provision of public transport in the neighbourhood, it sets out conditions for either a balance of private parking provision, or high accessibility being proven. This policy should be particularly read in conjunction with Policy 28 on clean fuel vehicles to minimise the negative effects of car dependency. This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park. Peak District National Park parking standards can be found in Appendix 9 of the Development Management Policies (DMP) document, and are the relevant standard for developments in the National Park.

Neighbourhood plan policy and content	Development plan reference	Conformity
25: Cycling, pedestrian and leisure infrastructure	PfE Policy JP-Strat14: A Sustainable and Integrated Transport Network PfE Policy JP-S5: Clean Air PfE Policy JP-C1: An Integrated Network PfE Policy JP-C5: Streets for All PfE Policy JP-C6: Walking and Cycling PfE Policy JP-C8: Transport Requirements of New Development PDNPA policy T6: Routes for walking, cycling and horse riding, and waterways	Yes. The Neighbourhood Plan lays out approaches to ensure the adequate provision of a sustainable transport network, including active travel approaches, resulting in clear air improvements.
26: Accessibility to transport	PfE Policy JP-C8: Transport Requirements of New Development PDNPA policy GSP3: Development management principles PDNPA policy T1: Reducing the general need to travel and encouraging sustainable transport Joint DPD Policy 5 Promoting Accessibility and Sustainable Transport Choices (part superseded by PfE) Draft Oldham Local Plan Policy T1 Delivering Oldham's Transport Policies	Yes. The Neighbourhood Plan sets out guidance on ensuring new developments provide good access to public transport and makes provision for active travel.

Neighbourhood plan policy and content	Development plan reference	Conformity
27: Public transport	PfE Policy JP-Strat14: A Sustainable and Integrated Transport Network PfE Policy JP-C1: An Integrated Network PfE Policy JP-C3: Public Transport PDNPA policy T1: Reducing the general need to travel and encouraging sustainable transport	Yes. The Neighbourhood Plan supports and informs the provision of additional public transport infrastructure.
28: Clean fuel vehicles	PfE Policy JP-S5: Clean Air Draft Oldham Local Plan Policy T4 Providing for electric vehicle charging points	Yes. The Neighbourhood Plan makes specific provision for charging of clean fuel vehicles, both EV charging, but also for alternative clean fuel vehicles, to minimise air pollution.

Part 6: European Union obligations

Human Rights

An equalities impact assessment has been undertaken, provided as a supplement to this document, which has found that all the objectives contained within the Neighbourhood Plan are found to either have positive or neutral outcomes for people with protected characteristics.

The Plan has been prepared in accordance with the obligations for Parish Councils under the Public Sector Equality Duty in the Equalities Act 2010.

Strategic Environmental Assessment

EU Directive 2001/42 requires "an environmental assessment is carried out of certain plans and programmes".

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).

Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

A Strategic Environment Assessment screening concluded that a full Strategic Environmental Assessment was not required for the Neighbourhood Plan.

No neighbourhood orders have been developed and the plan does not include any site allocations.

The conservation of natural habitats, wild fauna and flora and wild birds

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds require an appropriate assessment of Saddleworth's Neighbourhood Plan to determine the likelihood of significant effects of a site's conservation objectives.

In order to satisfy the above requirement a Habitat Regulations Assessment (HRA) screening report has been completed.

Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order. However, the HRA screening has taken water and air impacts into consideration, so it is not considered that the Neighbourhood Plan is in conflict with any of these directives.

Part 7: Conservation of Habitats and Species Regulations

A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 of The Conservation of Habitats and Species Regulations 2017 or to enable it to determine whether that assessment is required.

Regulation 105 states that where a land use plan

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

A Habitats Regulations Assessment screening was undertaken by Greater Manchester Ecology to determine the likelihood of significant effects. This report concludes:

> A number of Polices within the Plan were initially Screened In as potentially having a damaging effect on European Sites due to increased recreational use, air pollution effects or effects on functionally linked land. Following further Assessment, air pollution effects were ruled out, but potential effects on functionally linked land, and through increased recreational disturbance, were further considered.
>
> Wording included in Policy 3 (Protected Spaces) will act to mitigate for any possible likely significant effects of the Plan on designated sites. It is therefore concluded that it should be entirely possible to avoid and mitigate any adverse impacts on designated sites as a result of the operation of the Neighbourhood Plan, either alone or in combination with other plans or projects.

Part 8: Conclusion

In summary, Saddleworth Parish Council is confident that the Neighbourhood Plan has been produced in full accordance with the requirements of the Neighbourhood Planning (General) Regulations 2012, and is consistent with all appropriate planning policies and legislation.

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SUGGESTED LOCAL GREEN SPACES

NOVEMBER 2024

BACKGROUND & CRITERIA

NPPF explains that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

Planning Practice Guidance states that Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Criteria for Local Green Spaces from the National Planning Policy Framework

107. The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

Proximity Planning Practice Guidance states "The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served."

Score	Required attributes
Low	Outside the main residential community, with limited public access.
Medium	Either limited public access, or outside the main residential community.
High	Directly adjacent to the main residential community, with good public access.

Significance: National Planning Practice Guidance states "For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis."

"Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space."

Score	Required attributes
Low	No formal structures or qualities not covered by an existing designation.
Medium	Limited formal structures or tranquil spaces.
High	Formal structures, or tranquil spaces in an urban environment, particularly those not covered by an existing designation.

Beauty: Assessing the significance of a site's beauty is subjective. Considerations included the general description of the site, and its visual attractiveness, ecological features, landscape features and character, including settings, and any particular views into or out of the land.

An overall judgement has been made.

BACKGROUND & CRITERIA

Historic Significance: Each site is subject to a brief historical background, followed by an assessment against a set of 8 criteria to establish whether it holds historic significance. Each site is then either screened in for having potential historic significance, or screened out (green), with some sites highlighted as having the highest levels of historic significance. A score of 3/5 or higher has been considered to be of historic significance.

No.	Criteria
1	Are there any historic buildings, features or archaeological remains?
2	Does the site contribute to the setting of any designated heritage assets?
3	Does the site contain any historic landscape features?
4	Did the site play an important role in the historic development of the settlement nearby?
5	Did any important historic events take place on the site?
6	Are there any important people connected with the site?
7	Is there a longstanding event that takes place on the site?
8	Is the site publicly accessible and/or are there longstanding PRoW?

Score	Required attributes
0	Meets none of the criteria
1	Meets one of the criteria
2	Meets two of the criteria
3	Meets three of the critera
4	Meets four of the criteria
5	Meets five or more of the criteria

Recreational value

Consideration was given to the role and purpose of the land. The recreational value should be of local significance. Most green spaces provide some recreational value, however NPPF is intending to identify why the land is of particular local significance above other spaces that could provide recreation.

It was noted whether the site is designated as open space and whether it includes a recreational route and / or formal and/ or informal footpaths.

However of more importance was whether a site has other more formal recreation uses that were important locally such as a cricket pitch or playing pitches. Consideration was given to whether there were other facilities of the same kind within the local community or whether the site provided a unique combination of facilities and/or uses that would be difficult to duplicate elsewhere.

Score	Required attributes
Low	Informal/irregular public use
Medium	Formal, regular use
High	Regular formal use, with additional facilities, particularly where there is no alternative provision

Tranquillity

Assessing whether a site is of local significance due to tranquillity is subjective. National Planning guidance refers to “urban spaces that provide a tranquil oasis”. It was therefore considered that the land should provide a tranquil green space where the community can escape the urban area and feel remoteness.

Consideration was given to surrounding infrastructure such

as whether the land is generally free of infrastructure such as powerlines, lighting and roads.

Consideration was also given to the peacefulness that the site provided and whether the site provided an escape from surrounding noises or whether they were still very much present.

Score	Required attributes
Low	No separation from surroundings, visually or audibly; visible infrastructure,
Medium	Limited infrastructure, with some separation from surroundings
High	Good degree of separation, both visual and auditory, with very limited visible infrastructure

Wildlife

All locations were assessed against DEFRA's Multi-Agency Geographic Information for the Countryside to identify any priority habitats or species.

For context, the Greater Manchester Ecology Unit (GMEU) define 'rich in wildlife' as including:

- Presence of SBIs
- Presence of Priority Habitats (dataset from Natural England)
- Likely presence of important populations of protected species (dataset from GMEU)

Score	Required attributes
Low	No defined priority habitats or species; no high-quality, non-statutory habitats for native species.
Medium	Medium or high-quality non-statutory habitats for native species
High	Defined priority habitats or species; or high quality non-statutory habitats for native species.

Demonstrably special to a local community

The majority of the sites which have been brought forward for consideration for Local Green Space status were specifically raised as such during the consultation for the Neighbourhood Plan – specifically Diggle Fields, Dawson's Field and Church Fields. Additional sites considered have been brought forward during strategic planning meetings with Community Associations as part of the Neighbourhood Plan process.

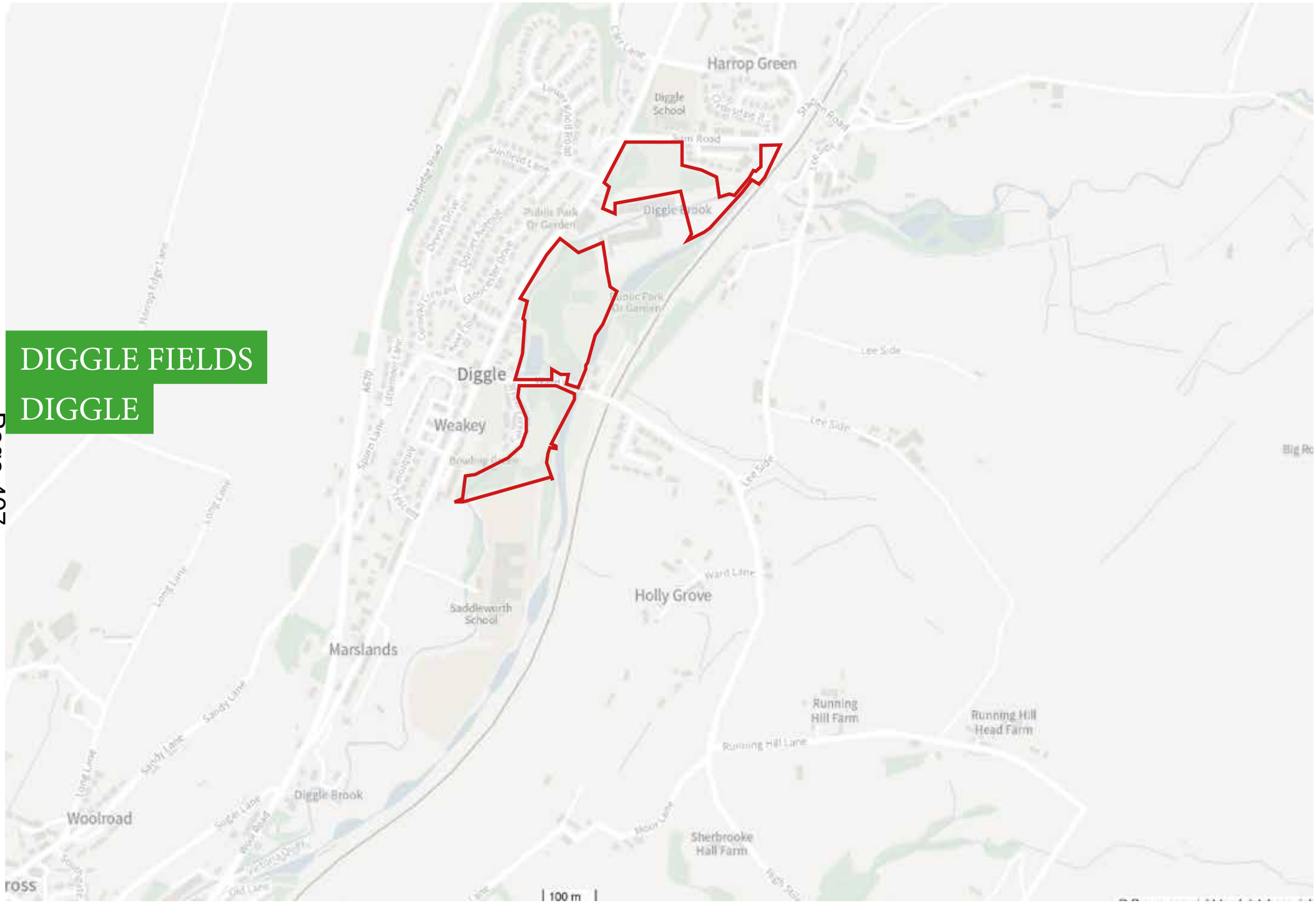
Score	Required attributes
Low	No public recommendations to protect the space.
Medium	Some public recommendations to protect the space, and some examples of continued site-specific events.
High	Strong public support for protecting the space, with regular and long-standing site-specific events.

Current assessments

None of the sites proposed are currently listed as Other Protected Open Land (OPOL) – a local protection designation – and were therefore not been considered as a Local Green Space as part of the Local Plan process for assessing whether those sites should be included.

DIGGLE FIELDS

DIGGLE



DIGGLE FIELDS

DIGGLE

Current status: partial Priority Habitat Inventory – Deciduous Woodland (England).

The Canal and River Trust owned land which Diggle Fields surrounds is Priority Habitat Inventory – lowland fens (England).

The land is not within the Green Belt and is unallocated from development but the two southerly parcels are within the Oldham Local Plan Green Corridors and Links designation. The parcels are also identified as Open Space in the latest Oldham Council Open Space audit and are managed as countryside sites.

Description of area: The designated area is made up of three linked green spaces north of Saddleworth School which are owned by Oldham Council, locally known as Diggle Fields. It is boundaried to the east by residential property, and to the West by the Canal. It includes wooded areas, a pond, and open fields.

Ownership: All the proposed inclusion is owned by Oldham Council, who have registered no issue with the proposal.

Proximity: High The proposed site runs parallel to the village of Diggle, and follows the route of the rights of way running parallel to the rail line, canal and main road.

Beauty: High The location falls within the identified area in the Neighbourhood Plan for land proving the setting for the the Peak District National Park.

The visual impact of the site itself is heavily influenced by it being the setting of the canal which is not part of the designated site for the Local Green Space. However, while that section is not included, the site suggested has strong value as the setting of the historically significant canal.

The site is adjacent to the Green Belt and landscape Character types Open Moorlands and Enclosed Upland Fringes Dark Peak) and Incised Urban Fringe Valleys.

Historic significance: 4/5 (2, 3, 4, 8).

The site contributes to the setting of a number of designated heritage assets, specifically Huddersfield Narrow Canal Lock adjacent to Ward Road Bridge (LISBREF/1253530); 1 Ward Lane (LISBREF/1164775); No 66 Bridge (LISBREF/1067433; Huddersfield Narrow Canal Subway under canal after Lock 30 W (LISBREF/1261755); No 69 Bridge (LISBREF/1309242).

It is the setting for the canal and train line (which go through the valley and into the Standedge tunnels. The canal tunnel is the longest, highest, and deepest canal tunnel in the United Kingdom, and the canal itself is a significant historic feature. While the proposed site itself does not include the tunnel or the railway, they do frame the setting of both.

The canal and the railway form part of the industrial heritage of the village, with the school (which is surrounded by the proposed local green space) being built on the site of the former pallet works, the remaining building of which is another listed building. The northerly end of the space also provides the setting to the

There are longstanding public rights of way across the site (see below), as well as extensive favour trails running throughout the site.

Recreational value: High The areas north and south of Ward Lane are heavily used for outdoor recreation. Features included a children's play area – which is also the central location for a Wildlife Adventure Club (see wildlife), an exercise trail, public arts activities linked to the history of the canal, and duck pond, waterside walks by the Diggle Brook



DIGGLE FIELDS

DIGGLE

and the Huddersfield Narrow Canal, walks in woodlands and open meadow areas, picnic areas, and informal sports areas. Scarecrow trails organised by the Diggle PTA are run across the site each year.

It is the main outdoor meeting area for the village, where community activities take place, or start and finish. A café on the east bank of the canal adds to the area's appeal.

There are two routes crossing the site from east to west: one from opposite Ambrose Crescent (PROW 893), which is then followed by a separate right of way (872) giving access to Ravenstones Drive in the east; and one from opposite Lower Moordale (PROW873). Two routes also run from north to south – PROW 862 and 863.

The northernmost parcel of the designation is the home of the Diggle Band Contest. The Band Contest is of particular importance for the recreational value, as detailed under "demonstrably special". It is also used for walking and dog walking.

Tranquillity: Medium The green space is located parallel to the main road through the settlement; creating a specific contrast to the main urban section of the village.

Only one road, Ward Lane, runs through the proposed green space, which is not visible for the majority of the site. This is also the only section of the site where there is lighting, although the sports pitches for the adjacent Saddleworth School do have lighting.

DIGGLE FIELDS

DIGGLE

There are also no powerlines running through the site.

Wildlife: Medium The site is home to a Wildlife Adventure Club, which gives young children the opportunity to get close to nature, including a wildflower meadow.

Part of the site is categorised as Priority Habitat Inventory – Deciduous Woodland (England); and it frames the canal which is categorised as Priority Habitat Inventory – lowland fens (England).

The Canal and River Trust site which runs adjacent to the proposed Local Green Space is a designated Site of Biological Importance (GMEU).

Demonstrably special: High The site was specifically identified by five different correspondents in the first survey in response to question 16 "Are you aware of any open or public spaces in your village which you would like to see protected? If so, please give details." This is in addition to the many more generalised comments in support of protecting green space throughout the Parish.

The northernmost parcel of land is the home of the Diggle Band Contest. The band contests in Saddleworth started in Uppermill in 1884, then later in Greenfield in 1898, always connected with the walks of the schools in the morning of Whit Friday, when the competing bands had played for the walks. It is often called "The Greatest Free Show on Earth" – with bands competing from all over the world – most recently entrants have come from Switzerland, Germany and Australia. Each village has a traditional site for the contests, which provide a critical home for the centrepiece of cultural heritage in each of the area's villages. As such, the site is extremely valuable as a site of special cultural heritage.

Recommendation: Designate Local Green Space status.



The site scores highly on the criteria of proximity, beauty, recreational value and historic importance, all in ways which are sufficiently distinct as to warrant the assignment of the status, particularly given that the site falls outside the current Green Belt.

DAWSON'S FIELD
SCOUTHEAD





DAWSON'S FIELD SCOUTHEAD

Current status: Green Belt.

Description of area: Dawson's Field is bounded to the east by Higher Turf Lane, and to the south by Huddersfield Road. To the west there is housing, and to the north, there is farmland.

Ownership: All the proposed inclusion is owned by Oldham Council , who have registered no issue with the proposal. It is operated by Saddleworth Parish Council on a long-term lease from Oldham Council, with support from the Scouthead and Austerlands Community Association.

Proximity: High The proposed site is in the heart of Scouthead, next to the main road and the residential ribbon of housing.

Beauty: Low. While Dawson's Field is set in an idyllic location, the field itself is of moderate value from a beauty point of view, with no real distinguishing features. It does however fall within the Pennine Foothills (West/South Pennines Landscape Character type.

Historic significance: 2/5 (7 and 8). Dawson's Field is the setting for the Scouthead and Austerlands Band Contest, which has been running since 1978.

There is a long-established public right of way running to the north east side of the field (see recreational value).

Recreational value: High It is used extensively for community events, such as the Band Contest, summer fairs, dog shows and family fun days. There has also been a planting scheme, with 100 trees being planted around the perimeter as part of the City of Trees initiative.

The Band Contest is of particular importance for the recreational value, as detailed under "demonstrably special".

DAWSON'S FIELD SCOUTHEAD

While the field is already part of the green belt, we believe that it should also be designated as a Local Green Space to indicate the particular social value that has been developed through these regular events. As such, the importance of the site is not just related to the prevention of urban sprawl, but holds additional significance.

Scouthead village does not have a play area or community hall, and as such, Dawson's Field provides the only such community facility for recreation. Outside of the formal events which are run throughout the year, the site is well-used on a daily basis by the public, including for children playing football, dog walking, community growing, and there has been engagement with one of the local schools for planting programmes.

Tranquillity: Low. While the rural setting is relatively tranquil, the site sits next to the main road running through the village (the A62 Huddersfield Road), which has both street lighting and telegraph wires in close proximity.

Wildlife: Low. The site is designated as neutral grassland on the Living England Habitat Map. There are no distinguishing features to the area which would indicate the presence of wildlife beyond what is standard for the area.

Demonstrably special: High. The site was specifically identified by seven different correspondents in the first survey in response to question 16 "Are you aware of any open or public spaces in your village which you would like to see protected? If so, please give details." This is in addition to the many more generalised comments in support of protecting green space throughout the Parish.

Dawson's Field is the traditional home for the Scouthead and Austerlands band contest. The band contests in Saddleworth started in Uppermill in 1884, then later in Greenfield in



The Public Right of Way running across the North East edge of the site

1898, always connected with the walks of the schools in the morning of Whit Friday, when the competing bands had played for the walks. It is often called "The Greatest Free Show on Earth" – with bands competing from all over the world – most recently entrants have come from Switzerland, Germany and Australia. Each village has a traditional site for the contests, which provide a critical home for the centrepiece of cultural heritage in each of the area's villages. With no other current equivalent site in Scouthead, the importance of this location to the recreational and cultural heritage of the area cannot be understated.

Recommendation: Designate Local Green Space status.

The site scores highly on the criteria of proximity, recreational value and demonstrably special, all in ways which are sufficiently distinct as to warrant the assignment of the status in addition to its Green Belt status.


PLAYING FIELD
AT ASHFIELD
SPRINGHEAD
Playing Field
SPRINGHEAD
The Grapes
Wrigley St
Phoenix Street
Owen Fold
Ashfield Crescent
Road
Ashfield Crescent
Carr House Road
Den Hill Drive
Bracken Close
Bateson Drive
Fern Close
Pineway
Silverdale Drive
Community Centre
Ashes Lane
Jackson Meadows
Beechfield Close

PLAYING FIELD AT ASHFIELD SPRINGHEAD

Current status:

The site is undesignated in the Oldham Local Plan. The south of the site is adjacent to a Green Corridor and recreational route. The northernmost point of the outlined area abuts the Hey Conservation Area.

Description of area: The playing field at Ashfield Crescent is boundaried to the north by Springhead Football Club, to the east by Ashfield Crescent, and to the south and east by housing. At the South East corner, it connects through to the Linear Park.

Ownership: The land is owned by Oldham Council.

Proximity: High The proposed site is in the centre of a residential area, forming a connecting route between the Springhead Football Club and the Linear Park. It is directly adjacent to residential housing both in the Parish, and in the adjoining village of Lees.

Beauty: Medium. The Ashfield playing field is a distinct break from the surrounding urban area. It adjoins the Linear Park, made from the former railway route, but is distinctly different in nature, being the only large open space in the village in a densely built up urban area.

Historic significance: 1/5 (8). The sites is publicly accessible from Ashfield Crescent, linking through to the Linear Park, and also from the Springhead Football Club.

Recreational value: High. The site is identified as open space in latest open space audit (2022). Only large open space in a highly developed part of the village area. The usage is almost entirely informal, with it being used extensively for dog walking, recreational football, and sledging in the winter months. The football pitches are on a long-term lease



to Springhead AFC, which run multiple football teams, including youth teams.

There are no formal play parks in the village of Springhead, and only one other open area, which is on the extreme edge of the settlement, and relatively inaccessible to the majority of the residents. As such, the area provides a resource for which there is no alternative in the area.

Tranquillity: Medium The only roads adjoining the designated site are low traffic, proving access only to the residential properties adjoining the site.

As the only distinct open space of its kind in a largely built up suburban village, it rates more highly for tranquillity due to the context.

PLAYING FIELD AT ASHFIELD SPRINGHEAD

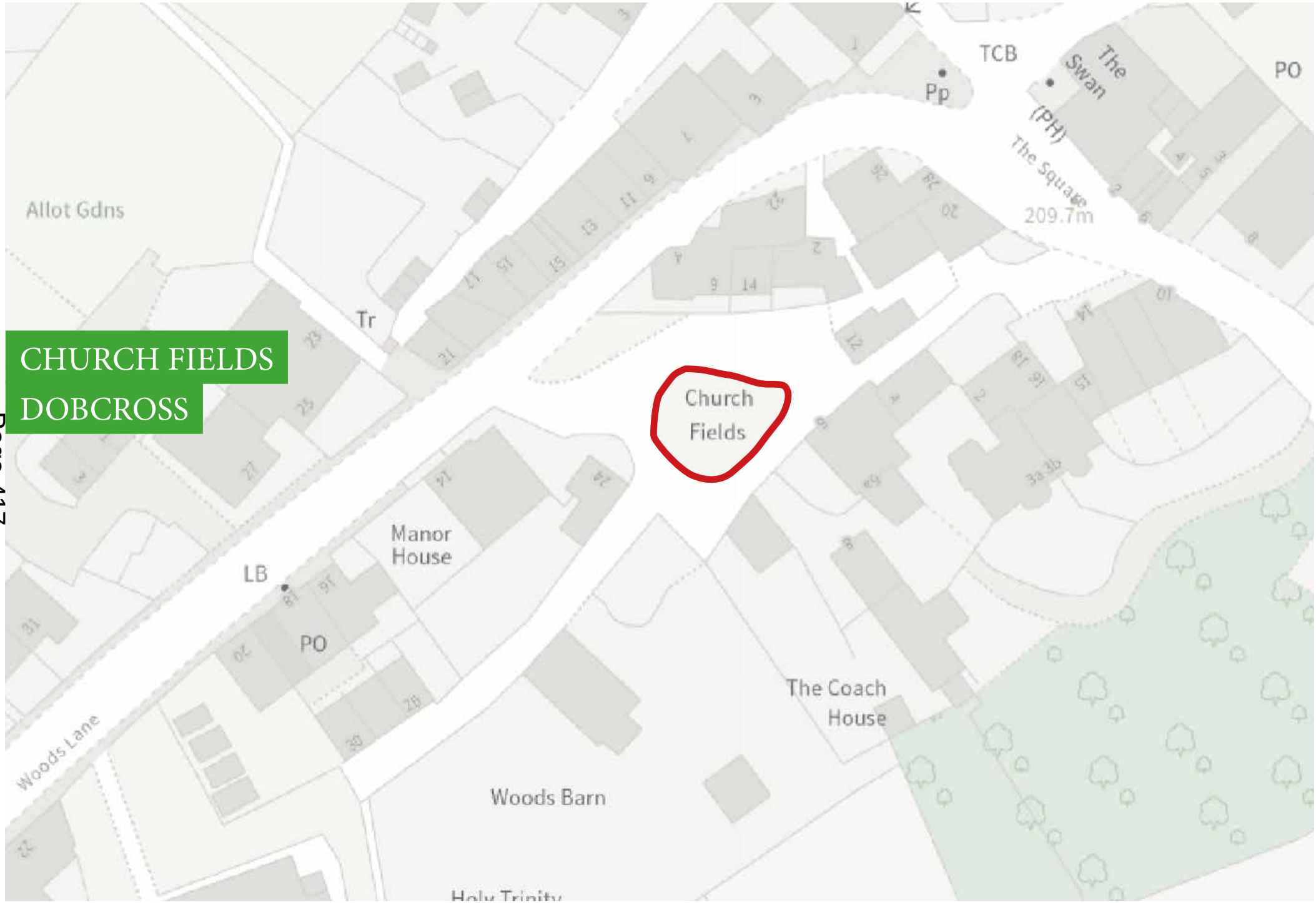
Wildlife: Low The site is designated as neutral grassland on the Living England Habitat Map. There are no distinguishing features to the area which would indicate the presence of wildlife beyond what is standard for the area.

Demonstrably special: Medium The key aspect for its special nature is the lack of any other similar open space in the area.

Recommendation: Designate Local Green Space status.

The critical aspect for the recommendation is the proximity of the land to the built up suburban areas, and the lack of any other site of similar characteristic within the village area, making its recreational value particularly valued.

Given that the site currently sits outside the Green Belt, and therefore lacks current protections, other than open space, this is deemed sufficient to warrant the Local Green Space designation.


CHURCH FIELDS
DOBCROSS
Allot Gdns
Tr
Church
Fields
TCB
Pp
The
Swan
(PH)
PO
The Square
209.7m
Manor
House
LB
PO
Woods Lane
Woods Barn
The Coach
House
Holy Trinity



CHURCH FIELDS DOBCROSS

Current status: The site is undesignated but is within Dobcross conservation area.

Description of area: Church Fields is a small green, with two well-established trees. It is surrounded by a small circular residential road which services the many listed buildings adjoining the site, set back from the main road through the village.

Ownership: The proposed inclusion is owned by Oldham Council.

Proximity: The proposed site is in the centre of Dobcross, surrounded by residential buildings, and is regularly used as a focal point for community activities.

Beauty: Medium. The idyllic setting of the green space in the centre of so many historic buildings is a unique site even in Saddleworth. Its beautiful quality is particularly evidenced by the response of international bands who value it as a key location when they visit for the band contest.

Historic significance: 3/5 (2, 4, 7, 8)

Church Fields is framed by multiple Listed Buildings: Nos. 1, 14 & 16 Church Fields; No 12 Church Fields; No 4 Church Fields; No. 6 & Cottage, Church Fields; and Manor House Church Fields. It also lies within the Dobcross Conservation Area.

The field is a key part of one of the longest established village centres in Saddleworth. The village had one of the earliest woollen “fulling” mills in Saddleworth. With its set back location at the heart of a distinct range of listed buildings, this has been a key feature of a unique village heart for centuries.

The Band Contest is of particular importance for the recreational value, as detailed under “demonstrably special”. It has been at its current location since 1967.

The site is extremely accessible, just off the main road through the village, and completely open to the public. It is extremely small, and therefore does not have any public rights of way on it, but is completely open and extremely well used.

Recreational value: High Church Fields, bordering Woods Lane, is a small but very important plot of land which has been used for religious, cultural and recreational purposes for more than a hundred years.

CHURCH FIELDS DOBCROSS

It is particularly used for musical events, not least being home to the Dobcross Band Contest (see Demonstrably Special). During the Summer, our own Dobcross Silver Band plays a "Brass on the Grass" concert on Church Fields as a communal, event to which the entire village and surrounds are invited.

At Christmas, the Dobcross Junior Band processes, along with village residents, to Church Fields to play a "Torchlit Carol Concert", again for the benefit of the whole village and which is a beautiful and moving spectacle which is blessed by the current incumbent of Holy Trinity Church.

In addition to the religious, cultural and recreational activities which take place there, Church Fields is planted yearly by residents, at their own expense, with bulbs for a lovely springtime show of daffodils and tulips.

Tranquillity: Medium. There are no heavily trafficked roads through the village, but the site is adjoining the largest road. However, it is well set back, surrounded by heritage properties, which give it a uniquely restful location. There is street lighting and telephone cables,

Wildlife: Low. This is a small package of green space in a mainly residential environment, with no specific wildlife.

Demonstrably special: High. It is a small plot supporting two mature trees under which Brass bands play during the annual, and world famous, Whit Friday Brass Band competition which is competed for by the best brass bands from the United Kingdom and overseas. It is often said that the oversees bands in particular, are thrilled to compete on Church Fields.

The band contests in Saddleworth started in Uppermill in 1884, then later in Greenfield in 1898, always connected with the walks of the schools in the morning of Whit Friday, when the competing bands had played for the walks. It is often called "The Greatest Free Show on Earth" – with bands competing from all over the world – most recently entrants have come from Switzerland, Germany and Australia.

Each village has a traditional site for the contests, and this unique plot in the centre of the village, surrounded by beautiful homes of historic significance, particularly elevate it as a site for cultural heritage.

The site was specifically identified twice by correspondents in the first survey in response to question 16 "Are you aware of any open or public spaces in your village which you would like to see protected? If so, please give details." This is in addition to the many more generalised comments in support of protecting green space throughout the Parish.

Recommendation: Designate Local Green Space status.

The site scores highly on the criteria of proximity, historical significance, recreational value, historic importance and demonstrably special.


PONY FIELD
FRIEZLAND
Hollin Barn
Hollin Hall
Hollin House
Hollin Orchard
Low Grove Lane
Track
Restricted
Ctty
Aimit Road Tracks
Path (um)
Pipeline
Path (um)
MP 0.75
LC
Pipe
SP
River Tame
Weir
Pump House
Overflow
Tow Path
Aimit Road
Royal George Bridge
Four Oaks
Hollin Crescent
FB
Lock
Pond
Mill Stream
River Tame
Pavilion
Path (um)
Tennis Cou
Close
Sewe



PONY FIELD
FRIEZLAND

Current status and classification: Green belt; Priority Habitat Inventory - Deciduous Woodland (England); North West Region Theme Area; Groundwater Vulnerability Map (England) Medium–High; Woodland Improvement – High Spatial Priority; Site of Biological Importance with a Recreational Route running around the site boundary.

Description of area: Pony Field is bounded to the east by residential property (Low Grove Lane), to the north by the Transpennine rail route, and to the south and west by open land in the Green Belt.

Ownership: private.

Proximity: Medium The site is on the fringe of the Friezland community, with residential property to the east of the site, and open space to the other three sides.

Beauty: High The site is a small wooded area, with the residential area to the east of the site clearly separated from the designation. The reservoir to the centre is surrounded by woods and a ribbon path to the edge.

Historic significance: 1/5 (8) While there are nearby designated heritage assets, none are directly part of the designation.

Around the edge of the site runs a public right of way (see recreational value), which connects the site to the nearest heritage asset, Railway overbridge MVL3/23, Wrights.

Recreational value: Medium The site allows fishing by licence, and the public right of way (222 SADD) is well-used by local residents.

Tranquillity: High The site is isolated from the residential property to the east, and there is no lighting, power cables or telephone cables across the site, and it is accessible from a

PONY FIELD
FRIEZLAND

solitary track with no through route.

To the north of the site is the Transpennine rail line, which is the only challenge to the Tranquillity, but the route is not heavily trafficked.

Wildlife: High The site has a small reservoir to the centre, and a wooded area to the side, which are rich in wildlife, as evidenced by the numerous identified categories listed: Priority Habitat Inventory - Deciduous Woodland (England); North West Region Theme Area; Woodland Improvement – High Spatial Priority; Site of Biological Importance.

Demonstrably special: Low While the site is of importance to the local community, and sees consistent informal use, there are no regular events or use that distinguish it from the neighbouring open space land.

Recommendation: Keep under review

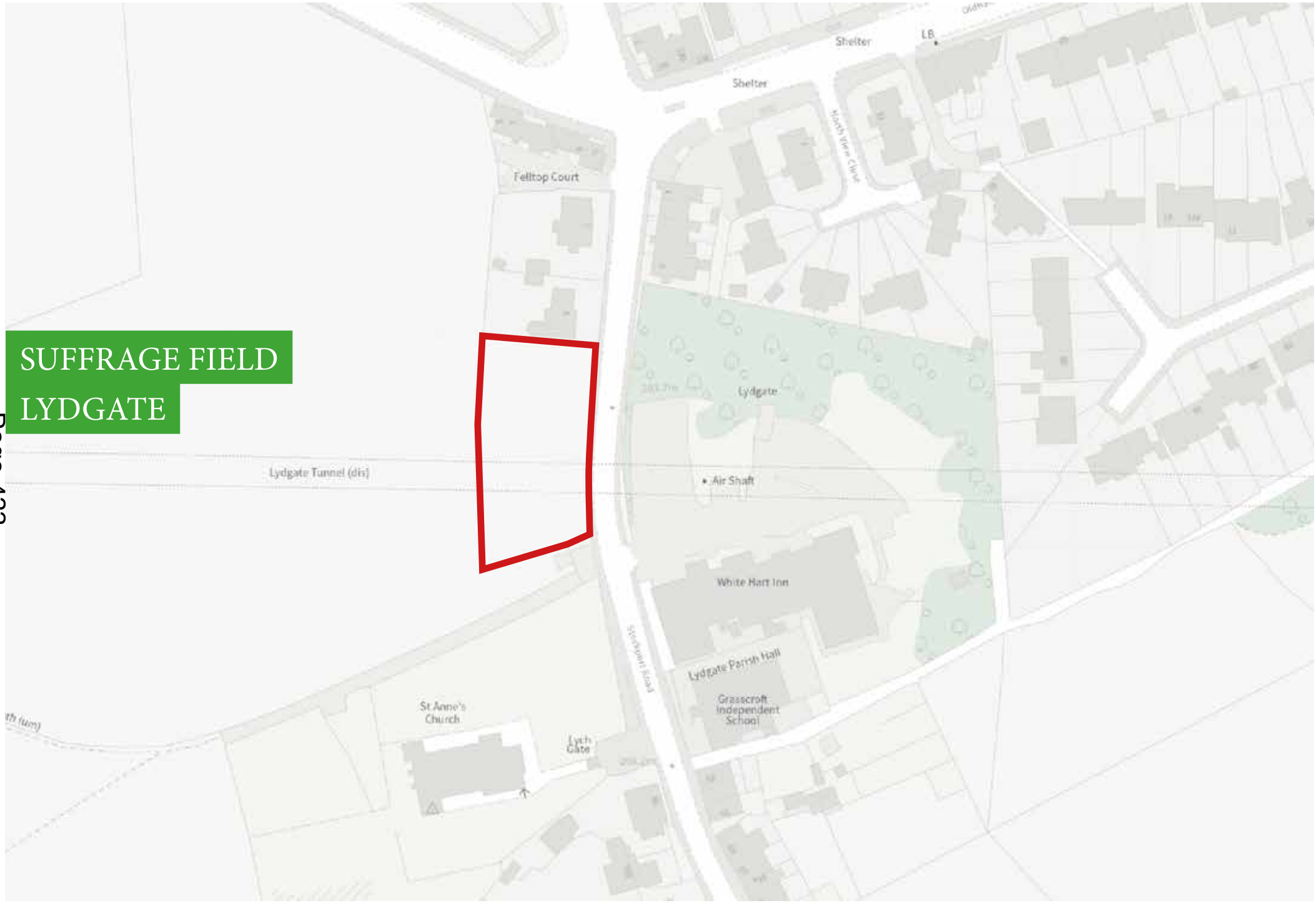
The site scores extremely highly on three categories, beauty, Tranquillity and wildlife. However, the site is already covered by substantial protections in direct relation to these categories – the Green Belt designation, the SBI categorisation, and the Priority Habitat Inventory. As such, the site would be considered to qualify for Local Green Space status only if it scored highly in any of the additional grounds for the status.

However, for these reasons, the Parish Council notes that the site is of extreme importance, and cannot currently foresee any development applications that could come forward that would outweigh the importance of these protections.

Should there be any future development in the vicinity of the site or change in the use of the location, the Parish Council would recommend reviewing whether the Local Green Space classification should be introduced.



The Public Right of Way running around the perimeter of the site


SUFFRAGE FIELD
LYDGATE
Shelter
LB
Shelter
Felltop Court
Lydgate
Lydgate Tunnel (dis)
Air Shaft
White Hart Inn
Lydgate Parish Hall
Grasscroft Independent School
St Anne's Church
Lych Gate

SUFFRAGE FIELD LYDGATE

Current status and classification: Partial Green Belt.

Description of area: The land is a large field, within the Green Belt, boundaried to the east by Stockport Road, to the south by St Anne's Church, by farmland to the west, and by two residential properties to the north.

Ownership: Private ownership

Proximity: High The site is located next to the traditional centre of Lydgate village, as marked by the church and pub, which are at the traditional heart of the village.

Beauty: Medium The site is part of the view of St Anne's Church, which is noted in the proposed Neighbourhood Plan as being of particular significance, with reference made to *St Anne's Lydgate: The Story of a Pennine Parish 1788–1988* by Canon CCW Airne, he states "As Lydgate Church enters into its third century, more changes will come, and new opportunities open up. Looking back over the past we learn of times of neglect and indifference: times of inspiration and progress but in spite of the ups and downs the gospel has been preached and countless people have ordered their lives by it. The Church on the Hill, battered by two centuries of wind, rain and snow, still stands as a beacon proclaiming that Christ has died, Christ is risen, Christ will come again, and calling God's people to worship and fellowship."

Most of the site is within the Pennine Foothills (Dark peak) Landscape Character Type.

Historic significance: 5/5 (1, 2, 3, 5, 6)

The open field is of notable historical significance, as it has been identified as the first known site to hold a meeting towards the suffrage movement in the UK. A book called Passages in the Life of a Radical, by Middleton-born radical



SUFFRAGE FIELD LYDGATE

speaker Samuel Bamford, indicates that a meeting had been held in the field on 4 May 1818. At that gathering, Bamford suggested women be given the right to vote in reformers' meetings, granting them equal status with men.

Its date was 85 years before Emmeline Pankhurst is credited with forming the Women's Social and Political Union in 1903. A memorial plaque to mark the site's importance was unveiled in March 2024.

The site is directly adjacent to the Lydgate Conservation area, and provides the setting for two Grade II listed buildings – the White Hart (LISBREF/1356426), and St Anne's Church (LISBREF/1068142). The view up the valley from Grotton towards the church is one of the protected views as defined in the proposed Neighbourhood Plan.

Bamford was an English radical reformer and writer born in Middleton, Lancashire. His radical political beliefs led him to be heavily involved in resistance to the British government and to witness to several important historical events relating to working-class advocacy and public defiance.

Recreational value: Low The site is not publicly accessible, and there are no public rights of way or commonly used routes across the land – there is an adjacent PRoW

Tranquillity: Low The site is located next to Stockport Road, which carries a reasonable level of traffic. There are power lines running next to the PRoW at the south end of the site, and street lighting next to the road.

Wildlife: Low Classified as Neutral Grassland under the Living England Habitat map.

Demonstrably special: High

As the site of the first recorded instance of the suffrage movement, the field is unique in the United Kingdom.

Recommendation: Request Local Green Space designation from Oldham Council.

The historical significance of the field clearly establishes the location as worthy of Local Green Space status. It has, however, been the subject of repeated planning applications and appeals. Given this repeated challenge to the value of the site, we regard Oldham's planning authority, which has been the deciding body for the applications, as best placed to pursue the allocation of Local Green Space status.

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Oldham Council
Saddleworth Neighbourhood Plan: Determination Statement
March 2024

Introduction

Purpose of screening report

To be 'made', a Neighbourhood Plan must meet certain Basic Conditions. These include that the making of the plan "does not breach, and is otherwise compatible with, assimilated obligations." One of these obligations relates to Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

The European Directive 2001/42/EC requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This applies to plans and programmes whose preparation began on or after 21 July 2004, in this case Saddleworth Neighbourhood Plan.

The Directive requires the Council to determine whether or not the plan is likely to have significant environmental effects. This is often referred to as the strategic environmental assessment (SEA) Directive.

The SEA Directive seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. The SEA Directive is transposed into English law through the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations')[1] and it is these regulations that the plan will need to be compatible with.

The Neighbourhood Plan is a land use plan and will set the policy framework for future development consent within the designated area (which could fall within Annex I or II to Council Directive 85/337/EEC as amended by 97/11/EC(1). The plan contains a vision, plan objectives and planning policies to guide development.

A key stage in the neighbourhood planning process is determining whether or not SEA is required. The process for deciding whether or not an SEA is necessary is referred to as 'screening'.

Overview of requirements of the SEA Regulations in regard to Neighbourhood Plans

The basis for SEA legislation is European Union Directive 2001/42/EC which requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. This was transposed into English law by The Environmental Assessment of Plans and Programmes Regulations 2004, commonly referred to as the SEA Regulations.

In accordance with the provisions of the SEA Directive and The Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), the Council must determine if a plan requires an environmental assessment. Where the Council determines that SEA is not required, then the Council must, under Regulation 9(3), prepare a statement setting out the reasons for this

[1] Environmental Assessment of Plans and Programmes Regulations 2004 (S.I. 2004/1633)

determination.

Whether a neighbourhood plan requires an SEA, and if so, the level of detail needed, will depend on what is proposed in the draft neighbourhood plan (see Planning Practice Guidance (PPG) Paragraph 046).

The PPG suggests that SEA may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan or other strategic policies for the area.

Saddleworth Parish Council (the qualifying body) has requested Oldham Council in consultation with the Peak District National Park Authority, consider whether an environmental assessment of the emerging Neighbourhood Plan is required due to significant environmental effects.

Description of the responsibilities for the screening process

PPG highlights that it is the responsibility of the local planning authority to ensure that all the regulations appropriate to the nature and scope of a neighbourhood plan submitted to it have been met. The local planning authority must decide whether the neighbourhood plan proposal is compatible with relevant legal obligations including the Strategic Environmental Assessment Directive:

- when it takes the decision on whether the neighbourhood plan should proceed to referendum; and
- when it takes the decision on whether or not to make the neighbourhood plan (which brings it into legal force).

To support this process, it is helpful for the qualifying body to make its own assessment of whether the draft neighbourhood plan that it intends to submit to the local planning authority:

- meets each of the basic conditions
- has been prepared in accordance with the correct process and all those required to be consulted have been
- is accompanied by all the required documents

To assess whether an SEA is required, a screening process must be undertaken based on a standard set of criteria specified in Schedule 1 of the Regulations.

Before making a final determination the following three statutory consultation bodies must be consulted:

- Environment Agency,
- Natural England; and
- Historic England.

Under Regulation 11 (1) the responsible body (Oldham Council) will send to each of the three consultation bodies a copy of the final determination within 28 days of making a determination and under Regulation 11 (2) the responsible body will publish

the determination and any accompanying statement of reasons on the Council's website at which the documents may be viewed and downloaded and will within 28 days of making a determination take appropriate steps to bring to the attention of the public: the title of the plan to which the direction relates; that the responsible authority has determined that the plan is or is not likely to have significant environmental effects (as the case may be) and, accordingly, that an environmental assessment is or is not required in respect of the plan; the address of the website, the determination and any accompanying statement of reasons may be viewed and downloaded free of charge; the fact that a copy of those documents may be obtained by email or post from the responsible authority; the address, email address and telephone number for the purpose of requesting a copy of those documents, either by email or by post; whether a charge will be made for copies of those documents provided by post, and the amount of any charge; and the telephone number which can be used to contact the responsible authority for enquiries in relation to those documents.

Saddleworth Neighbourhood Plan and neighbourhood area:

Local Plan context for the Neighbourhood Plan

Once adopted the Saddleworth Neighbourhood Plan would become part of the statutory development plan and be used to determine planning applications (alongside plans such as Places for Everyone (PfE)[2], the Oldham Local Plan[3] and the Peak District National Park Local Plan[4]) for the designated neighbourhood area.

It will be important that the Saddleworth Neighbourhood Plan is positively prepared and is broadly consistent with strategic policies which form part of the planning framework for the area.

Key environmental constraints in the neighbourhood area

Within the designated neighbourhood area of Saddleworth the following constraints are noted:

- the Peak District National Park;
- South Pennine Moors Special Protection Area and Special Area of Conservation;
- Sites of Special Scientific Interest; and
- Sites of Biological Importance.

A large proportion of the area is designated as Green Belt and for this area in Oldham Landscape Character types are identified. Minerals Safeguarding Areas are also identified.

Areas of flood zones 2 and 3 are contained within the area, as well as other forms of flood risk. In relation to water quality the watercourses within this area are moderate.

In terms of the historic environment Saddleworth contains two scheduled monuments, twenty two conservation areas and a significant number of designated and non-designated heritage assets including textile mills.

Vision and objectives of the Saddleworth Neighbourhood Plan

The vision of the Saddleworth Neighbourhood Plan is: "*Our vision is that Saddleworth will be made up of many thriving communities, each a place with its own strong identity, each one offering great opportunities for people to make their homes, to work, and to spend their leisure time. Many of local people's needs for services, such as for shops, education, and healthcare will be effectively met within Saddleworth. New developments will be accommodated but will be located and designed with sensitivity and with investment in the necessary supporting infrastructure. Saddleworth will be known for the quality of its countryside and the care with which landowners manage it.*"

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[2] Places for Everyone website can be found at https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/

[3] The Oldham Local Plan can be found here https://www.oldham.gov.uk/info/200585/planning_policy

[4] The adopted Peak District Core Strategy is available at: https://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy

The draft plan objectives and an outline of the plan policies within the draft Saddleworth Neighbourhood Plan (version 1.13) are listed in Appendix 1.

Saddleworth Neighbourhood Plan is not proposing to allocate any sites for development.

Determination of the likeliness of significant effects of Saddleworth Neighbourhood Plan

Regulation 9 (2) requires that the responsible body considers the criteria specified in Schedule 1 before making a determination on whether the Neighbourhood Plan is likely to have significant environmental effects.

Table 1: Schedule 1 - Criteria for determining the likely significant effects on the environment

Criteria for determining the likely significant effects on the environment	**Justification**	**Likeliness of significant environmental effects**
1. The characteristics of plans and programmes, having regard, in particular, to -		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Saddleworth Neighbourhood Plan sets the framework for planning decisions for the designated area (Saddleworth Parish) in terms of policy detail. The plan, once made, would be used to help determine planning applications for that area, in addition to the Oldham Local Plan, Places for Everyone and the Peak District National Park Local Plan and plans for waste and minerals. The neighbourhood plan sits within a wider framework set by the National Planning Policy Framework (NPPF) and must be in general conformity with the strategic policies within the above plans. Therefore, the neigbourhood plan will provide additional local detail to be considered when determining planning applications for development for the designated area. The plan does not allocate sites for development.	Not likely
(b) the degree to which the plan or programme influences other plans and	The Saddleworth Neighbourhood Plan is unlikely to influence other plans and programmes as it	Not likely

programmes including those in a hierarchy;	sits beneath the Oldham Local Plan, Places for Everyone, the Peak District National Park Local Plan and plans for waste and minerals in terms of plan hierarchy. The Saddleworth Neighbourhood Plan will influence instead how development proposals are developed and come forward at planning application stage and their determination.	
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	For the Saddleworth Neighbourhood Plan to proceed to referendum it must meet the basic conditions. Condition d) of the basic conditions is that the Saddleworth Neighbourhood Plan contributes to the achievement of sustainable development. Oldham Council and the Peak District National Park Authority are advising and assisting on the Saddleworth Neighbourhood Plan and are providing constructive comments on the emerging plan, with the basic conditions in mind. The Saddleworth Neighbourhood Plan draft vision states that "The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development." More detail on the draft plan objectives and policies is set out in Appendix 1.	Not likely
(d) environmental problems relevant to the plan or programme; and	The draft Saddleworth Neighbourhood Plan sets out issues that the Neighbourhood Plan seeks to address such as those covering SEA topics on landscape, cultural heritage including architectural and	Not likely

	archaeological heritage, air, water and climatic factors. The Neighbourhood Plan seeks to protect and enhance these matters.	
(e) the relevance of the plan or programme for the implementation of retained EU law on the environment (for example, plans and programmes linked to waste management or water protection).	Once adopted the Saddleworth Neighbourhood Plan would become part of the statutory development plan and be used to determine planning applications (alongside the Greater Manchester Waste Plan, Greater Manchester Minerals Plan, Places for Everyone (PfE) Oldham Local Plan, and the Peak District National Park Local Plan and other relevant development plans) for the designated neighbourhood area. These plans, which the Saddleworth Neighbourhood Plan must be consistent with, all take into consideration other plans and programmes as part of their preparation, including through their associated SEAs and Habitat Regulation Assessments (HRA) that underpin the adopted and emerging plans.	Not likely
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -		
(a) the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Plan is a long-term plan up to 2042. It does not seek to allocate sites for growth. The plan seeks to provide additional local policy detail in addition to that set out through higher tier local plans which have in themselves been subject to SEA.	Not likely

(b) the cumulative nature of the effects;	The Saddleworth Neighbourhood Plan does not seek to allocate sites for growth. The plan seeks to provide additional local policy detail in addition to that set out through higher tier local plans which have in themselves been subject to SEA / HRA, taking into account cumulative effects. It is not considered that the Saddleworth Neighbourhood Plan would in itself generate further cumulative effects that would need to be mitigated, particularly once the HRA advice is incorporated.	Not likely
(c) the transboundary nature of the effects;	The Saddleworth Neighbourhood Plan will guide development within the designated Saddleworth Neighbourhood Plan area within Oldham Borough and which includes part of the Peak District National Park Authority (PDNPA). Beyond this area the plan is unlikely to have effects on a transboundary nature.	Not likely
(d) the risks to human health or the environment (for example, due to accidents);	The Neighbourhood Plan is unlikely to produce any significant effects as it is not allocating sites for development.	Not likely
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Saddleworth Neighbourhood Plan covers the designated area of Saddleworth with a population of around 26,000 people.	Not likely
(f) the value and vulnerability of the area	Saddleworth has a hierarchy of nature designations from European to local level.	Not likely

likely to be affected due to – (i) special natural characteristics or cultural heritage;	However, the neighbourhood plan is not allocating sites for development and the Oldham Local Plan, alongside other plans (such as PfE) would be used to determine planning applications and provide the plan policy for the protection of nature. A HRA Screening Opinion has been carried out which has made recommendations to incorporate a policy or part of a policy outlining the need for assessment of any future proposals facilitating tourism or tree planting. Provided the recommendations are implemented into the neighbourhood plan the significant effects would be considered not nugatory and any risk only hypothetical.	
(f) the value and vulnerability of the area likely to be affected due to – (ii) exceeded environmental quality standards or limit values; or	The Saddleworth Neighbourhood Plan is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality as it is not allocating sites and will be read alongside other plans.	Not likely
(f) the value and vulnerability of the area likely to be affected due to – (iii) intensive land-use; and	The Neighbourhood Plan is unlikely to bring forward development of an extent that would result in a significant intensification of local land use.	Not likely
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The Peak District National Park falls within the designated neighbourhood plan area. The PDNPA is advising and assisting on the Saddleworth Neighbourhood Plan, including advice on ensuring the basic conditions are met and this will ensure that the	Not likely

	valued characteristics of the National Park, as referenced at paragraph 9.15 of the adopted Core Strategy which link to the Peak District's Landscape Strategy are not compromised. The emerging Oldham Local Plan also has a draft policy on The Peak District National Park (Policy OL1) which seeks to ensure development does not conflict with the purposes of the PDNP. These plans would be used in determining planning applications for the designated area alongside Saddleworth Neighbourhood Plan.	

Conclusion of the screening process

Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.

Oldham Council, in consultation with the PDNPA has come to this view as:

- The neighbourhood plan sits beneath a hierarchy of plans which provide a policy framework for the location, nature and scale of growth and link to retained EU law. These plans have been through the SEA process and any required mitigation is already identified;
- The neighbourhood plan is not allocating sites for development;
- The neighbourhood plan seeks to achieve sustainable development and will be tested to ensure that it meets the 'basic conditions'.

The Environment Agency, Natural England and Historic England were consulted on the draft screening between 31 January 2024 and 23 February 2024. The statutory consultation bodies have agreed with the conclusion that, based on the information received, the neighbourhood plan does not require a SEA.

Natural England stated significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

The Environment Agency stated they agree with the environmental issues that have been included and do not have any further comments to make.

Historic England stated that the plan is unlikely to have significant environmental effects upon the historic environment, and so Historic England concur with the conclusion that SEA is not required.

Appendix 1 Draft Saddleworth Neighbourhood Plan

Draft Plan Objectives:

The following plan objectives were listed in version 1.13

OBJECTIVE 1: To ensure that development prioritises brownfield sites and their best use, and maintains green belt purposes and protects and enhances green spaces.

To protect and enhance recreation and nature conservation corridors, local green spaces and green belt.

OBJECTIVE 2: To protect and enhance the environment, and ensure that development adequately addresses flood risk, minimises energy use, and promotes sustainability.

To have clear information about watercourses for the purposes of risk assessment and response.

OBJECTIVE 3: To promote and encourage the stewardship and conservation of a beautiful and locally distinctive rural landscape in a period of changing climatic and economic conditions.

OBJECTIVE 4: To ensure that existing heritage assets across the Saddleworth Neighbourhood Plan Area are preserved and enhanced, for the benefit of both residents and visitors, and to ensure that new developments are, wherever possible, of a high enough standard to create new heritage assets for the Parish in the future.

OBJECTIVE 5: To ensure the sustainable design and construction of all new development is built sustainably.

To support opportunities for energy generation and the minimisation of energy use.

OBJECTIVE 6: To conserve and enhance historic assets, and ensure that where possible, traditional, unused heritage assets are brought back into new use.

Development must maintain or improve the unique local vernacular, with particular respect paid to historical design and methods of construction.

OBJECTIVE 7: To ensure developments, including public realm are designed to promote physical and mental health and wellbeing.

To design with public safety in mind, ensuring that the public realm has considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.

OBJECTIVE 8: Ensure that key infrastructure needs are supported by any development, in particular ensuring that there are sufficient places at schools and health centres.

OBJECTIVE 9: To address under-provided housing needs, in particular, suitably affordable (including social) housing stock for first time entrants in to the market looking to stay in the area, or for pensioners to move into appropriate and easily

maintained homes. In particular, this would include 1- and 2-bedroom homes, as indicated by the current housing needs analysis and surveys carried out for this Neighbourhood Plan.

To help facilitate appropriate housing in Saddleworth, and the means of providing it (which could include such options as a community land trust with Parish Council involvement, or Parish-Council supported development).

OBJECTIVE 10: Retain employment sites, to support existing traditional industries, take advantage of the highly-qualified workforce, and to develop opportunities in emerging and future technologies and business.

To ensure that there is adequate infrastructure and support both for people who access Manchester, West Yorkshire and Oldham for work, and those who work within Saddleworth.

Ensure the provision of sporting, leisure and recreational facilities and spaces for the population.

OBJECTIVE 11: To ensure sufficient infrastructure, including communications, to allow residents to work from home with a view to encouraging entrepreneurial development, and to ensure that growing businesses can remain in the area.

OBJECTIVE 12: To support tourism with a view to strengthening the local economy, while minimising any negative impacts, in particular where tourist activity accentuates local pinch points for traffic and infrastructure.

OBJECTIVE 13: To recognise the importance of farming to the economy of Saddleworth, and to ensure that it continues to contribute to and improve the economy and the local environment.

OBJECTIVE 14: To ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.

OBJECTIVE 15: To address the under-provision of parking across the area, and to ensure that on street parking is used appropriately, and make parking available for specific uses.

OBJECTIVE 16: Ensuring safe and accessible cycling and pedestrian routes, and to enhance the construction of Bee Network routes across the area.

Reduce existing congestion on the local and key route network running through Saddleworth by ensuring that new developments are located so that they contribute to a reduction in the need for private car journeys (unless using renewable technology).

OBJECTIVE 17: To ensure quality public transport infrastructure, including connections between villages, as well as to the rest of the borough and beyond. Connections to healthcare provision and leisure facilities should be a particular priority for local connections, and transport for work as a priority for wider connections.

To minimise the reliance on private transport across the district.

To promote local representation on the development of local transport plans for Saddleworth.

To maximise accessibility for those with mobility and health needs throughout the Parish, especially in rural areas.

OBJECTIVE 18: To improve air quality, particularly near vulnerable groups. This would include monitoring and improving air quality across the area, as well as other criteria such as sound and vibration.

To reduce risks to buildings from additional heavy traffic.

Plan Policies (Summary):

Below is a summary of the draft policies in the neighbourhood plan screened. Not all policies will apply to the designated area that falls within the PDNP. Where this is the case, this has been stated within the draft policies.

POLICY 1: GREEN INFRATSRUCTURE

Policy aims for developments to deliver appropriate provision of open/green spaces; integrate with natural features; protect and enhance any existing wildlife; support wildlife movement and foraging. Development must respect the need for increased tree coverage in the Saddleworth lowlands.

Policy sets out circumstances where development would not be supported such as where tree replacement policies in higher tier pans is not met.

The policy also includes text in relation to the South Pennine Moors SAC / SPA.

POLICY 2: EROSION AND FLOODING

Policy states support for developments which avoid flood risk and make use of natural techniques to minimise and mitigate flood risk.

POLICY 3: CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK

Policy sets out that development must respect the setting of the Peak District National Park.

POLICY 4: PROTECTION OF IMPORTANT VIEWS

Policy Seeks to protect important views and not support development which will detract or harm a valued viewpoint.

POLICY 5: CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS

A proposal for change of use of agricultural buildings or stables will be supported if it is deemed to have no detrimental impact on the agricultural economy, nor on the openness and people’s enjoyment of the Green Belt. Policy sets out further criteria to be considered.

POLICY 6: SUSTAINABLE CONSTRUCTION

Developments must aim to deliver:

- modern standards of design and construction, where appropriate, to minimise the environmental impact of the construction process.
- meeting or exceeding national environmental guidelines and recommendations for zero-carbon homes set out in Places for Everyone; and
- the inclusion, where appropriate, of small-scale and/ or district energy provision, including solar power and hydropower.

POLICY 7: DESIGN, CHARACTER AND HERITAGE

Development that enhances or preserves Conservation Areas and heritage assets in the area…will be supported. Development should be of high-quality design. Policy sets out criteria in relation to design.

POLICY 8: DESIGN MASTERPLANS

Policy requires that large redevelopment sites (100+ houses) provide a comprehensive masterplan with an indication of how the development should be phased.

POLICY 9: SAFETY AND WELLBEING

Policy encourages major developments to deliver:

- new and/or enhanced spaces that deliver routes for active travel; and
- public realm which is conducive to public use, while minimising the risk of anti-social behaviour.

POLICY 10: HEALTH AND EDUCATION SERVICES

Development of new health and education services will be supported, where it also meets other planning policies. Policy sets out criteria to be considered and requires that major development provide information on infrastructure.

POLICY 11: HOUSING

Policy states that development will be supported which delivers a range of housing types, with specific focus on the provision of affordable, social and intermediate housing

Housing objectives appear to be aimed at maintaining existing populations by providing affordable homes for younger people and smaller homes for older people, rather than substantively increasing local populations overall.

POLICY 12: INFRASTRUCTURE

States major developments should aim to deliver appropriate commercial or public provision as part of the development.

POLICY 13: CONSULTATION

Policy requests that major developments should have as a condition of their approval, the formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion.

POLICY 14: DERELICT AND EMPTY PROPERTIES AND SITES

Developments will be supported which bring derelict/ empty properties back into use.

The Local Plan for Oldham has a specific policy to make the most efficient use of brownfield land, which is strongly supported for development in Saddleworth.

POLICY 15: COMMUNITY AND SELF BUILD

Developments will be particularly supported which are for individual self-build or community led projects where they meet the criteria stated.

POLICY 16: RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Broad and wide-ranging policy setting criteria for development proposals to meet in relation to office, retail and commercial development

POLICY 17: HOMEWORKING AND CONNECTIVITY

Policy relating to provision for homework and high-quality broadband connectivity.

POLICY 18: TOURISM AND LEISURE

Broad and wide-ranging policy setting criteria relating to tourism, community, leisure and sports facilities.

POLICY 19: AGRICULTURAL LAND

Policy states there will be a strong presumption against the loss of agricultural land or land that provides future potential agricultural opportunities.

POLICY 20: SERVICES

Policy states developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular supporting the model of 20-minute neighbourhoods.

POLICY 21: PARKING STANDARDS FOR HOUSING

Policy sets out car parking standards for new housing to deliver.

POLICY 22: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

Broad policy relating to the provision of cycle and pedestrian access as well as facilities within commercial development and diversion of rights of way

POLICY 23: ACCESSIBILITY TO TRANSPORT

Development will be supported which delivers:

- easy access to existing public transport
- high-quality pedestrian and cycle access design for major developments.
- safe, accessible, secure cycle storage and facilities
- improved accessibility for walking, wheeling and cycling.

POLICY 24: PUBLIC TRANSPORT

Broad and wide-ranging policy relating to various aspects of public transport provision.

POLICY 25: CLEAN FUEL VEHICLES

Policy states development will be supported which delivers provision of electric charging (or alternative renewable provision) as standard.

Habitats Regulations Assessment of the Saddleworth Neighbourhood Plan 2025-2045 (v2.3)

February 2025



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Habitats Regulations Assessment (HRA) of the Impact of Saddleworth Neighbourhood Plan on the Natura 2000 network; European Protected Sites

1. Introduction

European protected sites (*aka* the National Sites Network) are of exceptional importance for the conservation of important species and natural habitats at a European scale. The purpose of Habitats Regulation Assessment (HRA) of land use plans is to ensure that protection of the integrity of European protected sites is an integral part of the planning process at a regional and local level. The network of protected sites comprises Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. Government guidance advises that potential SPAs (pSPA), candidate SACs (cSAC) and potential Ramsar (pRamsar) sites should also be included in HRAs.

Article 6(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) dealing with the conservation of European protected sites states that:

> *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

The Saddleworth Neighbourhood Plan is regarded as a Plan which is considered likely to have significant effect on one or more European protected site and should therefore be subject to assessment.

Habitats Regulation Assessments can be seen as having a number of discrete stages:

- Stage 1 - Screening
- Stage 2 – Appropriate Assessment
- Stage 3 - Derogation where no alternatives are available

This document forms Stage 1 and Stage 2 of the Habitats Regulation Assessment (HRA) process and contributes to the fulfilment of the Council's statutory duty as regards Article 6(3). It is a **Screening Opinion and Assessmen**t concerned with reaching an opinion as to whether the Plan needs to be amended to avoid harm to European sites or needs to go forward for further, more detailed Assessment of impacts. It is not a stand-alone document and must be read in conjunction with the full Plan.

An HRA is an iterative document; further Assessments may be required if further changes are made to the Plan in future.

This report has been prepared by ecologist form the Greater Manchester Ecology Unit (GMEU). GMEU ecologists are familiar with the European designated sites concerned and their special interests, and with the negative and positive factors affecting the integrity of these sites. The HRA has been undertaken using the professional judgement of GMEU ecologists.

1.1 Stage 1 – Screening

The purpose of the Screening stage of the HRA process is to identify the risk or the possibility of significant adverse effects on a European site which could undermine the achievement of a site's conservation objectives, and which therefore require further detailed examination through an appropriate assessment. If risks that might undermine a site's conservation objectives can clearly be ruled out (based on the consideration of objective information), a proposal will have no likely significant effect (LSE) and no appropriate assessment will be needed.

In order for a policy or an allocation in a Plan to be screened out of the HRA process a conclusion must be made 'beyond reasonable scientific doubt' that the policy or allocation will not have an LSE on the Natura 2000 site or its qualifying features.

Case law has established in relation to screening that:

- An effect is likely if it 'cannot be excluded on the basis of objective information' (Waddenzee C127-02 ∞ 45). This requires consideration and a conclusion made against known and presented data/survey or results/scientific evidence (for example, literature review).
- An effect is significant if it 'is likely to undermine the conservation objectives' [of the European protected site (Waddenzee (C127-02 ∞ 48)]. This excludes from consideration other impacts not related to the qualifying features and their conservation objectives.
- The Sweetman (case C258-11) also offers some simple guidance that the screening step 'operates merely as a trigger', in order to progress to further assessment stages through the process.

1.2 Stage 2 – Appropriate Assessment

In 2017 the decision of the Court of Justice of the European Union (People over Wind, case C323/17) concluded that it was not appropriate within the Screening Stage to consider measures that would mitigate for impacts on the qualifying or designated features of the Natura 2000 site. This ruling has resulted in an update to the Habitats Regulations 2017 as they have been translated into UK domestic legislation and updated to reflect the exit of the UK from the European Union.

In a Stage 2 Appropriate Assessment, evidence and detail should be considered which can demonstrate that a Plan including any embedded measures or additional mitigation can result in a conclusion that there would be no 'adverse effect on integrity' (AEOI), when considering a Natura 2000 site's conservation objectives.

In applying the Stage 2 Appropriate Assessment the relevant competent Authority, in this case the Parish Council, must also consider whether there is a relevant planning mechanism (which may apply at a different level of the planning hierarchy) which can secure the necessary mitigation via either conditions or obligations.

In the case of a high level Strategic Plan the level of detail in land use plans concerning developments that will be permitted under the Plan at some time in the future is rarely sufficient to allow the fullest quantification of potential adverse effects. It is therefore necessary to be cognisant of the fact that HRAs for plans can be tiered, with assessments being undertaken with increasing specificity at lower tiers. This is in line with DCLG guidance and court rulings that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

Current Government guidance says:

> *"The scope and content of an appropriate assessment will depend on the nature, location, duration and scale of the proposed plan or project and the interest features of the relevant*

site. 'Appropriate' is not a technical term. It indicates that an assessment needs to be proportionate and sufficient to support the task of the competent authority in determining whether the plan or project will adversely affect the integrity of the site."

That is, the Plan must make every effort to ensure that no Policies or Allocations will cause harm to the special nature conservation interest of European sites. However, where some doubt remains as to whether harm will occur the plan must show that sufficient safeguards will be in place in other levels of the planning hierarchy to ensure that no harm will be caused to the special interest of European sites.

A precautionary approach should always be taken.

1.3 In Combination Assessment

The Habitats Regulations also include a requirement for an assessment not only for a Plan alone but also for consideration of any LSE in combination with other projects or plans. An 'in combination' assessment should be undertaken for any impact that is shown to have an effect even where it might be considered 'de minimis' for the plan in isolation. In the application of the in combination test projects or plans are also considered to include reasonably foreseeable proposals (RFP), which may include projects, plans or schemes which have not concluded their passage through the development planning process, whether they are in full or outline or include other strategic planning documents.

1.4 Scope of the Assessment

This report examines the Saddleworth Neighbourhood Plan 2024-2045 v2.2 and:

- Identifies by a Screening process any European site that could potentially be affected by the implementation of the Plan.
- Identifies Policies that may have impacts on European protected sites.
- Identifies Policies that may require further Assessment as part of the ongoing HRA of the Plan as it develops and makes recommendations, where necessary, on possible changes to the wording of future policies.

2. Brief description of the Plan

The Plan being assessed is the 'Saddleworth Neighbourhood Plan 2025-2045 V2.2 produced by Saddleworth Parish Council.

The primary purposes of the Plan are to give the residents the power to develop a vision for their neighbourhood and to shape the development and growth of their locality.

It covers the period 2025-2045, although its contents may also be relevant after that date.

The Neighbourhood Plan sits beside a number of other planning documents that are also important in making planning decisions, which are considered here in the test of in-combination effects. These Plans will also include their own Habitats Regulation Assessments:

- Greater Manchester Joint Minerals DPD (2013)
- Greater Manchester Joint Waste DPD (2012)
- Places for Everyone Joint Strategic Development Plan for Greater Manchester (2023)
- Greater Manchester's Transport 2040,
- Oldham Council's forthcoming Local Plan,
- The Peak National Park Management and Local Plans

Saddleworth is a geographically large rural Parish situated on the western side of the South Pennines (Map 1) and crossed by two Rivers – the River Tame in the east and the river Medlock in the west. Part of the Parish is within the Peak District National Park.

The Plan states –

"Saddleworth was at the forefront of the industrial revolution with many water-powered textile mills springing up along the River Tame and the emergence of one of the most impressive turnpike road networks in the country. The construction of the Huddersfield Narrow Canal, with its three miles long tunnel under the Pennines, was one of the major engineering feats of its day. The second half of the twentieth century witnessed a transformation of Saddleworth from a community of industrial stone built villages to a largely dormitory area for the major employment centres on both sides of the Pennines. The motorway network accelerated this change. Local shops and services declined in most of the villages and with this change came a decline in the local economy. House building mushroomed especially in the west, as Saddleworth was transformed from an industrial landscape to a district of attractive Pennine villages with a valued industrial heritage"

The population of Saddleworth is around 26,000, with around 12,000 households.

The Neighbourhood Plan cannot override sites which have been allocated for development in higher tier Plans such as the Oldham Local Plan. The role of the Neighbourhood Plan is to ensure that the character and quality of the Parish is enhanced if any allocated sites are brought forward for development.

3. Identification of European designated sites concerned

This Assessment has first Screened all European protected sites in the North of England to generate a long list and decide which of these sites are likely to be affected by future development in Saddleworth. When assessing the impact of a Plan on European protected sites it is important to consider the impact on sites not only within the administrative area covered by the Plan but also those which fall outside the Plan boundary, as these could still potentially be affected by the Plan.

As a useful starting point, the Assessment has considered the suite of European sites assessed within Habitat Regulations Assessments of other, adopted Local Plans in and around Greater Manchester.

The long list of sites assessed is listed in Appendix 1 and Appendix 2. This ensures that *all* European sites considered to have the potential to be affected by development can be initially considered for assessment (screened).

3.1 The Screening Criteria

In carrying out this screening process, the Assessment has considered the main possible **sources** of effects on the European sites arising from the Plan, possible **pathways** to the European sites and the effects on possible sensitive **receptors** in the European sites. Only if there is an identifiable source, a pathway and a receptor is there likely to be a significant effect.

Possible sources and pathways for effects arising from development on the identified Sites and used in the screening of European sites are considered to be:

- Land take (direct habitat loss)
- Cultivation (agriculture)
- Diffuse and localised air pollution including dust and odour
- Noise disturbance
- Light spill or shading
- Human presence/disturbance
- Emissions to water (surface or ground water) containing pollutants or sediments
- Ground water depression or flow interception
- Decrease in surface water run-off e.g. through interception in a void
- Increase in surface water run-off
- Introduction and spread of invasive species
- Effects on functionally linked land*
- Changes to predator/prey relationships

**Areas of land or sea outside of the boundary of a European site may be important ecologically in supporting the populations for which the site has been designated or classified. Occasionally impacts to such habitats can have a significant effect upon the species interest of such sites, where these habitats are considered to be 'functionally linked' to the site.*

Guidance and precedence concerning distances at which significant effects on European sites are caused by water or air pollution has been taken into account during the screening of European sites. Recommended buffer zones for certain types of 'most damaging' operations (for example, the operation of landfill sites) have been used in the screening of sites. The buffer zones are based on distances before air pollution sources and water pollution sources become so diffuse as to be indiscernible or impossible to ascribe to particular point sources.

Outside of these buffer zones, significant effects on European sites arising from water and air pollution are considered unlikely to arise. The largest (most cautious) buffer zone considered is 15km; that is, most operations with the potential of causing direct water and/or air pollution

impacts located further than 15km from the boundary of a European site are considered very unlikely to have a significant effect on the special interest of that site.

Natural England also publish SSSI 'Impact Risk Zones' (IRZs) providing guidance on the types of development which should be considered for their possible impacts on SSSIs, and which impacts should be considered. All European designated sites are also designated as SSSIs. IRZs have also been taken into account when screening European sites that could be affected by the Plan. Whilst IRZs are tool to aid the consideration of *single* applications and their likely risks of impacts and consequently the need to consult Natural England, it acts as a useful guide in considering screening. However, it is not used exclusively in this HRA as the current process considers the policy framework rather than individual applications.

Although the guidance concerning buffer zones/risk zones has been taken into account when screening European protected sites in this particular assessment, the buffer/risk zones should be regarded as important but not as definitive; for example, this buffer zone may not be sufficient when assessing certain very large-scale developments or secondary impacts.

In particular applying a 15km buffer may not be appropriate for this Plan where there are unlikely to be direct impacts on any European sites, but where it is more likely that possible impacts will be caused by diffuse air or water pollution or point-source air or water pollution that may arise from development planned for Saddleworth**,** or where there are secondary recreational pressures on more distant protected sites arising from increased regional and sub-regional populations

3.2 Summary Results of Screening of Sites

The detailed results of the site Screening process are found in Appendices 1 and 2 of this document;

- Appendix 1 shows the likely effects of and the possible pathway & sources outlined above on the long list of European sites, from development in Saddleworth.

- Appendix 2 summarises the results of the Screening process, identifying a short list of Natura 2000 sites (screened in), which may be effected by likely effects from policies within the Plan. These are discussed further below.

From the Screening process, detailed in Appendix 1 and 2 the following European designated sites have been identified as having some potential to be affected by development proposed and planned for within the Saddleworth Draft Neighbourhood Plan.

- Rochdale Canal SAC
- South Pennine Moors SAC
- Dark Peak Moors (South Pennine Moors Phase 1) SPA
- South Pennine Moors Phase 2 SPA

Other European sites in the UK are essentially considered too distant from the Parish of Saddleworth for harmful effects to occur from the implementation of the Plan.

4 The Nature Conservation Interest of the Screened In European Sites

The following information is derived from information available from Natural England and the Joint Nature Conservation Committee and from information held by GMEU.

4.1 Rochdale Canal SAC

Description of Rochdale Canal SAC

The Rochdale Canal SAC extends approximately 20 km from Littleborough at Ben Healey Bridge to Failsworth, passing through urban and industrialised parts of the Metropolitan Boroughs of Rochdale and Oldham and the intervening areas of agricultural land (mostly pasture). Water supplied to the Rochdale Canal in part arises from the Pennines. This water is acidic and relatively low in nutrients, while water from other sources is mostly high in nutrients. The aquatic flora of the canal is thus indicative of a mesotrophic waterbody (i.e. is moderately nutrient-rich) although there is evidence of some local enrichment. The canal continues through Failsworth and terminates at Castlefield in Manchester City, although this section of the canal is not included within the SAC.

Primary Reason for Designation of Rochdale Canal

Qualifying and notifiable features associated with the Rochdale Canal SAC comprise a single species of aquatic plant: floating water-plantain (*Luronium natans*). The Rochdale Canal supports a significant population of floating water-plantain (*Luronium natans*) in a botanically diverse water plant community, which also holds a wide range of pondweeds *Potamogeton* spp. The canal has predominantly mesotrophic water. This population of *Luronium* is representative of the formerly more widespread canal populations of north-west England, although the Rochdale Canal supports unusually dense populations of the plant.

Floating water-plantain; description and ecological characteristics

Luronium natans is a species of aquatic plant commonly known as floating water plantain. It is native to western and central Europe, from Spain to the UK to Norway, and east as far as Ukraine. *Luronium natans* occurs as two forms: in shallow water with floating oval leaves, and in deep water with submerged rosettes of narrow leaves. The plant thrives best in open situations with a moderate degree of disturbance, where the growth of other aquatic and emergent vegetation is held in check. Populations fluctuate greatly in size, often increasing when water levels drop to expose the bottom of the water body; this could be because falls in water levels affect competing species more than the *Luronium natans*.

The operations that may damage the special interest of the SAC that have to be considered include:

- Application of pesticides
- Dredging
- Drainage, both within and outside the boundaries of the site
- Construction or removal of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks or the laying or removal of pipelines and cables
- Erection of permanent structures next to the Canal (shading)
- Diffuse air pollution
- Diffuse water pollution Increased boat movements (recreation)
- Climate change

4.2 South Pennine Moors SAC/SPA (Phases 1 and 2)

Description of the South Pennine Moors SAC

This very large site forms part of the Southern Pennines lying between Ilkley in the north and the Peak District National Park boundary in the south. The majority of the site is within West Yorkshire, but it also covers areas of Lancashire, Greater Manchester and North Yorkshire. The largest moorland blocks are Ilkley Moor, the Haworth Moors, Rishworth Moor and Moss Moor. The underlying rock is Millstone Grit that outcrops at Boulsworth Hill and on the northern boundary of Ilkley Moor. The moorlands are on a rolling dissected plateau between 300m and 450m AOD with a high point of 517m at Boulsworth Hill. The greater part of the gritstone is overlain by blanket peat with the coarse gravely mineral soils occurring only on the lower slopes. The site is the largest area of unenclosed moorland within West Yorkshire and contains the most diverse and extensive examples of upland plant communities in the county. Extensive areas of blanket bog occur on the upland plateaux and are punctuated by species rich acidic flushes and mires. There are also wet and dry heaths and acid grasslands. Three habitat types that occur on the site are rare enough within Europe to be listed on Annex 1 of the EC habitats and Species Directive (92/43) EEC. These communities are typical of and represent the full range of upland vegetation classes found in the South Pennines.

This mosaic of habitats supports a moorland breeding bird assemblage, which, because of the range of species and number of breeding birds it contains, is of regional and national importance. The large numbers of breeding merlin (*Falco columbarius*), golden plover *(Pluvialis apricaria*) and twite (*Carduelis flavirostris*) are of international importance.

Description of the South Pennine Moors SPAs

Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds, also known as the Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. The South Pennine Moors SPA includes the major moorland blocks of the South Pennines from Ilkley in the north to Leek and Matlock in the south. It covers extensive tracts of semi-natural moorland habitats including upland heath and blanket mire. The site is of European importance for several upland breeding bird species including birds of prey and waders.

Primary reason for designation of the South Pennine Moors SAC

The site supports the following important habitats:

- European Dry Heath
- Blanket Bog
- Old Sessile Oak Woods

Primary reason for the designation of the South Pennine Moors SPAs

The site(s) qualify for the designation by supporting populations of European importance of the following species listed on Annex I of the Directive:

For Phase 1 during the breeding season**:**

- Golden plover (*Pluvialis apricaria*), at least 3.3% of the breeding population in Great Britain
- Merlin (*Falco columbarius*), at least 5.9% of the breeding population in Great Britain
- Peregrine *(Falco peregrinus*), at least 1.4% of the breeding population in Great Britain
- Short-eared owl (*Asio flammeus*), at least 2.5% of the breeding population in Great Britain

The SPA supports an internationally important assemblage of birds. During the breeding season the area regularly supports:

Common sandpiper (*Actitis hypoleucos*), Dunlin (*Calidris alpina schinzii*), Twite (*Carduelis flavirostris)*, Snipe (*Gallinago gallinago*), Curlew (*Numenius arquata*), Wheatear (*Oenanthe oenanthe*), Redshank (*Tringa totanus*), Ring ouzel (*Turdus torquatus*), Lapwing (*Vanellus vanellus*)

For Phase 2 during the breeding season:

- Golden plover (Pluvialis apricaria), at least 1.9% of the breeding population in Great Britain
- Merlin (Falco columbarius), at least 2.3% of the breeding population in Great Britain
- Breeding Bird Assemblage

Conservation Objectives of the South Pennine Moors designated sites

Natural England lists the conservation objectives for the South Pennine Moors as follows:

To maintain*, in favourable condition, the habitats for the populations of Annex 1 species^ of European importance, with particular reference to:

- blanket mire
- dwarf shrub heath
- acid grassland
- gritstone edges

^*golden plover, merlin, short-eared owl*

To maintain*, in favourable condition, the

- blanket bog (active only)
- dry heaths
- Northern Atlantic wet heaths with *Erica tetralix*
- transition mires and quaking bogs
- old oak woods with *Ilex* and *Blechnum* in the British Isles

*maintenance implies restoration if the feature is not currently in favourable condition.

The operations that may damage the special interest of the designated sites and which have to be considered in any HRA include:

- Cultivation
- Grazing
- Mowing or cutting
- Application of manure, fertilisers or lime
- Application of pesticides
- Burning
- Drainage, both within and outside the boundaries of the site
- Extraction of minerals including peat, topsoil and subsoil
- Construction or removal of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks or the laying or removal of pipelines and cables
- Erection of permanent structures

- Use of vehicles likely to damage the vegetation
- Recreational disturbance
- Diffuse air pollution
- Diffuse water pollution
- Climate change

5 Initial Screening Opinion

5.1 The Screening Criteria

The first stage of an HRA is a Likely Significant Effect Test (Screening). This is essentially a risk assessment to decide whether a particular Policy or site can be effectively 'screened out' from further, more detailed assessment or needs to go forward for more detailed Assessment. The essential question to ask is –

"*Is the Policy or the use of a Site, either alone or in combination with other relevant Policies and Plans, likely to result in a significant effect upon the integrity of European sites?"*

In carrying out this Screening process the Assessment has considered the main possible sources of effects on the European sites arising from the implementation of the Plan, possible pathways to the European sites and the effects on possible sensitive receptors in the European sites, where -

- The Source is the direct or indirect changes (land take, emissions to air or water, hydrological changes) potentially occurring as a result of the policy or development at an identified site.

- The Pathway is the route or mechanism by which any likely significant effect would manifest in the environment and would be able to reach the receptor.

- The Receptor is the European Site and more specifically the qualifying features and conservation objectives for the site.

Only if there is an identifiable Source, a Pathway and a Receptor is there likely to be a likely significant effect.

Possible sources and pathways for (unmitigated) effects used in the screening of potential Policy impacts on European sites are considered to be:

- Land take
- Diffuse and localised air pollution including dust and odour
- Noise
- Light spill
- Human presence/disturbance (including recreational disturbance)
- Emissions to water (surface or ground water) containing pollutants
- Ground water depression or flow interception (i.e. hydrological impacts)
- Decrease in surface water run-off e.g. through interception in a void (i.e. hydrological impacts)
- Introduction or spread of invasive species

The results of the Screening are shown in the 'Screening Summary' tables below.

5.2 Each of the Policies in the Plan have been assessed to determine whether they are:

- Unlikely to have an effect on a European Site – Screened Out
- Could have a potential positive effect on a European Site – Screened Out
- Could have a potential negative effect on a European Site – Screened In
- Would be likely to have a significant negative effect on a European Site – Screened In

Only Policies with potential negative effects or likely significant effects should be "Screened In" for further Assessment. This assessment has been made based on the content and type of each Policy and the HRA must be read together with the Plan.

5.3 The timescales over which effects (both stand-alone and in-combination) have been considered are the lifetime of the Plan and the lifetime of any proposals (including operational and restoration timescales) that may come forward during the Plan.

5.4 Details of the Policy Type listed in Table 5.1 can be found in Appendix 4.

Table 5.1 Initial Screening Summary of impacts of Saddleworth Neighbourhood Plan 2024-2044 (Consultation) on the Notational Sites Network. Policies Screened In to this Assessment are identified in red text.

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
Environment				
Policy 1	**GREEN INFRASTRUCTURE** All developments should aim to • deliver the provision of new appropriately-sized open and/or green spaces, in line with identified needs/ deficiencies such as pocket parks and active green spaces (e.g. green walls and green roofs) and their maintenance, and an overall enhancement in the provision of green infrastructure and/or open spaces; • deliver a positive impact on the relationship between urban and natural features, where the development is adjacent to existing green spaces, so that it integrates positively with any natural features (for example, this would include green corridors such as canals and former railway lines); and • create or enhance existing green space, and replace any loss of green space with an equal or greater new provision of green space.	E	This policy could have potentially positive impact on European sites by reducing recreational pressures on the uplands.	**Screened Out**
Policy 2	**BIODIVERSITY** Developments should aim to – • protect and enhance any existing wildlife, and attract new species, particularly by keeping features that support existing wildlife, providing alternatives where there are overriding reasons for their removal, and incorporating new supporting provision in new buildings and across the development.	I	This policy on the whole could have a positive effect, although tree planting may affect land functionally linked to designated sites	**Screened In**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
	• support wildlife movement and foraging through, for example, the provision of green infrastructure such as native hedgerow and tree planting (or additional species which have been agreed to provide greater diversity and resilience), and the use of native wild flower planting in areas of green spaces. • respect the need for increased tree coverage in the Saddleworth lowlands4 , and in particular encouraging the expansion of native species across the district. Developments will not be supported which: • do not meet Oldham Council's target provision for the replacement of trees; • result in the removal or degradation of existing green spaces such as wildlife corridors; or • would result in the loss of or harm to irreplaceable habitats such as Ancient Woodland.			
Policy 3	**PROTECTED SPACES** 3.1 The South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) are of particular importance in Saddleworth. Development is required to meet policies within PfE and Oldham Council's Local Plan which address recreational impacts on the SAC/SPA, including any "functionally linked" land. Any specific proposals for facilitating tourism or tree planting are required to be assessed at a project level for any significant likely effects on the special interest of designated sites. Developments which fail to do so, or which do not mitigate against such impact will not be supported. 3.2 In the SPA/SAC specific mitigation at a project level may include requiring dogs to be on leads and the provision of advice for avoiding fire risks.	E	Positive effects on designated sites	**Screened Out**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
Policy 4	**LOCAL GREEN SPACES**	E	Positive effects on designated sites	**Screened Out**
Policy 5	**CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK**	E	Positive effects on designated sites	**Screened Out**
Policy 6	**CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS** A proposal for change of use of agricultural buildings or stables will be supported if it is deemed to have no detrimental impact on the agricultural economy, nor on the openness and people's enjoyment of the green belt	I	Depending on the location of buildings to be converted, an increase in recreational pressure or direct disturbance to habitats and species could occur.	**Screened In**
Policy 7	**PROTECTION OF IMPORTANT VIEWS** Development proposals which will detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development by virtue of its design will not be supported unless there is a clear and convincing justification.	G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 8	**EROSION AND FLOODING** Aims to avoid / mitigate erosion and flood risks	H	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Design				
Policy 9	**SUSTAINABLE CONSTRUCTION** Developments must aim to deliver: • modern standards of design and construction, where appropriate, to minimise the environmental impact of the construction process. • meeting or exceeding national environmental guidelines and recommendations for zero-carbon homes • the inclusion, where appropriate, of small-scale and/ or district energy provision, including solar power, hydropower	I	The SSSI Impact Risk Zones identify some of energy generation proposals as a risk and they could have the potential to have a significant effect on the European Sites, depending on their location, type and scale.	**Screened In**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
Policy 10	**DESIGN, CHARACTER AND HERITAGE** Development that enhances or preserves Conservation Areas and heritage assets in the area…will be supported	H	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 11	**DESIGN MASTERPLANS** With particular regard to major developments, imposes a requirement for Master planning	G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 12	**CHEW BROOK VALE** Imposes neighbourhood-scale requirements on a proposed mixed-use development allocation	H	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy. This site was Screened as part of the HRA for Places for Everyone and was Screened Out.	**Screened Out**
Health, Wellbeing and Education				
Policy 13	**SAFETY AND WELLBEING** Major developments should aim to deliver: • new and/or enhanced spaces that deliver routes for active travel. • public realm which is conducive to public use, while minimising the risk of anti-social behaviour	A	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 14	**HEALTH, SOCIAL CARE AND EDUCATION** Development will be required to provide or contribute to health, social care and education infrastructure made necessary by that development or where it gives rise to the need for additional or improved infrastructure to mitigate its impact on existing provision.	B	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
Housing				
Policy 15	**HOUSING** Development will be supported which delivers a range of housing types, with specific focus on the provision of affordable, social and intermediate housing *(This policy does not apply to neighbourhoods in the Peak District National Park).* Housing objectives appear to be aimed at maintaining existing populations by providing affordable homes for younger people and smaller homes for older people, rather than substantively increasing local populations overall.	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 16	**CONSULTATION** Major developments should have as a condition of their approval, the formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion.	G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 17	**DERELICT AND EMPTY PROPERTIES AND SITES** Developments will be supported which bring derelict/ empty properties back into use	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Policy 18	**COMMUNITY AND SELF BUILD** Developments will be particularly supported which are for individual self-build or community led projects	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy	**Screened Out**
Retail, commerce and Tourism				
Policy 19	**RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT** New office, retail and commercial development will be supported within existing or new employment areas subject to the following criteria: • the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining sites;	I	Potential air pollution effects resulting from increased traffic generation	**Screened In**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
	• the scale and nature of the proposals would not have an unacceptable impact on existing commercial activity on adjacent land, including agricultural activity; and • the proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.			
Policy 20	**HOMEWORKING AND CONNECTIVITY** Policy relating to provision for homework and high quality broadband connectivity	G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened Out**
Policy 21	**TOURISM AND LEISURE** Broad and wide ranging policy relating to new tourism, community, leisure and sports facilities *(This policy does not apply to neighbourhoods in the Peak District National Park)*	I	Some aspects of this policy have the potential for negative impacts on European Sites (by causing increased recreational disturbance)	**Screened In**
Policy 22	**AGRICULTURAL LAND** There will be a strong presumption against the loss of agricultural land or land that provides future potential agricultural opportunities.	F/G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened Out**
Policy 23	**SERVICES** Developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular supporting the model of 20-minute neighbourhoods.	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened Out**
Travel and Transport				
Policy 24	**PARKING STANDARDS FOR HOUSING** New housing development should aim to deliver: • provision for two parking spaces per dwelling. The exception to this would be new one-bedroom housing, which would make provision for one parking space per property, or in the case of houses in multiple occupancy, one space per tenant;	G	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened out**

POLICY	BRIEF POLICY DESCRIPTION	POLICY TYPE*	POSSIBLE IMPACTS ON EUROPEAN SITE	SCREENING OUTCOME
	• provision of visitor car parking, with a ratio of 0.5 spaces per dwelling, in line with the preferred design guidelines encouraging off-road parking; • provision for cycle parking, including secure lockable storage facilities.			
Policy 25	**CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE** Broad policy relating to the provision of cycle and pedestrian access as well as faculties within commercial development and diversion of rights of way	I	Some aspects of this policy have the potential for negative impacts on European Sites (increased recreational disturbance)	**Screened in**
Policy 26	**ACCESSIBILITY TO TRANSPORT** Development will be supported which delivers: • easy access to existing public transport • high-quality pedestrian and cycle access design for major developments. • safe, accessible, secure cycle storage and facilities • Improved accessibility for walking, wheeling and cycling. •	I	Some aspects of this policy have the potential for negative impacts on European Sites, particularly with regard to the final point (recreational disturbance)	**Screened in**
Policy 27	**PUBLIC TRANSPORT** Broad and wide ranging policy relating to various aspects of public transport provision	A	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened out**
Policy 28	**CLEAN FUEL VEHICLES** Development will be supported which deliver provision of electric charging (or alternative renewable provision) as standard.	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened out**
Policy 29	**AIR QUALITY AND VIBRATION MONITORING** Encourages robust air quality monitoring and encourages vibration monitoring close to local buildings, particularly those of heritage value	D	No Likely Significant Effect on any European Site is anticipated from the operation of this Policy.	**Screened out**

* See Appendix 4

6.0 Summary of the Initial Screening Opinion - Assessment of Likely Significant Effect

6.1 The Screening Opinion of the HRA has concluded that the operation of the following Policies in Saddleworth Neighbourhood could have a likely significant effect on the European Sites Identified below.

POLICY NUMBER	POLICY NAME	SUMMARY SCREENING OPINION			
		Rochdale Canal SAC	South Pennine Moors SAC	Dark Peak Moors (South Pennine Moors Phase 1) SPA	South Pennine Moors Phase 2 SPA
2	**BIODIVERSITY**	Screened Out	Possible impacts if tree planting encouraged on functionally linked land	Possible impacts if tree planting encouraged on functionally linked land	Possible impacts if tree planting encouraged on functionally linked land
6	**CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS**	Screened Out	Possible impacts from increased recreational pressure, depending on the location of buildings concerned	Possible impacts from increased recreational pressure, depending on the location of buildings concerned	Possible impacts from increased recreational pressure, depending on the location of buildings concerned
9	**SUSTAINABLE CONSTRUCTION**	Screened Out	Possible impacts depending on location and type of any proposed energy generation schemes	Possible impacts depending on location and type of any proposed energy generation schemes	Possible impacts depending on location and type of any proposed energy generation schemes
19	**RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT**	Screened Out	Possible impacts depending on location and type of any proposed developments, particularly new employment areas	Possible depending on location and type of any proposed developments, particularly new employment areas	Possible depending on location on and type of any proposed developments, particularly new employment areas
21	**TOURISM AND LEISURE**	Screened Out	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure
25	**CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE**	Screened Out	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure

26	**ACCESSIBILITY TO TRANSPORT**	Screened Out	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure	Possible impacts from increased recreational pressure

Following the analysis of the Policies, impacts on the Rochdale Canal can be Screened Out and are not considered further.

Further Assessment of remainder of the potential impacts is carried out below in Section 7. These are largely considered to be:

- Recreation pressure
- Air pollution
- Effects on functionally linked land

7.0 Appropriate Assessment (consideration of available mitigation)

The initial Screening process identified the following sources to have a likely significant effect on the European designated Sites:

- Recreation pressure
- Air pollution
- Effects on functionally linked land

As part of the Assessment, the nature and scale of the Plan being assessed needs to be taken into consideration. As a Neighbourhood Plan, it does not allocate any sites for development, and does not define the quantum or scale of development proposed. Rather, it outlines the type and detailed requirements that any development brought forward in Saddleworth should meet.

Specific Protection Provided to Designated Sites

Policy 3 – PROTECTED SPACES includes the following wording –

"*The South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) are of particular importance in Saddleworth. Development is required to meet policies within PfE and the [Oldham] Local Plan which address recreational impacts on the SAC/SPA, including any functionally linked land.*

Any specific proposals for facilitating tourism or tree planting are required to be assessed at a project level for any significant likely effects on the special interest of designated sites. Developments which fail to do so, or which do not mitigate against such impact will not be supported.

In the SPA/SAC specific mitigation at a project level may include requiring dogs to be on leads and the provision of advice for avoiding fire risks".

This Policy wording provides a significant safeguard for any projects which may be considered to have potential impacts on designated sites.

Housing and Commercial Development

Decisions concerning the allocation of sites, and the quantum of future development in the area, will be made in the Places for Everyone (PfE) and Oldham's Local Plan. In respect of the PfE Plan, an HRA has been prepared. In terms of the location of sites allocated for development, and the scale and quantum of development planned in PfE, this HRA has concluded that no significant effects on relevant designated sites are considered likely to arise in terms of any impacts on functionally linked land or in terms of air pollution effects, providing that appropriate mitigation measures are applied. Mitigation measures are set out in two joint Supplementary Planning Documents,

- South Pennine Moors Special Area of Conservation Special Area of Conservation / Special Protection Areas Joint SPD, November 2024,
- Holcroft Moss Planning Obligations Joint SPD, November 2024

The conclusion of this HRA is considered to be directly relevant to the Neighbourhood Plan being assessed in this report – that is, built developments in the Saddleworth Plan area are considered unlikely to affect designated sites through air pollution effects or impacts on functionally linked land, providing that mitigation measures included with the PfE and associated Supplementary Planning Documents are implemented.

In terms of recreational disturbance effects, the HRA of the PfE originally recommended that housing developments over a certain size threshold, and within a set distance of the South Pennine Moors SPA/SAC, should be required to make a financial contribution to measures to mitigate the effects of recreational disturbance which could arise from population increases. Subsequently, Natural England have concluded that because there is insufficient empirical evidence available to demonstrate a recreational impact on notable bird species, there is no current basis for applying the financial contribution requirement to new developments.

Tourism and Leisure and Cycling, Pedestrian and Leisure Infrastructure

While the objectives of encouraging sustainable tourism to the area, and the promotion of cycling and walking, are on the whole creditable objectives, there is some risk that increased tourism to the area, and facilitating access, could lead to an increase in recreational disturbance of the uplands. The most significant disturbance impacts arise from increased risks of fire in the uplands, and risk to nesting birds posed by dog walking off leads.

Policy 3 will require any specific access proposals to the uplands to be Assessed at a project level for any significant likely effects on the special interest of designated sites. The Policy will serve to mitigate potential likely significant effects.

Tree Planting

While the encouragement of tree planting is a creditable objective, and it is noted that tree planting will not be allowed in the uplands or on peat substrates, there is a small risk that tree planting at lower elevations could also harm the special interest of designated sites by affecting functionally linked land.

Policy 3 will require any specific tree planting proposals in the uplands to be Assessed at a project level for any significant likely effects on the special interest of designated sites. The Policy will serve to mitigate potential likely significant effects.

8 Consideration of 'In Combination' Effects with Other Plans and Proposals

Given the nature of the Plan, as a Neighbourhood Plan, and after consideration of the HRA of PfE, it is not considered at this stage that there will be any other 'in combination' effects with any other Plan.

It is noted that the Peak District National Park Authority is the statutory Planning Authority for the National Park area, part of which lies within Saddleworth. The Peak District National Park Plan (Core Strategy) has been subject to Assessment under the terms of the Habitats Regulations and it was concluded that the operation of the Plan would not have any likely significant effects on designated sites. This conclusion, taken together with mitigation measures proposed in PfE and in the Neighbourhood Plan, supports a conclusion that the implementation of the Core Strategy of the National Park together with the Neighbourhood Plan will not have any in-combination effects.

The draft Oldham Local Plan (2024) has been subject to HRA and this has concluded that, subject to recommended mitigation, the Local Plan will not cause any Likely Significant effects on the designated sites network.

It is recognised that this Neighbourhood Plan forms part of a wider Plan hierarchy, sitting beneath the strategic plan for Greater Manchester (Places for Everyone, PfE) and the Oldham Local Plan. The PfE has been separately subject to its own HRA process, and the developing

Local Plan will also be subject to an HRA. The HRA of PfE concluded that the Plan would not have any Likely Significant Effects on designated sites, providing that mitigation measures are implemented. The required mitigation will apply to this Plan and has been taken into account in the conclusion of no in-combination effects.

9.0 Summary and Recommendations

Screening of European sites has established that the following European sites have the potential to be affected by development in Saddleworth proposed by the Saddleworth Neighbourhood Plan:

- Rochdale Canal SAC
- South Pennine Moors SAC
- Dark Peak Moors (South Pennine Moors Phase 1) SPA
- South Pennine Moors Phase 2 SPA

Further, more detailed Assessment of the possible effects of the operation of Objectives and Policies included in the Plan on the European Sites identified in the Screening process has been undertaken.

A number of Polices within the Plan were initially Screened In as potentially having a damaging effect on European Sites due to increased recreational use, air pollution effects or effects on functionally linked land. Following further Assessment, air pollution effects were ruled out, but potential effects on functionally linked land, and through increased recreational disturbance, were further considered.

Wording included in Policy 3 (Protected Spaces) will act to mitigate for any possible likely significant effects of the Plan on designated sites. It is therefore concluded that it should be entirely possible to avoid and mitigate any adverse impacts on designated sites as a result of the operation of the Neighbourhood Plan, either alone or in combination with other plans or projects.

It is **recommended** that if any changes are made to the Plan as a result of either further public consultation or during any future Examination, the HRA will need to be revisited and revised to ensure that these changes would not result in a significant effect on any European Site.

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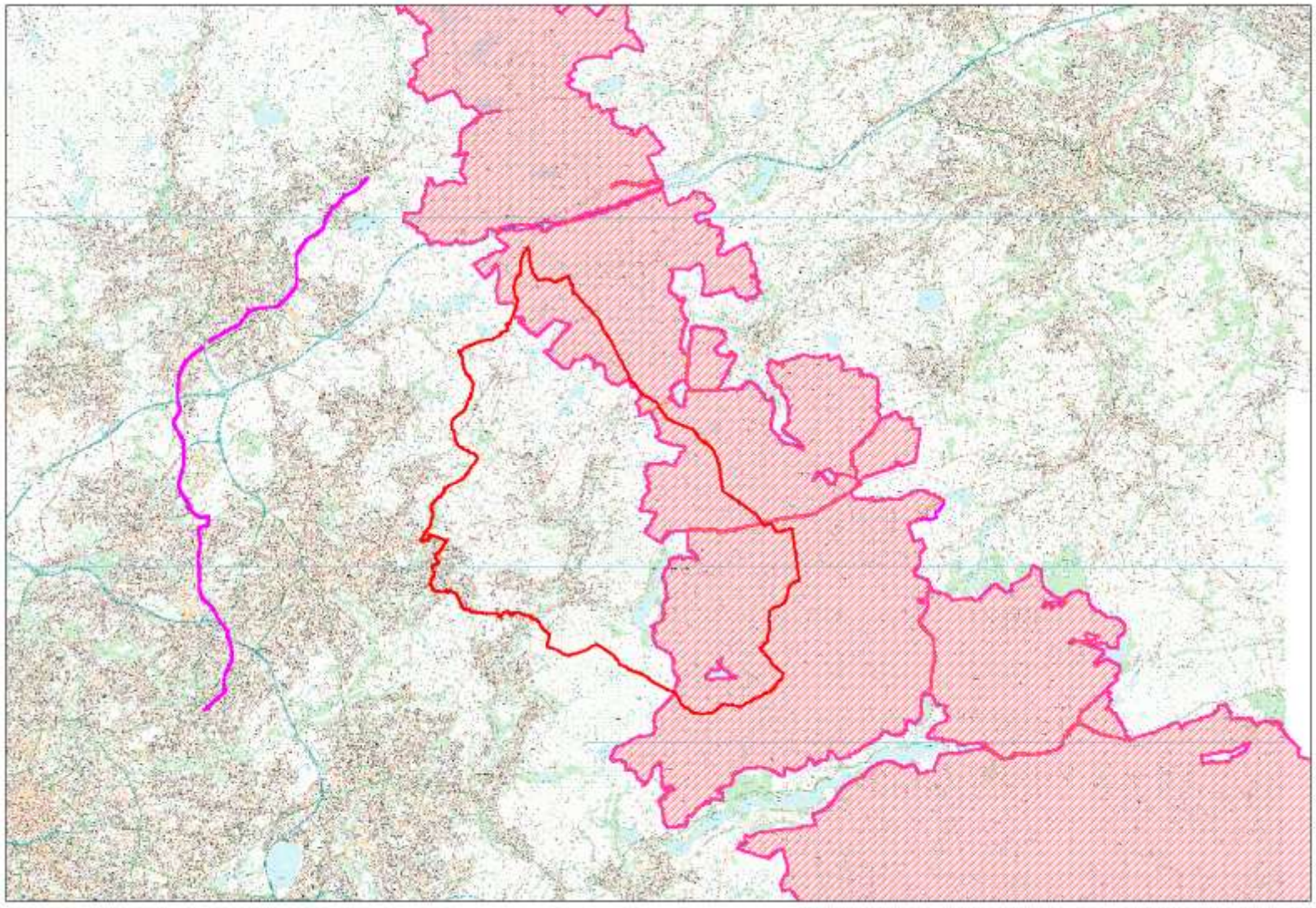
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Map 1 Showing Natura 2000 Network European sites along with 15km distance from Saddleworth boundary (Parish boundary in red)

APPENDIX 1: European designated sites within the Northern England and possible effects from development within Saddleworth. Those highlighted Sites in red have been 'screened in' to this Assessment

Site Name	Designation	Type of Effect	Likely Effects
Asby Complex	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species in SAC are generally restricted to habitat types that do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Bolton Fell Moss	SAC	Water Quality/ Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direction disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Border Mires, Kielder – Butterburn	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direction disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Borrowdale Woodland Complex	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Bowland Fells	SPA	Water Quality/Hydrology	None - No hydrological pathways between SPA and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA.
		Direct land take	None
		Habitat/Species Disturbance	None – identified species are highly unlikely to utilise habitats within Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Calf Hill & Cragg Woods	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Clints Quarry	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None - Species population too distant to be affected by any development with Greater Manchester and species dispersion known to be less than 2km.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Cumbrian Marsh Fritillary Site	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None - Species found in Cumbria is distinct national population, with adults being sedentary. Species not known to occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Dee Estuary	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA.
		Direct land take	None
		Habitat/Species Disturbance	None – species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Drigg Coast	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth. Saddleworth rivers do not discharge into Drigg Estuary
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats in SAC are restricted to habitat types that do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Duddon Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Esthwaite Water	Ramsar	Water Quality/Hydrology	None - No hydrological pathways between Ramsar site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching Ramsar site.
		Direct land take	None
		Habitat/Species Disturbance	None – habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Irthinghead Mires	Ramsar	Water Quality/Hydrology	None - No hydrological pathways between Ramsar site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching Ramsar site.
		Direct land take	None
		Habitat/Species Disturbance	None – habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Lake District High Fells	SAC	Water Quality/Hydrology	None - Hydrological connectivity with Thirlmere considered as part of United Utilities strategic HRA of WRMP (2013). No pathway for water borne pollution to SAC.
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats or species
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Leighton Moss	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA/Ramsar Site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA and Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Liverpool Bay	SPA	Water Quality/Hydrology	None - No hydrological pathways between SPA and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Manchester Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Martin Mere	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA/Ramsar Site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA/Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Mersey Estuary	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA/Ramsar Site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA/Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species identified highly unlikely to be significantly effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Mersey Narrows & Wirral Foreshore	SPA	Water Quality/Hydrology	Site classification details unavailable but there are unlikely to be any hydrological pathways between SPA and land within Saddleworth
		Air Pollution	Site classification details unavailable but there are unlikely to be any atmospheric pathways between SPA and land within Saddleworth
		Direct land take	None
		Habitat/Species Disturbance	None – no information available as to species site selected for but type of species present highly unlikely to be effected by any habitat changes in Saddleworth (based on knowledge of Greater Manchester bird populations).
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Midland Meres & Mosses Phase 1 & 2	2 x Ramsar	Water Quality/Hydrology	None - No hydrological pathways between Ramsar site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching Ramsar site.
		Direct land take	None
		Habitat/Species Disturbance	None – habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Moor House – Upper Teasdale	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Morecambe Bay and Duddon Estuary	SAC/Ramsar/SPA	Water Quality/Hydrology	None - No hydrological pathways between SAC/SPA/Ramsar Site and land within Saddleworth. Saddleworth rivers do not discharge into Morecambe Bay
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC/SPA/Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats in SAC/SPA/Ramsar Site are restricted to habitat types that do not occur in Greater Manchester. Dispersion of Great Crested Newts is known to be less than 2km. Bird species unlikely to be effected by habitat changes within Saddleworth.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Morecambe Bay Pavements	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Habitats and species in SAC are generally restricted to habitat types that do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Naddle Forest	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
North Pennine Dales Meadows	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species. Habitats in SAC are generally restricted to habitat types that do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
North Pennine Moors	SAC/SPA	Water Quality/Hydrology	None - No hydrological pathways between SAC/SPA and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC/SPA.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species. Species unlikely to be effected by changes to habitats in Saddleworth.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Oak Mere	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant from for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Peak District Moors (South Pennine Moors Phase 1)	SPA	Water Quality/Hydrology	**Possible – Parts of the SPA lie within the Saddleworth**
		Air Pollution	**Possible – Parts of the SPA lie within the Saddleworth**
		Direct land take	**Possible – Parts of the SPA lie within the Saddleworth**
		Habitat/Species Disturbance	**Possible – Parts of the SPA lie within the Saddleworth**
		Increased recreational Pressure	**Possible – Parts of the SPA lie within the Saddleworth**
Ribble & Alt Estuaries	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA/Ramsar Site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA/Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
River Dee & Bala Lake	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
River Derwent & Bassenthwaite Lake	SAC	Water Quality/Hydrology	None - Hydrological connectivity with Thirlmere considered as part of United Utilities strategic HRA of WRMP (2013). No pathway for water borne pollution to SAC.
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
River Eden	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
River Ehen	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None - No hydrological connections and main species (fresh water pearl mussel) does not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
River Kent	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Rixton Clay Pits	SAC	Water Quality/Hydrology	None – no hydrological connectivity between the site and Saddleworth. Water bodies on site are fed by rain water.
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None - Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Rochdale Canal	SAC	Water Quality/Hydrology	**Possible – Impact Risk Zones identifies discharge of water or liquid waste as potential risks**
		Air Pollution	**Possible – Impact Risk Zones identifies air pollution from certain livestock & poultry units, slurry lagoons & digestate stores and combustion process as potential risks**
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Rostherne Mere	Ramsar	Water Quality/Hydrology	None - No hydrological pathways between Ramsar site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching Ramsar site.
		Direct land take	None
		Habitat/Species Disturbance	None – habitats and species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Roudsea Wood & Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Sefton Coast	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species. Habitat types do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Shell Flat & Lune Deep	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species. Habitat types do not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Solway Firth	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
South Pennine Moors	SAC	Water Quality/Hydrology	**Possible – Parts of the SPA lie within the Saddleworth.**
		Air Pollution	**Possible – Parts of the SPA lie within the Saddleworth**
		Direct land take	**Possible – Parts of the SPA lie within the Saddleworth**
		Habitat/Species Disturbance	**Possible – Parts of the SPA lie within the Saddleworth**
		Increased recreational Pressure	**Possible – Parts of the SPA lie within the Saddleworth**
South Pennine Moors Phase 2	SPA	Water Quality/Hydrology	Possible – Parts of the SPA lie within the Saddleworth.
		Air Pollution	**Possible – Parts of the SPA lie within the Saddleworth.**
		Direct land take	**Possible – Parts of the SPA lie within the Saddleworth.**
		Habitat/Species Disturbance	**Possible – Parts of the SPA lie within the Saddleworth.**
		Increased recreational Pressure	**Possible – Parts of the SPA lie within the Saddleworth.**
South Solway Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Subberthwaite, Blawith & Torver Low Commons	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Tarn Moss	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Tyne & Nent	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats. Habitat not found in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Ullswater Oakwoods	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Upper Solway Flats & Marshes	SPA/Ramsar	Water Quality/Hydrology	None - No hydrological pathways between SPA/Ramsar Site and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SPA/Ramsar Site.
		Direct land take	None
		Habitat/Species Disturbance	None – species identified highly unlikely to be effected by any habitat changes in Saddleworth
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Walton Moss	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Wast Water	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitat. Habitat does not occur in Greater Manchester
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
West Midlands Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth
Witherslack Mosses	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

Site Name	Designation	Type of Effect	Likely Effects
Yewbarrow Woods	SAC	Water Quality/Hydrology	None - No hydrological pathways between SAC and land within Saddleworth
		Air Pollution	None – No atmospheric pathways and any pollutants are likely to have dispersed prior to reaching SAC.
		Direct land take	None
		Habitat/Species Disturbance	None – Site too distant for any direct or indirect disturbance to habitats and species.
		Increased recreational Pressure	None – site is too distant and numerous recreational facilities closer to Saddleworth

APPENDIX 2: Screening Summary of European designated sites within the Northern England and possible impacts from development within Saddleworth

Site Name	Designation	Screened in/out	Justification
Asby Complex	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Bolton Fell Moss	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Border Mires, Kielder – Butterburn	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Borrowdale Woodland Complex	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth HRA
Bowland Fells	SPA	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Calf Hill & Cragg Woods	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Clints Quarry	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Cumbrian Marsh Fritillary Site	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Dee Estuary	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Drigg Coast	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Duddon Mosses	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Esthwaite Water	Ramsar	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Irthinghead Mires	Ramsar	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Lake District High Fells	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Leighton Moss	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA

Site Name	Designation	Screened in/out	Justification
Liverpool Bay	SPA	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Manchester Mosses	SAC	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Martin Mere	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Mersey Estuary	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Mersey Narrows & Wirral Foreshore	SPA	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Midland Meres & Mosses – Phase 1 & Phase 2	2 x Ramsar	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Moor House – Upper Teasdale	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Morecambe Bay and Duddon Estuary	SAC/Ramsar/ SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Morecambe Bay Pavements	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Naddle Forest	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
North Pennine Dales Meadows	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
North Pennine Moors	SAC/SPA	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
Oak Mere	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Peak District Moors (South Pennine Moors Phase 1)	**SPA**	**In**	**Parts of the SPA lie within the Saddleworth boundary**
Ribble & Alt Estuaries	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and strategic impacts considered by Saddleworth's HRA
River Dee & Bala Lake	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA

Site Name	Designation	Screened in/out	Justification
River Derwent & Bassenthwaite Lake	SAC	Out	Site considered too distant for significant effects to arise and strategic impacts considered by United Utilities WRMP (2013)
River Eden	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
River Ehen	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
River Kent	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Rixton Clay Pits	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Rochdale Canal	**SAC**	**In**	**Possible impacts from water/liquid waste discharges, air pollution and/or combustion process**
Rostherne Mere	Ramsar	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Roudsea Wood & Mosses	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Sefton Coast	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Shell Flats & Lune Deep	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Solway Firth	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
South Pennine Moors	**SAC**	**In**	**Parts of the SAC lie within the Saddleworth boundary**
South Pennine Moors Phase 2	**SPA**	**In**	**Parts of the SPA lie within the Saddleworth boundary**
South Solway Mosses	SAC	Out	Site considered too distant for significant effects to arise
Subberthwaite, Blawith & Torver Low Commons	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Tarn Moss	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA

Site Name	Designation	Screened in/out	Justification
Tyne & Nent	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Ullswater Oakwoods	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Upper Solway Flats & Marshes	SPA/Ramsar	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Walton Moss	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Wast Water	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
West Midlands Mosses	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Witherslack Mosses	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA
Yewbarrow Woods	SAC	Out	Site considered too distant for significant effects to arise and no strategic impacts or pathways identified in Saddleworth's HRA

Appendix 3 – List of Other Relevant Plans and Projects Considered as part of the Assessment

Plans Assessed under the Terms of the Habitats Regulations

District	Plan	Outcome of Assessment
Rochdale MBC	Local Development Framework - Core Strategy 2010	No effect on the integrity of Manchester Mosses SAC, Rixton Clay Pits SAC and River Mersey SPA
Rochdale MBC	Draft Allocations Plan 2018	No effect on the integrity of Manchester Mosses SAC, Rixton Clay Pits SAC and River Mersey SPA
Trafford MBC	Core Strategy 2012	No effect on the integrity of European sites
Bolton MBC	Core Strategy 2011 and Site Allocations Plan 2014	No effect on the integrity of European sites
Stockport MBC	Core Strategy 2011	No effect on the integrity of European sites
Oldham MBC	Joint Core Strategy and Development Management Policies 2011	No effect on the integrity of European sites
Wigan MBC	Core Strategy 2013	No effect on the integrity of European sites
Manchester City Council	Core Strategy 2012	No effect on the integrity of European sites
All GM Districts	Combined Minerals Plan 2013	No effect on the integrity of European sites
All GM Districts	Combined Waste Plan 2012	No effect on the integrity of European sites
Greater Manchester	Places for Everyone Strategic Plan	No effect on the integrity of European sites, providing that recommended mitigation is implemented
Warrington MBC	Proposed Submission Version Local Plan 2019	No effect on the integrity of European sites provided recommendations in HRA are adopted

Appendix 4

Summary Policy Assessment Categories

From Chapter F of the Habitats Regulations Assessment Handbook (DTA Publications, 2019)

Abbreviation	Category/Policy Type
A	General statements of policy / general aspirations (screened out)
B	Policy listing general criteria for testing the acceptability / sustainability of proposals (screened out)
C	Proposal referred to but not proposed by the plan (screened out)
D	General plan-wide environmental protection / site safeguarding/ threshold policies (screened out)
E	Policies or proposals that steer change in such a way as to protect European sites from adverse effects(screened out)
F	Policy that cannot lead to development or other change (screened out)
G	Policy or proposal that could not have any conceivable effect on a site (screened out)
H	Policy or proposal the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects) (screened out)
I	Policy or proposal which may have a likely significant effect on a site alone (screened in)
J	Policy or proposal with an effect on a site but unlikely to be significant effect alone so need to check likely significant effects in combination
K	Policy or proposal unlikely to have a significant effect either alone or in combination (screened out after the in combination test)
L	Policy or proposal which might be likely to have a significant effect in combination (screened in after the in combination test)
M	Bespoke area, site or case-specific policies or proposals intended to avoid or reduce harmful effects on a European Site (screened in)

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Equality impact assessment

1. Introduction

1.1. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between persons who have a "protected characteristic" and those who do not.

1.2. "Protected characteristics" are age, disability, gender reassignment, marriage & civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

1.3. This report assesses the Submission Saddleworth Neighbourhood Plan to ensure that Saddleworth Parish Council (as the qualifying body responsible for preparing the Saddleworth Neighbourhood Plan is satisfying its statutory duties in this regard. Equality Impact Assessment (EqIA) is a systematic analysis of a policy or policies, in order to explore the potential for an adverse impact on a particular group or community. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups. If a policy results in unfairness or discrimination then changes to eliminate or lessen the impact should be considered.

1.4. The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision-making and to place a more proactive approach to the promotion of equality and fairness at the heart of public policy. The processes involved in conducting the analysis should not be looked on as an end in themselves. Instead, it should be borne in mind that the aim is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern. In undertaking the EqIA, it is important to keep in mind why the Saddleworth Neighbourhood Plan is needed, what the intended outcomes are, and how it will be ensured that the policies will work as intended.

2. Methodology

2.1. An assessment has been made on whether the Saddleworth Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available). The vision and objectives of the neighbourhood plan have been assessed, and individual policies are highlighted where they are considered likely to have a negative impact.

3. Baseline data

3.1. Data for the three council wards that Saddleworth Parish is available from the 2021 Census. The Parish is made up of the Oldham Council wards of Saddleworth South and Saddleworth North, and part of the Saddleworth West and Lees.

3.2 The data provided here is therefore split between the information on the two wards fully within the Parish, and the ward partially in the Parish. Approximately 43% of the population of Saddleworth West and Lees falls within the Saddleworth Parish. The data has been provided on a straight numerical breakdown (taking the overall figures for Saddleworth West and Lees and calculating a 42.8% split). It is likely that the part of Saddleworth West and Lees ward which falls within the Saddleworth parish is likely to be more similar in nature to the Saddleworth North and Saddleworth South wards, which in general means that there is slightly less diversity across the Parish than these figures will show, but the difference is marginal and no more than would be typical in a standard margin of error.

3.3 Information is available for the following protected characteristics: age, sex, marriage and civil partnership, disability, race and religious belief.

3.2. No data is available for the following protected characteristics: gender reassignment, pregnancy and maternity, and sexual orientation.

Population: 24,576

Age: 16.3% of the population are children aged 15 or less, 72.3% are in the age group 16–75, with 11.2% in the older age groups.

This comparison groups for Oldham as a whole are 22.7%/70.2%/7.1%, and for England as a whole are 18.6%/72.9%/8.6%. This means that Saddleworth has a greater elderly population than England as a whole, and significantly more elderly than Oldham.

Gender: The population of the Parish is 51.5% female, and 48.5% male.

Ethnic groupings: 96.4% of Saddleworth's population is categorised as white, with only a very small, mixed ethnic minority population.

This compares with Oldham as a whole, which has a 68.1% white population, with 13.5% of Pakistani heritage, 9% of Bangladeshi heritage, and 9.4% of all other ethnicities.

Across the UK as a whole, there is a 81% white population, 2.8% of Pakistani heritage, 1.1% of Bangladeshi heritage, and 15.1% all other ethnicities.

Marriage and civil partnership: 7.8% of the population are divorced or have had a civil partnership dissolved; 43.4% are married or in a registered civil partnership; 24.6% are never married or never registered in a civil partnership; 1.6% are separated but still legally married or legally in a civil partnership; and 6.3% are widowed or a surviving civil partnership partner. It does not apply for 16.3% of the population.

Religion: 61% of Saddleworth's population identifies as Christian, 33% as having no religion, and 1% as Muslim. 4% did not answer the question in the census. There were small numbers of Buddhist, Hindu, Jewish, Sikh and other religion respondents, but none above 0.3% of the population.

Employment: Of the working age population (16–75) 7.2% are not in work, which breaks down as 2.1% unemployed; 2.6% sick or long-term disabled: and 2.5% looking after home or family.

Of those in work, 24.3% are in part time work and 75.7 are in full time work.

Process of community consultation

4.1 All written communications were in English and it was not considered necessary to translate them into any other language as 100% of residents speak English as their main language.

4.2. Throughout the preparation of the Saddleworth Neighbourhood Plan, Saddleworth Parish Council has tried to promote the widest possible engagement of the local community in planning for the future development of the parish.

Full details of consultations are included in the consultation statement.

Widespread consultation was carried out during the preparation of the Neighbourhood Plan and the Stategic Planning Committee worked hard, using a variety of methods, to reach all of the parish community. This included a drop-in sessions at the Civic Hall early on in the process, which sought to identify important issues affecting the community, and individual sessions in each of the villages, and in the secondary school.

Surveys were sent out to the 12,000 homes in the community at the start of the process, with a full online version available, and paper versions distributed to village halls, community centres and libraries. The online version was promoted through the local press and social media.

The same process was followed for the consultation on the proposed Neighbourhood Plan at the end of the process.

A six week consultation was undertaken on the draft Neighbourhood Plan in line with neighbourhood planning regulations. This included publicising the consultation and draft document online and a consultation document sent to all 12,000 homes in the parish.

Impact on groups with protected characteristics

5.1. The Vision of Saddleworth Neighbourhood Plan states that:

"Our vision is that Saddleworth will be made up of many thriving communities, each a place with its own strong identity, each one offering great opportunities for people to make their homes, to work, and to spend their leisure time. Many of local people's needs for services, such as for shops, education, and healthcare will be effectively met within Saddleworth. New developments will be accommodated but will be located and designed with sensitivity and with investment in the necessary supporting infrastructure. Saddleworth will be known for the quality of its countryside and the care with which land owners manage it.

The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development. This means:

- *achieving simultaneous and carefully balanced progress in pursuit of economic, social and environmental objectives – not prioritising one of these issues at the expense of the others;*
- *considering the long term legacy of our actions – ensuring that young people and generations to come can enjoy a quality of life at least as good as that we enjoy in Saddleworth today, and that the biodiversity of the area is further enhanced;*
- *having a wide geographic perspective – recognising that our local actions can have much wider impacts. Climate change is just one example.*

We are very clear that Saddleworth must not become just a commuter area for Greater Manchester and the West Yorkshire conurbation.

Saddleworth must work together with Oldham for the benefit of both the Parish and the wider borough.

Saddleworth will benefit greatly from its vital economic, social and environmental links with the rest of the Greater Manchester area, and also its strong connections to West Yorkshire. These neighbouring areas will continue to provide great opportunities for our residents, for instance, for employment and entertainment.

Likewise, the particular qualities which make Saddleworth such an asset to the North of England must be conserved and enhanced. The contribution which it will continue to make to the Peak District National Park is particularly noteworthy. Saddleworth's natural landscapes, its attractive and diverse villages, and its outstanding opportunities for a wide range of outdoor recreation are great strengths. These make Saddleworth a great place to live and visit, but they will also help to underpin its economic contribution.

The tourism and leisure sector is an obvious example, but we envisage that other small and medium sized enterprises will make Saddleworth their base because of its excellent environment and its vibrant communities, and because highly skilled people will choose to live here.

The Parish should be an area with a flourishing natural environment that is resilient, sustainable and well connected and that enables the free movement of wildlife through and across the Parish."

The vision of the Saddleworth Neighbourhood Plan is expected to have a positive impact on all sectors of the community. The focus on the environment and biodiversity, has particular benefit for younger people and future generations. Meanwhile, the call for appproprite infrastrucuture – in particular education and healthcare – will particularly benefit people at either end of the age spectrum.

OBJECTIVE 1: To ensure that development maintains green belt purposes and protects and enhances green spaces. To ensure that development delivers a high quality, well-integrated natural environment, and protects and enhances the existing natural environment, particularly recreation and nature conservation corridors, local green spaces and green belt.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on people with protected characteristics.
OBJECTIVE 2: To promote and encourage the stewardship and conservation of a beautiful and locally distinctive rural landscape in a period of changing climatic and economic conditions.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on prople with protected characteristics.
OBJECTIVE 3: To protect and enhance the environment, and ensure that development adequately addresses flood risk, and promotes sustainability. To have clear information about watercourses for the purposes of risk assessment and response.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on people with protected characteristics.
OBJECTIVE 4: To ensure the sustainable design and construction of all new development. To support opportunities for energy generation and the minimisation of energy use.	Positive	This objective delivers on the vision of ensuring environmental improvements benefiting all residents, and by meeting energy efficiency standards are more able to keep a well-regulated temperature (minimising heat stress in high temperatures, and maintaing a steady temperature in cold temperatures), which will particularly benefit older people or those with health conditions.
OBJECTIVE 5: To conserve and enhance historic assets, and ensure that where possible, traditional, unused heritage assets are brought back into new use. Development must maintain or improve the unique local vernacular, with particular respect paid to historical design and methods of construction. To ensure that new developments are, wherever possible, of a high enough standard to create new heritage assets for the Parish in the future.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on people with protected characteristics.

OBJECTIVE 6: To ensure developments, including public realm are designed to promote physical and mental health and wellbeing. To design with public safety in mind, ensuring that the public realm has considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. Members of groups with protected characteristics are statistically more likely to be victims of antisocial behaviour and crime, so measures to reduce this are likely to deliver particular benefits for those groups.
OBJECTIVE 7: Ensure that key infrastructure needs are supported by any development, in particular ensuring that there is sufficient capacity at schools and health centres.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. In particular, it should deliver measurable benefits for people with specific health needs, and those with mobility issues, either due to health/disability or age.
OBJECTIVE 8: To address under-provided housing needs, in particular, suitably affordable (including social) housing stock for first time entrants in to the market looking to stay in the area, or for pensioners to move into appropriate and easily maintained homes. In particular, this would include 1- and 2-bedroom homes, as indicated by the current housing needs analysis and surveys carried out for this Neighbourhood Plan. To ensure that development prioritises the use of sustainable sites, and makes effective and efficient use of brownfield land.	Positive	This objective should provide measurable benefits for more elderly members of the community.
OBJECTIVE 9: To help facilitate appropriate housing in Saddleworth, and encourage a range of approaches to providing it (which could include such options as a community land trust with Parish Council involvement, or Parish Council supported development). To facilitate low-cost alternative provision of appropriate housing for local residents for whom the market is not providing a means to remain in the area.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on people with protected characteristics.

OBJECTIVE 10: Retain employment sites to support existing traditional industries, take advantage of the highly-qualified workforce, and to develop opportunities in emerging and future technologies and business. To ensure that there is adequate infrastructure and support both for people who access Manchester, West Yorkshire and Oldham for work, and those who work within Saddleworth. Ensure the provision of sporting, leisure and recreational facilities and spaces for the population.	Neutral	This objective is expected to provide positive outcomes for working conditions across the area, but is deemed to have a neutral impact on residents with protected characteristics.
OBJECTIVE 11: To ensure sufficient infrastructure, including communications, to allow residents to work from home with a view to encouraging entrepreneurial development, and to ensure that growing businesses can remain in the area.	Neutral	This objective is expected to provide positive outcomes for working conditions across the area, but is deemed to have a neutral impact on residents with protected characteristics.
OBJECTIVE 12: To support tourism with a view to strengthening the local economy, while minimising any negative impacts, in particular where tourist activity accentuates local pinchpoints for traffic and infrastructure.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on residents with protected characteristics.
OBJECTIVE 13: To recognise the importance of farming to the economy of Saddleworth, and to ensure that it continues to contribute to and improve the economy and the local environment.	Neutral	This objective protects the character and rural nature of the Parish, but is deemed to have a neutral impact on residents with protected characteristics.
OBJECTIVE 14: To ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. In particular, it should deliver measurable benefits for young people without access to private transport, and those with mobility issues, either due to health/disability or age.
OBJECTIVE 15: To address the under-provision of parking across the area, and to ensure that on street parking is used appropriately, and make parking available for specific uses.	Neutral	This objective tackles a major issue across the area, which will benefit a wide range of people, but is deemed to have a neutral impact on residents with protected characteristics.

OBJECTIVE 16: Ensure safe and accessible cycling and pedestrian routes, and enhance the provision of Bee Network routes across the area. Reduce existing congestion on the local and key route networks running through Saddleworth by ensuring that new developments are located so that they contribute to a reduction in the need for private car journeys.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. In particular, it should deliver measurable benefits for young people without access to private transport, and those with mobility issues, either due to health/disability or age.
OBJECTIVE 17: To ensure quality public transport infrastructure, including connections between villages, as well as to the rest of the borough and beyond. Connections to healthcare provision and leisure facilities should be a particular priority, and transport for work as a priority for local and wider connections. To minimise the reliance on private transport across the district. To promote local representation on the development of local transport plans for Saddleworth. To maximise accessibility for those with mobility and health needs throughout the Parish, especially in rural areas.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. In particular, it should deliver measurable benefits for young people without access to private transport, and those with mobility issues, either due to health/disability or age.
OBJECTIVE 18: To improve air quality, particularly near vulnerable groups. This would include monitoring and improving air quality across the area, as well as other criteria such as sound and vibration. To reduce risks to buildings from additional heavy traffic.	Positive	This objective is expected to have a positive impact on all sectors of the community and especially on those with protected characteristics. In particular, it should deliver measurable benefits to people more at risk of respiratory disease, in particular, those at either end of the age range.

All of the Saddleworth Neighbourhood Plan objectives are considered to have a positive or neutral impact on those with protected characteristics especially the objective to improve the sense of community cohesion. There are no individual policies that are considered likely to have a negative impact. The objective and policy of providing new dwellings to meet the locally identified desire for small new homes is particularly positive for some groups with protected characteristics, as are the objective and policies that seek to retain and improve local businesses and services.

6. Conclusion

6.1 The Saddleworth Neighbourhood Plan provides a suite of objectives and policies to respond to the vision for the benefit of the local community as a whole including those with protected characteristics but perhaps most particularly the young, older people, families and people with a disability and/or limited mobility.

6.2.In preparing the Neighbourhood Plan, Saddleworth Parish Council and the Strategic Planning Committee have sought to engage widely with the all of the local community. They have gone beyond minimum consultation requirements to gather the views of the community.

6.3.In conclusion, the assessment finds the Saddleworth Neighbourhood Plan to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met.

Report to CABINET

Oldham's Strategic Housing Land Availability Assessment 2025

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

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

Report Author: Lauren Hargreaves, Strategic Planning and Information

15 December 2025

Reason for Decision

To seek approval for the publication of Oldham Council's Strategic Housing Land Availability Assessment (SHLAA) 2025.

Executive Summary

The SHLAA is a technical document identifying land that might have potential for housing at some stage in the future. The requirement to undertake a SHLAA is set out in paragraph 72 of the National Planning Policy Framework (NPPF).

The SHLAA forms a key component of the evidence base underpinning housing policies and land allocations and will help to meet the area's housing needs.

The SHLAA assesses the development potential of land that could be capable of delivering homes though an assessment of suitability, availability and achievability (economic viability). It then indicates when it may come forward for development.

The base date of this SHLAA is the 1 April 2025. It provides an update to the previous SHLAA (1 April 2024) published in December 2024. The SHLAA 2025 identifies a total housing land supply of 12,848 homes (including allowances) over the short to long term.

More detail on the method used to carry out the assessment, along with the findings of the SHLAA can be found in the main report and the appendices.

Recommendations

It is recommended to approve the Strategic Housing Land Availability Assessment (SHLAA) 2025 for publication.

Oldham's Strategic Housing Land Availability Assessment 2025

1 Background

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical document comprising a list of sites that make up the five-year housing land supply and identifies sites which might have potential for housing at some stage in the future (that is, beyond 5 years). The requirement to undertake a SHLAA is set out in paragraph 72 of the National Planning Policy Framework (NPPF). NPPF states that a housing assessment should be used to help identify sufficient supply and mix of sites, taking into account their availability, suitability and the likely achievability (economic viability) of land.

1.2 The SHLAA forms a key component of the evidence base which underpins Oldham's Local Plan, and Strategic Allocations in Places for Everyone (PfE), as well as the council's Brownfield Land Register. Through the identification of the borough's housing land supply, it will help the Local Plan to meet the area's housing needs and promotes potential housing land for development.

1.4 As such, it is important to bear the following points in mind:

- The SHLAA only identifies opportunities for future residential use and sets out the extent of land which could potentially be available; it does not allocate sites for development.
- The identification of a site in the SHLAA does not imply that planning permission will be granted if an application were submitted. All planning proposals will continue to be assessed as part of the detailed planning application process and be considered against the appropriate policies in the adopted Local Plan, PfE and any other material considerations, including national planning guidance.
- The identification of a site for housing in the SHLAA does not preclude them from being considered or granted permission for other uses. Equally, if a site is not included in the SHLAA, this does not mean it will not be considered suitable should it come forward for residential development.
- The identification of the time period for when sites are likely to come forward for delivery is based on an assessment of the site at the time the SHLAA was undertaken. In practice, circumstances or assumptions may change which could mean that sites could come forward sooner or later than envisaged.
- The commentary that accompanies the individual site appraisals is based on the information available at the time of the assessment. As such there may be additional constraints that were not identified as part of the initial assessment, or it may emerge that some of the identified constraints no longer apply once a site is subject to more detailed assessment.

1.5 The SHLAA includes potential housing land supply found within the existing urban area and the Strategic Allocations within Oldham identified in PfE.

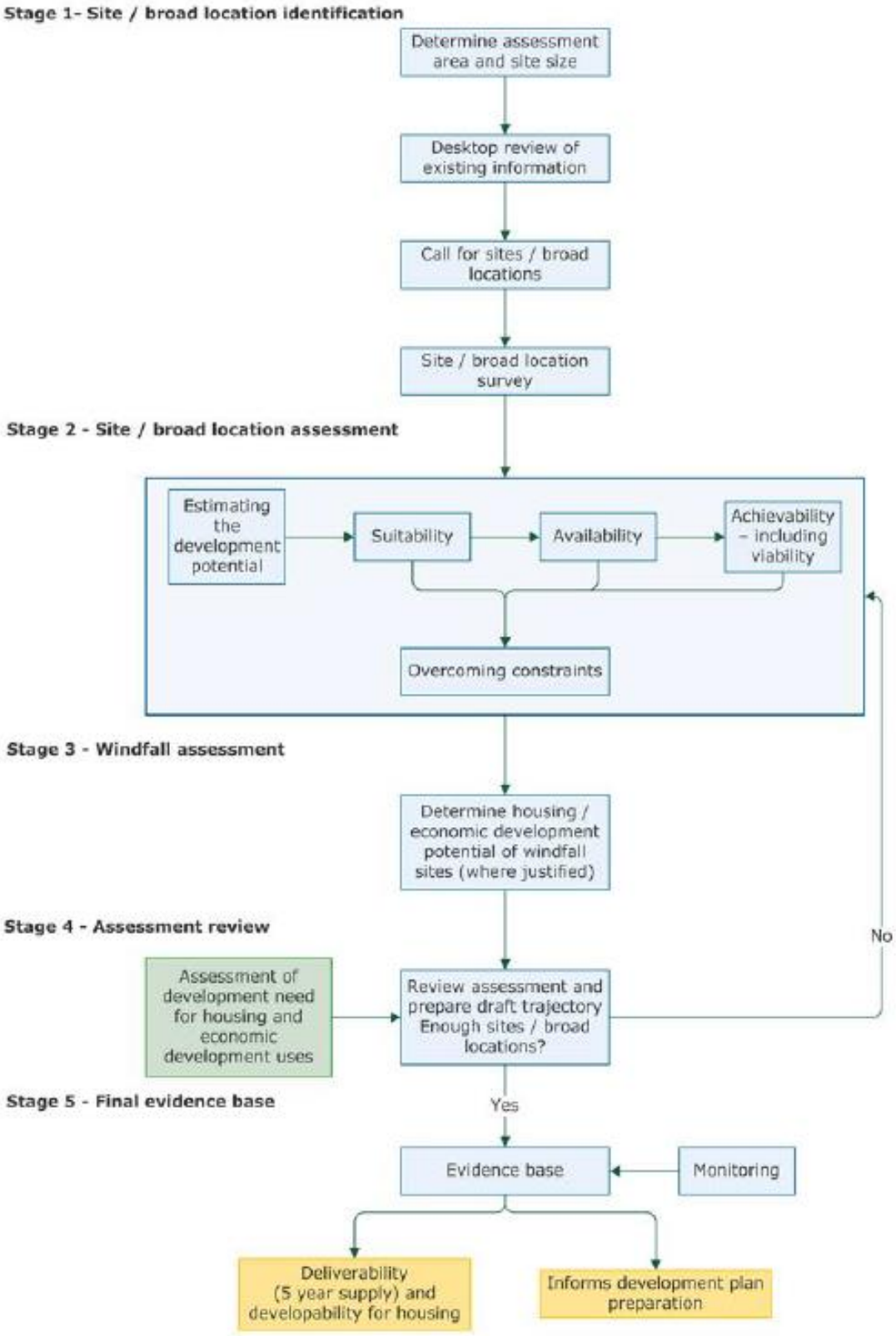
1.6 Alongside the SHLAA documents published online, a site proposal form - 'Call for Sites' - is available[1], whereby landowners, developers and other interested parties can submit land for consideration in the SHLAA assessment. Any sites submitted will be considered as part

[1] A site proposal form – 'Call for Sites' - is available alongside the SHLAA documents at: https://www.oldham.gov.uk/info/201230/monitoring/2134/strategic_housing_land_availability_assessment_shlaa

of the next SHLAA update, and if suitable, may appear in future housing land supply updates.

1.7 The SHLAA methodology has followed the stages set out in National Planning Practice Guidance (NPPG) note on Land Availability Assessments (updated in July 2019), which sets out the core outputs and process requirements for the assessment. The process is shown in the flow diagram overleaf. The full methodology for the SHLAA is included within the main document.

Figure 1: Stages in the SHLAA methodology, taken from NPPG Housing and Economic Land Availability Assessment



2 Current Position

SHLAA Findings

2.1 The SHLAA assessment helped to determine whether a site should be included in the housing land supply and when it was likely that it would come forward for development. The outcome of the assessment is summarised in the table below which shows the overall housing land supply, including those within the five and post five-year periods.

Table 1: Summary of housing land supply identified in SHLAA (1 April 2025)

Site Category/ Status	Total Dwellings Years 2025-2030	Total Dwellings Years 2030-2035	Total Dwellings Years 2035-2039	Total Dwellings Years 2039+ (post plan)	Total Dwellings All Periods
Sites under construction	1,800	65	0	0	1,865
Sites with extant planning permission	765	427	0	0	1,192
Saved UDP housing allocations	4	171	78	0	253
Lapsed and stalled sites	10	297	205	0	512
Potential & pending sites	1,439	1,812	2,486	354	6,091
PfE Strategic Allocations	546	1,414	339	152	2,451
Subtotal	*4,564*	*4,186*	*3,108*	*506*	*12,364*
Small sites allowance minus any small sites already identified in supply	0	300	240	0	540
Clearance allowance	20	20	16	0	56
Total	**4,544**	**4,466**	**3,332**	**506**	**12,848**

2.2 The 'Total Dwellings – all periods' presents the total housing land supply that has been identified from 1 April 2025 to the long term – 12,848 homes. This includes the plan period of PfE (up to 2039) and the post-plan period (post-2039).

2.3 Of the housing land supply identified in years 11+, 506 homes have been identified as being deliverable post plan period (post 2039). Homes identified as being deliverable in the post plan period are not subject to small sites or clearance allowances.

2.4 The following provides a brief explanation of the different categories included in the overall land supply:

a) *Sites under construction* - Sites that have received planning permission and this permission has been implemented i.e. a material start has been made on the development of the site. The capacity figure quoted in this category is the remaining number of dwellings yet to be completed at 31 March 2025.

b) *Sites with an Extant Planning Permission* - Sites that had an extant (current) full or outline planning permission for residential development (including mixed use sites) at 31 March 2025.

c) *Saved UDP Housing Allocations* - Sites that have been specifically allocated for residential development within the adopted Oldham Local Plan and which have yet to be developed. These sites were saved allocations from the previously adopted Unitary Development Plan (UDP) and were split into Phase 1 and Phase 2. The phasing arrangements no longer apply.

d) *Lapsed and stalled sites* - Sites that have previously had planning permission for housing but where this has expired before being implemented. It also includes "stalled" sites which are classed as those that have been granted permission and construction has begun (or a material start has been made) but where there has been no development activity for at least five years.

e) *Potential and pending sites* - This category includes sites that have been identified as being suitable for housing in the future but do not, as yet, have any existing residential planning history (i.e. have not previously received permission for housing or are not allocated for residential use); and sites that have been submitted as the subject of a validated planning application, but which are currently awaiting a decision, where it is considered in line with the SHLAA assessment, that the principle of the site being suitable for housing is acceptable.

f) *PfE Strategic Allocations* - PfE identifies Strategic Allocations for housing (including mixed-use) and employment land within Oldham. Strategic Allocation policies for each site can be viewed within PfE[2].

Small Sites Allowance and Clearance Allowance

2.5 The council considers that it is appropriate to make an allowance for small sites (i.e. those below the SHLAA threshold of 5 dwellings). This is because it is difficult and resource intensive to specifically identify and assess all small sites that have potential for residential development, beyond the five-year supply. However, small sites with planning permission or which are under construction are identified within the five-year supply. A small sites allowance of 60 homes per year is therefore applied from year 6 to the end of the plan period. This is based on previous years small site development. This is updated annually at each SHLAA update.

2.6 An allowance is made within the housing land supply for clearance of existing dwellings, where they are lost to demolition or other uses and not replaced. A clearance allowance of

[2] Chapter 11 of Places for Everyone: https://www.greatermanchester-ca.gov.uk/media/3ccbetc4/post-adoption-places-for-everyone-joint-development-plan.pdf

4 homes per year, based on previous levels of clearance, is identified for the 2025 position. This is updated annually at each SHLAA update.

2.7 Further detail is provided on allowances within the SHLAA document.

Discounted Sites

2.8 The SHLAA has attempted to identify as wide a range as possible of sites and broad locations for consideration. The “discounted” sites are currently constrained for housing, either because of physical or planning policy restrictions or are otherwise considered unsuitable, unavailable or unachievable. These sites have been sub-divided into several categories depending on the reasons for discounting, for example if they are in active employment use or are in the Green Belt. It should be noted that just because a site appears within the discounted site list this does not preclude it from coming forward in the future if it is considered suitable at that time. This has been reviewed and updated from last year, although for many of the sites they remain included on the discounted list. This is reviewed each year for any new evidence affecting a sites position.

Housing requirement and five-year housing land supply position

2.9 Places for Everyone (PfE) was adopted on 21 March 2024, becoming part of Oldham’s development framework. PfE sets out Oldham’s housing requirement for 2022 to 2039 (the PfE plan period). Policy JP-H1 of PfE identifies a stepped housing requirement (minimum) for Oldham of 404 homes per year for 2022-2025, 680 homes per year for 2025-2030, and 772 homes per year for 2030-2039. This equates to an annual average of 680 new homes per year.

2.10 PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. As such, as per paragraph 78 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

2.11 Nevertheless, the SHLAA illustrates the five-year housing land supply as part of the overall housing land supply position. Further information on the PfE housing requirement is set out with JP-H1 of PfE.

Housing Completions

2.12 During 2024/25, 578 houses were completed. This exceeded our PfE housing requirement of 404 homes per year, as applied to 2024/25, by 174 homes, and represented 143% of our housing requirement for that year.

2.13 The PfE housing requirement for 2025/26 has increased to 680 homes per year, as such it is important that housing delivery in the borough continues to meet our requirement.

2.14 The SHLAA is a technical document identifying land that might have potential for housing at some stage in the future. The requirement to undertake a SHLAA is set out in paragraph 72 of the National Planning Policy Framework (NPPF).

2.15 The base date of this SHLAA is the 1 April 2025. It provides an update to the previous SHLAA (1 April 2024) published in December 2024.

2.16 A fully assessed SHLAA provides the evidence base for identifying sites to be included in the housing land supply and for other requirements such as the Brownfield Land Register. It means the council has a full understanding of the borough's currently available land supply which helps to inform planning decisions and can be used by the development industry to identify land with potential for housing development within the borough.

2.17 The SHLAA 2025 identifies a total housing land supply of 12,848 homes (including allowances) over the short to long term periods.

3 Options/Alternatives

3.1 The options to be considered are as follows:

Option 1 – To approve and publish the SHLAA 2025 to provide evidence for the housing land supply position, Brownfield Register and Local Plan Review.

Option 2 – To not approve and publish the SHLAA 2025.

4 Preferred Option

4.1 It is recommended to approve the Strategic Housing Land Availability Assessment (SHLAA) 2025 for publication, as per option 1. A fully assessed SHLAA provides the evidence base for identifying sites to be included in the housing land supply and for other requirements such as the Brownfield Land Register. It means the council has a full understanding of the borough's currently available land supply which helps to inform planning decisions and can be used by the development industry to identify land with potential for housing development within the borough.

4.2 Not publishing the SHLAA (option 2) leaves the council with an outdated published housing land supply position and does not effectively promote the potential supply of housing land within the borough to interested parties for development.

5 Consultation

5.1 N/a. The SHLAA has been informed by internal consultation with colleagues in Housing Delivery and Property. The SHLAA will be published online and available for the public to view.

6 Financial Implications

6.1 As per the report, the publication of Oldham Council's Strategic Housing Land Availability Assessment (SHLAA) 2025 will be published on the Council's website and no hard copies will be produced. Therefore, there will be no printing costs associated with the proposals in this report. Any other associated revenue expenditure will be met from within the Planning services existing revenue budget.

(Mohammed Hussain)

7 Legal Implications

7.1 The Council is required to prepare a SHLAA in accordance with the provisions of Chapter 5 of the National Planning Policy Framework so that it has a clear understanding of the land available in its area.

(A Evans)

8 Procurement Implications

8.1 [All reports must include this heading. The reports when drafted should be emailed to the procurement team who will either provide comments to be included in the report or confirm that s/he has no comments in which case the word “none” should be typed in under the heading. When comments are inserted into your report include the name of the person in the Procurement Team at the end of the comments. Ditto the complexity issue mentioned above. Name not initial of person signing off]

9 Equality Impact, including implications for Children and Young People

9.1 An Equality Impact Assessment has been carried out. The SHLAA scored strong positive, moderate positive and neutral in regard to the Equality Characteristics and Corporate Priorities. This is contained at appendix 6 (separate document).

10 Key Decision

10.1 Yes

11 Key Decision Reference

11.1 RBO-13-25

12 Background Papers

12.1 There are no background papers for this report.

13 Appendices

13.1 The following appendices accompany this report, and are contained in separate documents:

- SHLAA Main Report
- Appendix 1a: SHLAA Schedule of Sites by Category
- Appendix 1b: SHLAA Schedule of Sites by Ward
- Appendix 2: Housing Land Supply Borough Map (pdf and web map)
- Appendix 3: Detailed Potential Site Assessment Tables (web map only, csv for reporting purposes only)
- Appendix 4: Discounted Sites Table
- Appendix 5: Update on 2024 SHLAA sites
- Appendix 6: Oldham Equality Impact Assessment

Status	Ward	Site Ref.	Site Name	Land Type	Area (ha)	Capacity	Density
UDP Housi	FE	HLA0029	Ashton Rd,	Greenfield	1.71	44	25.7
UDP Housi	SN	HLA0076	Land at Rip	Greenfield	0.63	22	34.9
Planning P	SW&L	HLA0112	Land at Kn	Greenfield	9.8	234	28
UDP Housi	HO	HLA0178	Land at Lo	Greenfield	2.59	78	30.1
Outline Pla	SS	HLA1177	Land oppo	Greenfield	0.0644	1	15.5
Under Con	CO	HLA2012(1	Land at Ru	Brownfield	0.21	14	66.7
UDP Housi	SN	HLA2088	Bailey Mill,	Brownfield	0.86	60	69.8
UDP Housi	MV	HLA2094	Lilac View	Greenfield	0.59	21	35.6
Planning P	SH	HLA2101	Land off Ri	Brownfield	0.222	8	63.6
Lapsed an	AL	HLA2118	Estate St/F	Brownfield	0.06	5	83.3
Lapsed an	SM	HLA2207	Land adj., 3	Brownfield	0.06	5	83.3
Under Con	CN	HLA2222	Nodgate Fa	Greenfield	0.04	3	75
Lapsed an	MV	HLA2225	Land off Ta	Brownfield	0.16	8	50
Lapsed an	AL	HLA2227	Land at Bir	Mix	0.33	22	66.7
UDP Housi	WA	HLA2234	Land at Sp	Brownfield	0.33	30	90.9
Lapsed an	FW	HLA2291	Land at rea	Brownfield	0.06	2	33
UDP Housi	RS	HLA2338(1	Land Front	Brownfield	0.55	22	40
UDP Housi	HO	HLA2351	Pretoria Rc	Brownfield	0.46	18	39.1
UDP Housi	SH	HLA2352	Jowett Stre	Brownfield	0.66	26	39.4
UDP Housi	WA	HLA2353	Huddersfie	Brownfield	2.61	53	20.3
Lapsed an	FW	HLA2357	Land adj to	Brownfield	0.13	22	169.2
Lapsed an	MV	HLA2358	Land off Ni	Brownfield	0.21	4	19
Lapsed an	SM	HLA2377	Bank Mill, I	Brownfield	0.12	21	175
Under Con	RN	HLA2399	Land adj. 3	Brownfield	0.02	1	50
Lapsed an	CO	HLA2409	Land off Bo	Brownfield	0.42	24	57.1
UDP Housi	SH	HLA2451	Danisher L	Greenfield	0.46	18	39.1
UDP Housi	RS	HLA2452	Blackshaw	Mix	0.53	18	34
Lapsed an	HO	HLA2650	Byron Stre	Brownfield	0.067	10	149.3
Lapsed an	FE	HLA2657	Land off As	Brownfield	0.135	4	29.6
UDP Housi	WE	HLA2663	Land at No	Brownfield	3.49	285	81.7
Planning P	RN	HLA2785	Thornham	Brownfield	0.419	60	169
Lapsed an	FW	HLA2819	Land betwe	Brownfield	0.072	2	27.78
Lapsed an	CO	HLA2831	53 - 55 Kin	Brownfield	0.15	120	800
Lapsed an	CO	HLA2835	Land at Du	Brownfield	0.1	8	80
Lapsed an	SH	HLA2836	Shaw Banc	Brownfield	0.09	10	111.1
Lapsed an	CC	HLA2840	Corporatio	Brownfield	0.0965	6	62.2
Lapsed an	WE	HLA2849.1	Land adj., 3	Brownfield	0.03	1	33.3
Potential S	SM	HLA2856	Former Te	Brownfield	0.4	30	75
Under Con	SN	HLA2860	Stoneswoo	Mix	1.7	21	12.4
Lapsed an	MV	HLA2872	The Smithy	Brownfield	0.2	10	50
Planning P	SH	HLA2894	Land boun	Brownfield	0.06	2	33.3
Under Con	WE	HLA2901	Beech Hou	Brownfield	0.07	1	14
Lapsed an	AL	HLA2902	Land adj., (	Brownfield	0.056	6	107.1
Under Con	SW&L	HLA2907	Land adjac	Brownfield	0.023	1	43
Potential S	SH	HLA2923	Former Ro	Brownfield	0.09	6	66.7
Lapsed an	SN	HLA2925	Mill Lane, (	Brownfield	2.7	26	9.6
Lapsed an	SN	HLA2935	Former De	Brownfield	0.36	7	19.4
Under Con	WE	HLA2971	Land at the	Brownfield	0.22	2	9.1
Lapsed an	SN	HLA2984	Land off, K	Brownfield	0.07	4	57

Potential S	FE	HLA3006	Land on Cl	Mix	0.22	13	59.1
Under Con	FW	HLA3008	Site of The	Brownfield	0.22	16	72.7
Under Con	SH	HLA3028	P & D Nort	Brownfield	1.93	65	33.7
Lapsed an	FW	HLA3030	Land at Co	Brownfield	0.07	7	100
Lapsed an	CO	HLA3031	Land at Ha	Greenfield	0.09	14	155.6
Under Con	SH	HLA3037	Crompton I	Brownfield	0.63	7	11.2
Under Con	SN	HLA3044	Land to the	Brownfield	0.03	1	33.3
Lapsed an	MV	HLA3049	Land at Le	Greenfield	0.03	3	99.99
Lapsed an	SS	HLA3051	25 High Sti	Brownfield	0.0437	4	91.5
Under Con	SN	HLA3081	Land at Da	Greenfield	1.6	1	0.6
Planning P	SM	HLA3082	Cabaret Cl	Brownfield	0.04	19	475
Lapsed an	SM	HLA3104	3-5 Hamilto	Brownfield	0.015	12	800
Lapsed an	FW	HLA3118	Land at, W	Brownfield	0.32	18	56.3
Under Con	SS	HLA3137	Land off Hi	Greenfield	1.9	1	0.5
Lapsed an	SN	HLA3147	Land at, W	Greenfield	0.4	10	25
Under Con	CO	HLA3155	Land adj.,	Brownfield	0.03	2	69.7
Under Con	WE	HLA3160	Woodfield	Brownfield	0.63	11	17.5
Under Con	SW&L	HLA3162	Land at As	Greenfield	0.33	9	27.7
Lapsed an	SM	HLA3163	Clarksfield	Mix	0.49	15	30.6
Under Con	SN	HLA3170(1	Woodbrow	Brownfield	0.2	2	10
Planning P	SN	HLA3172	Hey House	Greenfield	0.28	4	100
Under Con	RS	HLA3197	Flower Pot	Brownfield	0.04	3	74.4
Under Con	SN	HLA3212	Former Dr	Mix	0.7	9	12.9
Under Con	SN	HLA3214	Scouthead	Brownfield	0.2	11	55
Under Con	MV	HLA3222	Maridon Ba	Greenfield	0.06	1	16
Under Con	WE	HLA3227	Land boun	Brownfield	1.47	37	25.2
Under Con	SS	HLA3228	Lower Cros	Brownfield	2.5	1	0.4
Lapsed an	HO	HLA3236	Land behin	Brownfield	0.0765	2	26.14
Under Con	RS	HLA3241	Land at 2 S	Mix	0.23	2	8.7
Under Con	SH	HLA3242.1	Land adjac	Mix	0.05	3	60
Under Con	RS	HLA3254	Land to the	Brownfield	0.06	1	16.7
Under Con	SN	HLA3256(1	Doctor Hou	Brownfield	0.02	1	50
Lapsed an	RS	HLA3257	Land adj to	Mix	0.1	5	50
Under Con	WE	HLA3258	Abbots Gra	Brownfield	0.25	5	20
Under Con	CC	HLA3263.1	Foxdenton	Mix	47.7	160	3.4
Under Con	CC	HLA3263.3	Foxdenton	Greenfield	4.05	143	26.2
Lapsed an	RS	HLA3267	Land betwe	Brownfield	0.1135	10	88.1
Under Con	SW&L	HLA3273	646 Hudde	Brownfield	0.01	1	100
Lapsed an	SH	HLA3277	United Ref	Brownfield	0.1149	6	52.2
Under Con	SN	HLA3278	Barn at We	Greenfield	0.74	1	1.4
Under Con	SH	HLA3279	Roe Gate,	Greenfield	0.32	1	3.2
Under Con	SM	HLA3285	Land adj.,	Brownfield	0.02	1	66
Under Con	RN	HLA3288	Unit 1, Stre	Brownfield	0.41	9	21.8
Under Con	SN	HLA3289	OLD MILL	Mix	0.31	4	13
Planning P	AL	HLA3293	430 Park R	Brownfield	0.0121	2	330.6
Under Con	AL	HLA3295	25-27 Asht	Brownfield	0.06	1	16.4
Under Con	SM	HLA3299	9 Scholes S	Brownfield	0.06	2	33.3
Planning P	SW&L	HLA3317	Birks Quar	Greenfield	1.9	33	19
Under Con	FW	HLA3319	Express Da	Brownfield	0.91	157	172.5
Lapsed an	CO	HLA3335	212 Middle	Brownfield	0.025	5	200
Under Con	SS	HLA3352	2 Clough P	Greenfield	0.06	1	16.7
Planning P	CR	HLA3355	231 Rochd	Greenfield	0.1026	1	9.7
Under Con	SN	HLA3356	Land at Hu	Greenfield	0.14	1	1

Lapsed an	CO	HLA3384	Westwood	Brownfield	0.11	14	127.3
Under Con	SW&L	HLA3403	1-2 Knolls	Brownfield	0.03	1	33.3
Under Con	AL	HLA3406	15 Warren	Greenfield	0.01	1	71.4
Under Con	HO	HLA3424	Hive House	Brownfield	0.07	6	85.7
Under Con	SM	HLA3426	52-54 Orm	Brownfield	0.04	2	57.1
Under Con	SN	HLA3434	Delph Club	Brownfield	0.02	6	300
Under Con	RN	HLA3435	Dog And P	Brownfield	0.05	14	280
Under Con	FW	HLA3436	Failsworth	Brownfield	0.02	2	83
Under Con	SW&L	HLA3441	5 Walkers	Brownfield	0.05	1	20
Lapsed an	CR	HLA3442	Land adjac	Greenfield	0.02	1	50
Planning P	WE	HLA3448	Land to rea	Brownfield	0.0366	2	66.7
Under Con	SS	HLA3450	Land to the	Greenfield	0.08	1	12.5
Under Con	SN	HLA3456	Sandbed C	Greenfield	0.04	1	26.7
Under Con	FE	HLA3459	The Stable	Brownfield	0.27	2	7.4
Under Con	SN	HLA3489	SLACKGA	Greenfield	0.04	3	75
Under Con	SH	HLA3503	Land off Ha	Greenfield	0.91	23	25.3
Under Con	CO	HLA3508	4-10 Union	Brownfield	0.04	6	150
Under Con	FW	HLA3512	316 Oldhar	Brownfield	0.04	9	223.3
Under Con	RS	HLA3519	Land at Ma	Brownfield	0.17	1	5.9
Planning P	RN	HLA3521	Land Adjac	Brownfield	0.028	1	36
Under Con	SW&L	HLA3527	616 Lees F	Brownfield	0.04	2	50
Lapsed an	CO	HLA3528	Robin Hill E	Brownfield	0.11	14	127
Lapsed an	WA	HLA3531	Land to the	Brownfield	0.08	1	12
Planning P	SW&L	HLA3532	Birks Quar	Greenfield	0.47	4	8.5
Under Con	WA	HLA3536	Former Co	Mix	3.35	56	16.7
Under Con	SN	HLA3539	Existing ag	Greenfield	0.09	1	11.1
Under Con	AL	HLA3549	Coal Yard,	Brownfield	0.11	4	38.1
Under Con	CO	HLA3588	Brunswick	Brownfield	0.14	26	185.7
Under Con	CO	HLA3588.1	Brunswick	Brownfield	0.14	10	71.4
Under Con	SM	HLA3588.2	Brunswick	Brownfield	0.02	9	450
Planning P	SS	HLA3589	Higher Hills	Greenfield	0.05	1	20
Under Con	WE	HLA3600	2 Ashton R	Brownfield	0.04	5	113.4
Lapsed an	FW	HLA3674	248 Oldhar	Brownfield	0.1	6	60
Under Con	SW&L	HLA3680	Land at La	Brownfield	0.08	1	12.5
Lapsed an	SM	HLA3696	Old YMCA	Brownfield	0.03	9	300
Under Con	SN	HLA3701	1 Littlemoo	Greenfield	0.12	3	25
Under Con	CO	HLA3709	2 Back Kin	Brownfield	0.02	1	50
Under Con	HO	HLA3741	217-219 M	Brownfield	0.06	2	33.3
Under Con	SW&L	HLA3742	Land to rea	Greenfield	0.15	3	20
Lapsed an	CS	HLA3743	12-14 Thor	Brownfield	0.15	16	106.7
Under Con	CO	HLA3745	16 Waterlo	Brownfield	0.01	3	500
Under Con	CS	HLA3749	Land to rea	Brownfield	0.03	1	33.3
Planning P	AL	HLA3750	Land at for	Greenfield	0.05	1	20
Lapsed an	SN	HLA3761	Harrop Cou	Brownfield	0.62	13	21
Under Con	SW&L	HLA3785	Land to co	Greenfield	0.22	1	4.5
Under Con	WE	HLA3789	146 Werne	Brownfield	0.06	1	16.7
Under Con	CC	HLA3813	115 Bamfo	Brownfield	0.02	1	50
Under Con	MV	HLA3817	919 - 921 A	Brownfield	0.06	4	66.7
Under Con	CR	HLA3862	Cowlishaw	Mix	10.2	201	19.7
Under Con	RN	HLA3867	Lower Gillo	Greenfield	1.83	1	0.5
Under Con	SH	HLA3872	25 High Stu	Brownfield	0.02	6	300
Under Con	SN	HLA3873	The Garag	Greenfield	0.03	1	33.3
Under Con	SN	HLA3889	Sun Yr Afo	Mix	0.58	4	6.9

Under Con	CO	HLA3896	29 Feather	Brownfield	0.01	1	100
Under Con	SN	HLA3899	Land Adj, 5	Greenfield	0.12	1	8.3
Planning P	SW&L	HLA3915	24 Thornle	Greenfield	0.07	1	14.3
Under Con	SW&L	HLA3918	Land At Bu	Mix	0.15	4	26.7
Under Con	SM	HLA3927	81 Union S	Brownfield	0.03	1	33.3
Under Con	CO	HLA3932	Brittania In	Brownfield	0.04	2	50
Under Con	WA	HLA3940	596 Hudde	Brownfield	0.03	8	266.7
Under Con	RS	HLA3942	201 Oldhar	Brownfield	0.01	1	100
Under Con	FE	HLA3943	409 Oldhar	Brownfield	0.01	6	600
Under Con	WE	HLA3948	278 - 280 M	Brownfield	0.02	4	200
Planning P	RS	HLA3952	164 Rochd	Brownfield	0.01	1	100
Planning P	WE	HLA3954	54 Wernetl	Greenfield	0.15	3	20
Planning P	CC	HLA3955	The Victori	Mix	0.14	5	35.7
Under Con	WA	HLA3964	54 Counthi	Greenfield	0.02	1	50
Under Con	CR	HLA3966	Land To Th	Greenfield	3.19	42	13.2
Under Con	SH	HLA3968	31-33 Milnr	Brownfield	0.09	8	88.9
Planning P	SH	HLA3968.1	31 - 33 Mil	Brownfield	0.09	5	55.6
Planning P	SH	HLA3971	8 Rochdale	Brownfield	0.02	7	350
Under Con	RN	HLA3973	15 Royley I	Brownfield	0.02	1	50
Under Con	FE	HLA3974	618 Oldhar	Brownfield	0.02	2	100
Under Con	RS	HLA3976	Aspull Cate	Brownfield	0.39	18	46.2
Under Con	HO	HLA3978	31 Harrow	Greenfield	0.04	1	25
Under Con	HO	HLA3979	825 - 827 H	Brownfield	0.02	3	150
Under Con	SH	HLA3981	Shaw Distr	Brownfield	12.45	400	32.1
Under Con	SN	HLA3982	Land To Th	Greenfield	3.06	70	22.8
Under Con	RS	HLA3989	Former Hig	Brownfield	0.32	30	93.75
Under Con	MV	HLA3994	Land Off R	Mix	9.86	365	37
Under Con	WE	HLA3995	130 - 132 \	Brownfield	0.09	9	100
Under Con	SS	HLA3996	Knoll Mill W	Brownfield	0.35	38	108.5
Planning P	SW&L	HLA3997	Land At Th	Brownfield	0.12	4	33.3
Under Con	FE	HLA3998	642 - 644 (	Brownfield	0.02	2	100
Under Con	FW	HLA3999	7 Harold St	Brownfield	0.01	1	100
Planning P	SS	HLA4000	Land At Bu	Greenfield	0.04	1	25
Planning P	RN	HLA4001	Adjacent T	Greenfield	0.06	1	16.7
Outline Pla	SH	HLA4002	Domalo Nu	Brownfield	0.21	3	14.3
Under Con	CO	HLA4003	16 Yorkshi	Brownfield	0.03	8	266.7
Planning P	SN	HLA4004	Austerland	Brownfield	0.23	1	4.3
Under Con	SN	HLA4005	Woodbrow	Greenfield	0.82	2	2.4
Planning P	HO	HLA4006	Land Adj T	Brownfield	0.01	1	100
Planning P	CC	HLA4007	250 Fields	Brownfield	0.02	1	50
Under Con	MV	HLA4008	Land Adj. T	Greenfield	0.03	1	33.3
Under Con	HO	HLA4009	Land At Oa	Brownfield	0.06	2	33.33
Under Con	RN	HLA4010	Holden Fol	Brownfield	0.17	6	35.3
Planning P	SS	HLA4011	Land Adjac	Greenfield	0.07	1	14.2
Planning P	HO	HLA4012	Land At Es	Brownfield	0.05	1	20
Planning P	SM	HLA4016	109 - 113 \	Brownfield	0.03	6	33.3
Under Con	FW	HLA4017	142 Oldhar	Brownfield	0.01	1	100
Planning P	SM	HLA4023	1 Wright St	Brownfield	0.02	2	100
Planning P	SM	HLA4024	11 Queen S	Brownfield	0.01	1	100
Under Con	RS	HLA4026	Unit 3 Boo	Brownfield	0.41	1	2.4
Under Con	MV	HLA4027	319 Abbey	Brownfield	0.02	1	50
Planning P	AL	HLA4028	22 - 26 Abl	Brownfield	0.03	3	100
Planning P	WA	HLA4030	173A Balfo	Brownfield	0.01	2	100

Planning P	MV	HLA4033	224 Ashtor	Brownfield	0.01	2	100
Planning P	SS	HLA4038	1-3 Ladhill	Brownfield	0.01	1	100
Planning P	CS	HLA4039	127 Long L	Brownfield	0.02	1	50
Planning P	SS	HLA4044	4 Bunkers	Greenfield	0.07	1	14.2
Under Con	SH	HLA4050	44 - 46 Ro	Brownfield	0.02	1	50
Under Con	CO	HLA4060	14 Waterlo	Brownfield	0.02	2	100
Planning P	SS	HLA4067	The Barns	Greenfield	0.08	3	37.5
Planning P	SN	HLA4068	Green Lan	Greenfield	0.13	1	7.7
Under Con	SN	HLA4070	22 Chadde	Brownfield	0.29	3	10.3
Planning P	WE	HLA4071	Rear Of 7 -	Brownfield	0.03	1	33.3
Outline Pla	RN	HLA4072	Land Oppo	Brownfield	0.02	1	50
Under Con	HO	HLA4073	Land Adjac	Greenfield	0.02	1	50
Under Con	SN	HLA4074	Royal Oak	Greenfield	0.27	1	3.703704
Planning P	SH	HLA4075	Bulls Head	Brownfield	0.08	3	37.5
Planning P	MV	HLA4077	262 Winds	Brownfield	0.01	1	100
Under Con	CO	HLA4081	29 - 33 Ma	Brownfield	0.02	9	450
Planning P	SM	HLA4087	71-73 Lees	Brownfield	0.02	5	250
Prior Apprc	CN	HLA4088	Nod Farm	Greenfield	0.48	1	2.1
Planning P	CC	HLA4091	Land Adjac	Brownfield	0.01	2	200
Under Con	SN	HLA4092	792 - 794 H	Brownfield	0.08	8	100
Planning P	CO	HLA4093	19 Feather	Brownfield	0.01	1	100
Planning P	MV	HLA4094	Crime Farn	Brownfield	0.66	1	1.5
Under Con	SM	HLA4095	Elantra Ho	Brownfield	0.25	1	4
Under Con	CS	HLA4096	2 Hardman	Brownfield	0.01	1	100
Planning P	WE	HLA4098	2 Werneth	Brownfield	0.01	1	100
Under Con	SN	HLA4100	Springhill F	Greenfield	8.56	1	0.116822
Under Con	RN	HLA4103	Land At Va	Mix	1.24	46	37.1
Planning P	SM	HLA4104	116 - 118 \	Brownfield	0.01	2	200
Planning P	CO	HLA4105	First Floor	Brownfield	0.06	1	16.7
Planning P	SS	HLA4106	J Stanford	Brownfield	0.06	4	66.7
Planning P	CO	HLA4107	Land At Th	Brownfield	0.04	9	225
Planning P	CN	HLA4109	Land To Th	Brownfield	0.02	1	50
Planning P	CC	HLA4110	24 - 26 Bro	Brownfield	0.05	1	20
Planning P	SS	HLA4111	High Lawn	Greenfield	0.09	1	11.1
Planning P	HO	HLA4112	Land To Th	Brownfield	0.12	5	41.7
Outline Pla	SS	HLA4113	Station Ho	Greenfield	0.19	3	15.7
Planning P	SW&L	HLA4114	Vacant Site	Brownfield	0.06	2	33.3
Planning P	SM	HLA4115	1A Clifton (	Brownfield	0.03	1	33.3
Under Con	SN	HLA4116	The Garag	Greenfield	0.03	3	100
Under Con	WE	HLA4117	The Coach	Greenfield	0.12	2	16.66667
Under Con	AL	HLA4118	Land At Ne	Greenfield	0.19	7	36.84211
Outline Pla	AL	HLA4119	Land South	Greenfield	1.87	10	5.3
Under Con	WE	HLA4121	172 Manch	Brownfield	0.04	1	25
Under Con	CO	HLA4123	2 Barker S	Brownfield	0.03	1	33.33333
Planning P	SS	HLA4126	Tunstead H	Brownfield	0.04	1	25
Planning P	CS	HLA4129	117 Long L	Brownfield	0.02	1	50
Planning P	WE	HLA4130	23 - 25 Wo	Brownfield	0.02	1	50
Planning P	CO	HLA4131	122 Manch	Brownfield	0.01	1	100
Planning P	SM	HLA4134	143 - 145 \	Brownfield	0.02	1	50
Planning P	HO	HLA4137	197 Manch	Brownfield	0.33	1	3
Under Con	FE	HLA4138	Bay Bar Ar	Brownfield	0.07	1	14.28571
Planning P	WE	HLA4139	88 Napier S	Brownfield	0.01	1	100
Planning P	HO	HLA4141	833 Hollins	Brownfield	0.01	1	100

Planning P	HO	HLA4142	835 Hollins	Brownfield	0.01	1	100
Planning P	HO	HLA4144	837 Hollins	Brownfield	0.01	1	100
Prior Apprc	HO	HLA4148	392-396 H	Brownfield	0.05	4	80
Prior Apprc	SN	HLA4149	608 Hudde	Brownfield	0.01	1	100
Prior Apprc	SH	HLA4150	Rear Of 18	Brownfield	0.01	1	100
Under Con	AL	HLA4160	Thatcher a	Brownfield	0.08	19	237.5
Planning P	SM	HLA4161	11A Churc	Brownfield	0.06	15	250
Planning P	RN	HLA4163	Head Of Tl	Brownfield	0.33	1	3
Planning P	FE	HLA4164	Land At De	Brownfield	0.02	3	150
Planning P	MV	HLA4165	132 Ashtor	Brownfield	0.01	1	100
Planning P	AL	HLA4167	21 Queens	Brownfield	0.04	7	175
Planning P	CO	HLA4168	69 - 71 Fe	Brownfield	0.02	1	50
Planning P	SN	HLA4169	Woolpack,	Brownfield	0.08	1	12.5
Planning P	SH	HLA4183	27 High St	Brownfield	0.02	1	50
Planning P	HO	HLA4184	231 Hollins	Brownfield	0.01	1	100
Planning P	SN	HLA4186	Land Adjac	Greenfield	0.04	1	25
Planning P	CS	HLA4187	282 Manch	Brownfield	0.01	1	100
Prior Apprc	CN	HLA4188	Chadderto	Brownfield	0.18	4	22.2
Under Con	CO	HLA4189	78 Chadde	Brownfield	0.01	1	100
Planning P	HO	HLA4190	587 Hollins	Brownfield	0.01	1	100
Planning P	SW&L	HLA4191	8 Thornley	Greenfield	0.16	1	6.3
Under Con	WE	HLA4192	94 Wernet	Brownfield	0.04	1	25
Planning P	FE	HLA4193	646-648 O	Brownfield	0.01	2	200
Planning P	MV	HLA4194	584 Ashtor	Brownfield	0.01	2	200
Planning P	MV	HLA4198	26 Neild St	Brownfield	0.06	1	16.7
Planning P	WE	HLA4200	Land To Th	Greenfield	0.04	1	25
Planning P	SM	HLA4201	17 - 21 Mu	Brownfield	0.06	3	50
Planning P	CO	HLA4211	269 - 271 F	Brownfield	0.01	1	100
Under Con	HO	HLA4214	690 - 692 H	Brownfield	0.02	1	50
Planning P	SJ	HLA4220	Land At Gr	Brownfield	0.04	2	50
Planning P	CO	HLA4221	86 Chadde	Brownfield	0.01	1	100
Planning P	SM	HLA4222	Land At Bo	Brownfield	0.04	8	200
Planning P	AL	HLA4223	99 Belgrav	Brownfield	0.05	1	20
Planning P	SH	HLA4225	Linney Lan	Brownfield	0.09	5	55.6
Planning P	CS	HLA4226	2 Henley S	Brownfield	0.04	2	50
Planning P	CR	HLA4227	Land Oppo	Greenfield	0.04	1	25
Planning P	RS	HLA4231	180 Rochd	Brownfield	0.04	1	25
Under Con	CN	HLA4234	Mills Hill W	Brownfield	0.16	7	43.75
Under Con	SM	HLA4235	38 - 40 Hu	Brownfield	0.04	5	125
Under Con	CO	HLA4237	Foundry St	Brownfield	0.33	15	45.45455
Planning P	SJ	HLA4238	Land At Ab	Brownfield	2.97	132	44.4
Under Con	CS	HLA4239	8 Owler La	Brownfield	0.03	1	33.33333
Planning P	SS	HLA4240	3 Burnedg	Mix	0.26	2	7.7
Planning P	SN	HLA4241	Land On D	Greenfield	0.11	2	18.2
Under Con	SW&L	HLA4242	Land Adjac	Brownfield	0.31	3	9.677419
Planning P	CO	HLA4247	40 Burnley	Brownfield	0.03	3	100
Under Con	MV	HLA4248	906 Ashtor	Brownfield	0.07	2	28.57143
Planning P	MV	HLA4249	122 Copste	Brownfield	0.02	1	50
Planning P	CO	HLA4255	18 Retiro S	Brownfield	0.002	1	500
Prior Apprc	MV	HLA4264	The Europ	Brownfield	0.08	10	125
Prior Apprc	CO	HLA4265	Ground Flc	Brownfield	0.01	1	100
Prior Apprc	CO	HLA4266	30 - 34 Hig	Brownfield	0.01	6	600
Prior Apprc	SS	HLA4268	1A Kinders	Brownfield	0.01	1	100

Prior Apprc	SS	HLA4269	Lower Hills	Greenfield	0.1	1	10
Planning P	SM	HLA4273	67 - 69 Yor	Brownfield	0.03	2	66.7
Planning P	SN	HLA4274	Daisy Hill	Brownfield	0.03	1	33.3
Under Con	SS	HLA4278	Land Off S	Greenfield	0.02	1	50
Planning P	WE	HLA4280	Land Adjoi	Brownfield	0.03	2	66.7
Planning P	SN	HLA4281	20 Woods	Brownfield	0.01	1	100
Planning P	CO	HLA4283	5 Greaves	Brownfield	0.02	1	50
Planning P	SS	HLA4284	Former Na	Brownfield	0.01	6	600
Planning P	FE	HLA4293	47C And D	Brownfield	0.03	3	100
Prior Apprc	HO	HLA4294	364 Hollins	Brownfield	0.01	1	100
Under Con	FW	HLA4297	Units M N A	Brownfield	0.05	3	60
Planning P	AL	HLA4304	10 Abbey H	Brownfield	0.02	1	50
PfE Allocat	SH/RS	JPA10	Beal Valley	Greenfield	51.24	482	36.6
PfE Allocat	FE	JPA11	Bottom Fie	Greenfield	0.88	27	30.7
PfE Allocat	RS/SJ	JPA12	Broadbent	Greenfield	75.09	1451	N/a
PfE Allocat	SS	JPA13	Chew Broo	Mix	5.38	138	N/a
PfE Allocat	CR	JPA14	Cowlishaw	Mix	32.33	460	N/a
PfE Allocat	HO/MV	JPA15	Land to the	Greenfield	19.92	175	N/a
PfE Allocat	MV	JPA16	South of R	Greenfield	2.66	60	N/a
Potential S	SM	SHA0021	Land betwe	Brownfield	0.98	331	337.8
Potential S	CS	SHA0040	Land at for	Mix	0.72	29	27.8
Potential S	CC	SHA0060	Chadderto	Brownfield	2.02	141	69.8
Potential S	SH	SHA0079	Broadbent	Mix	1.11	60	54.1
Potential S	WA	SHA0086	Land E of \	Brownfield	1.7	68	40
Potential S	AL	SHA0098	Land off Sl	Mix	0.85	24	28.2
Potential S	MV	SHA0112	Corner Knc	Brownfield	1.35	38	35
Potential/ F	WE	SHA0120	The Hollies	Mix	1.3	27	11.5
Potential S	SM	SHA0139	Corner of F	Brownfield	0.06	6	100
Potential S	SH	SHA0161	Site W of C	Brownfield	0.5	20	40
Potential S	SH	SHA0164	Shaw Heal	Brownfield	0.24	14	70
Potential S	RN	SHA0196	Nether Hey	Greenfield	1.3	52	40
Potential S	CO	SHA0203	Land betwe	Brownfield	1.03	41	39.8
Potential S	FW	SHA0810	Land btw E	Brownfield	0.32	13	40.6
Potential S	CC	SHA0820	Nile Mill, Fi	Brownfield	2.73	200	73.3
Potential S	WA	SHA0833	Hague & H	Brownfield	0.16	17	106.3
Potential S	AL	SHA0893	Warren La	Greenfield	1.8	50	27.8
Potential S	SH	SHA0901	Land at Ba	Brownfield	0.11	6	54.5
Potential S	SH	SHA0905	Duke Mill, I	Brownfield	1.54	86	55.8
Potential S	FW	SHA0960	Land next t	Greenfield	0.17	10	58.8
Potential S	CS	SHA0976	South Cha	Mix	5.1	149	34.3
Potential S	CO	SHA1002	Land at jct	Brownfield	0.59	24	40.7
Potential S	WA	SHA1003	Cairo Mill, (	Brownfield	1.92	172	89.6
Potential S	RS	SHA1004	Park Lane,	Brownfield	1.28	51	39.8
Potential S	SN	SHA1020	Fmr Bankfi	Mix	1.08	30	27.8
Potential S	FE	SHA1029	Kaskenmo	Mix	5.15	147	26.6
Potential S	HO	SHA1033	Higher Lim	Greenfield	3.99	150	27.6
Potential S	SM	SHA1051	Alexandra	Brownfield	0.39	47	120.5
Potential S	SM	SHA1052	Kickabout a	Mix	0.25	30	120
Potential S	SM	SHA1057	Alliance an	Brownfield	2.34	224	95.7
Potential S	SM	SHA1067	Land at Ro	Brownfield	0.23	22	95.7
Potential S	SM	SHA1068	Corner of E	Brownfield	0.25	24	96
Potential S	SM	SHA1069	CAB, Bridg	Brownfield	0.03	9	300
Potential S	SH	SHA1120	Land at Lo	Mix	0.67	10	14.9

Potential S	SM	SHA1128	Bridge Hou	Brownfield	0.1	12	120
Potential S	CC	SHA1138	Raven Mill,	Brownfield	1.64	90	70
Potential S	SS	SHA1162	Saddlewor	Mix	4.4	97	22
Potential S	FE	SHA1225	Land - High	Brownfield	0.26	10	38.5
Potential S	CO	SHA1314	Mecca Bing	Brownfield	1.77	250	141.2
Potential S	WA	SHA1331	Orme Mill/	Brownfield	1.22	86	70.5
Potential S	SW&L	SHA1332	Majestic M	Brownfield	0.96	68	70.8
Potential S	RS	SHA1372	Former Lar	Brownfield	0.1	5	50
Potential S	SM	SHA1556	Former Be	Brownfield	0.45	100	222.2
Potential S	SN	SHA1599	Austerland	Brownfield	0.91	58	63.7
Potential/ F	FE	SHA1665	Ivy Mill, Fa	Brownfield	1.71	102	59.6
Potential S	FW	SHA1683	Marlboroug	Brownfield	1.53	216	141.2
Potential S	CC	SHA1735	Ram Mill, C	Brownfield	1.14	105	92.1
Potential/ F	SM	SHA1759	Former Lei	Brownfield	0.8	231	288.8
Potential S	RS	SHA1801	Land at Ba	Greenfield	0.29	8	35
Potential S	CO	SHA1858	Land off M	Brownfield	0.07	5	71.4
Potential S	RN	SHA1886	Land at Ch	Mix	0.34	10	29.4
Potential/ F	CO	SHA2000	Civic Centr	Brownfield	2.12	838	395.3
Potential/ F	CO	SHA2001	Former Ma	Brownfield	0.78	219	280.8
Potential S	SM	SHA2002	Bradshaw S	Brownfield	0.4	150	375
Potential S	SM	SHA2015	Land Betw	Brownfield	0.46	44	95.7
Potential S	SM	SHA2016	Southlink -	Brownfield	3.02	147	52.3
Potential S	SH	SHA2017	Land at Fli	Mix	0.26	10	38.5
Potential S	CS	SHA2032	Sellers Bus	Brownfield	2.19	122	55.7
Potential S	CR	SHA2043	Car Park, F	Brownfield	0.17	5	29.4
Potential S	FE	SHA2044	Land at Jar	Mix	0.26	10	38.5
Potential S	FE	SHA2045	Land at rea	Mix	0.08	10	125
Potential S	SH	SHA2046	M K Pilling	Brownfield	0.14	10	71.4
Potential S	FW	SHA2059	Land off Be	Brownfield	0.84	30	35.7
Potential S	FW	SHA2060	Land adj. N	Brownfield	0.23	9	39.1
Potential S	CN	SHA2127	Former Gre	Brownfield	0.48	13	27.1
Potential S	SM	SHA2129	Land at Re	Brownfield	0.17	30	176.5
Potential S	CO	SHA2132	Pennine He	Brownfield	0.12	18	150
Potential S	CS	SHA2135	Chadderton	Brownfield	0.26	7	35
Potential S	SH	SHA2144	Shaw Lifeld	Brownfield	0.14	8	70
Potential S	CS	SHA2145	Turf Lane I	Brownfield	0.21	7	35
Potential S	SM	SHA2147	Land at Mu	Brownfield	0.19	100	526.3
Potential S	SM	SHA2148	Land at So	Brownfield	0.82	250	304.9
Potential S	SM	SHA2150	Land at Bra	Brownfield	0.1	12	120
Potential S	RN	SHA2153	Land at Wa	Mix	2.22	75	35
Potential S	CN	SHA2154	Land betwe	Brownfield	0.21	12	70
Potential S	CO	SHA2155	Henshaw H	Brownfield	0.17	45	264.7
Potential S	AL	SHA2156	Land at Bro	Brownfield	0.09	12	133.3
Potential S	AL	SHA2157	Eldon Stree	Brownfield	0.09	5	70
Potential S	HO	SHA2158	Limeside R	Brownfield	0.2	9	35
Potential S	SW&L	SHA2160	Land at St	Brownfield	0.33	20	60.6
Potential S	CO	SHA2162	Land at Hil	Brownfield	0.15	8	53.3
Potential S	RN	SHA2165	Park Lane	Brownfield	0.07	4	57.1
Potential S	CO	SHA2166	Fmr St Mar	Brownfield	0.25	28	112

Suitable	Available	Achievable	Future Supply	2025-2030	2030-2035	2035-2039	2039+ (post PfE)
Yes	Yes	Yes	41	41	0	0	0
Yes	Yes	Yes	22	0	22	0	0
Yes	Yes	Yes	234	102	132	0	0
Yes	Yes	Yes	78	0	78	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	14	14	0	0	0
Yes	Yes	Yes	60	60	0	0	0
Yes	Yes	Yes	21	0	21	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	8	0	8	0	0
Yes	Yes	Yes	22	0	0	22	0
Yes	Yes	Yes	30	0	0	30	0
Yes	Yes	Yes	2	0	2	0	0
Yes	Yes	Yes	22	0	0	22	0
Yes	Yes	Yes	18	0	18	0	0
Yes	Yes	Yes	26	0	0	26	0
Yes	Yes	Yes	53	53	0	0	0
Yes	Yes	Yes	22	0	22	0	0
Yes	Yes	Yes	4	0	4	0	0
Yes	Yes	Yes	21	0	0	21	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	24	0	0	24	0
Yes	Yes	Yes	18	0	18	0	0
Yes	Yes	Yes	18	4	14	0	0
Yes	Yes	Yes	10	0	0	10	0
Yes	Yes	Yes	4	0	4	0	0
Yes	Yes	Yes	285	0	285	0	0
Yes	Yes	Yes	60	60	0	0	0
Yes	Yes	Yes	2	0	2	0	0
Yes	Yes	Yes	120	0	120	0	0
Yes	Yes	Yes	8	0	8	0	0
Yes	Yes	Yes	10	0	0	10	0
Yes	Yes	Yes	6	0	0	6	0
Yes	Yes	Yes	1	0	1	0	0
Yes	Yes	Yes	30	0	0	30	0
Yes	Yes	Yes	21	21	0	0	0
Yes	Yes	Yes	10	0	0	10	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	26	0	0	26	0
Yes	Yes	Yes	7	0	7	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	0	4	0	0

Yes	Yes	Yes	13	0	0	13	0
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	56	56	0	0	0
Yes	Yes	Yes	7	0	7	0	0
Yes	Yes	Yes	14	0	0	14	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	0	3	0	0
Yes	Yes	Yes	4	0	4	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	19	19	0	0	0
Yes	Yes	Yes	12	0	0	12	0
Yes	Yes	Yes	18	0	0	18	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	10	10	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	9	9	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	15	0	0	15	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	35	35	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	0	2	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	20	20	0	0	0
Yes	Yes	Yes	131	131	0	0	0
Yes	Yes	Yes	10	0	0	10	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	33	33	0	0	0
Yes	Yes	Yes	138	138	0	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0

Yes	Yes	Yes	14	0	14	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	14	14	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	0	1	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	20	20	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	14	0	14	0	0
Yes	Yes	Yes	1	0	0	1	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	14	14	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	26	26	0	0	0
Yes	Yes	Yes	10	10	0	0	0
Yes	Yes	Yes	9	9	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	9	0	9	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	16	0	16	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	13	0	7	6	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	146	146	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0

Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	7	7	0	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	7	7	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	389	330	59	0	0
Yes	Yes	Yes	70	70	0	0	0
Yes	Yes	Yes	30	30	0	0	0
Yes	Yes	Yes	282	282	0	0	0
Yes	Yes	Yes	9	9	0	0	0
Yes	Yes	Yes	38	38	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	2	2	0	0	0

Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	9	9	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	46	46	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	9	9	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	7	7	0	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0

Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	19	19	0	0	0
Yes	Yes	Yes	15	15	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	7	7	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	4	4	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	8	8	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	7	7	0	0	0
Yes	Yes	Yes	5	5	0	0	0
Yes	Yes	Yes	15	15	0	0	0
Yes	Yes	Yes	132	132	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	3	3	0	0	0
2381	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	10	10	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	1	1	0	0	0

Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	2	2	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	6	6	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	3	3	0	0	0
Yes	Yes	Yes	1	1	0	0	0
Yes	Yes	Yes	482	155	327	0	0
Yes	Yes	Yes	27	27	0	0	0
Yes	Yes	Yes	1374	287	603	332	152
Yes	Yes	Yes	138	44	94	0	0
Yes	Yes	Yes	222	0	222	0	0
Yes	Yes	Yes	175	0	168	7	0
Yes	Yes	Yes	60	60	0	0	0
Yes	Yes	Yes	331	331	0	0	0
Yes	Yes	Yes	29	29	0	0	0
Yes	Yes	Yes	141	0	0	141	0
Yes	Yes	Yes	60	0	60	0	0
Yes	Yes	Yes	68	0	0	68	0
Yes	Yes	Yes	24	0	24	0	0
Yes	Yes	Yes	38	0	0	38	0
Yes	Yes	Yes	27	0	27	0	0
Yes	Yes	Yes	6	0	0	6	0
Yes	Yes	Yes	20	0	0	20	0
Yes	Yes	Yes	14	0	14	0	0
Yes	Yes	Yes	52	0	0	52	0
Yes	Yes	Yes	41	0	0	41	0
Yes	Yes	Yes	13	0	0	13	0
Yes	Yes	Yes	200	0	0	200	0
Yes	Yes	Yes	17	0	0	17	0
Yes	Yes	Yes	50	0	0	44	6
Yes	Yes	Yes	6	0	6	0	0
Yes	Yes	Yes	86	0	86	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	149	149	0	0	0
Yes	Yes	Yes	24	0	0	24	0
Yes	Yes	Yes	172	0	0	172	0
Yes	Yes	Yes	51	0	0	51	0
Yes	Yes	Yes	30	0	0	30	0
Yes	Yes	Yes	147	132	15	0	0
Yes	Yes	Yes	150	132	18	0	0
Yes	Yes	Yes	47	0	0	47	0
Yes	Yes	Yes	30	0	30	0	0
Yes	Yes	Yes	224	0	0	28	196
Yes	Yes	Yes	22	0	0	22	0
Yes	Yes	Yes	24	0	24	0	0
Yes	Yes	Yes	9	0	0	9	0
Yes	Yes	Yes	10	0	10	0	0

Yes	Yes	Yes	12	0	0	12	0
Yes	Yes	Yes	90	0	0	90	0
Yes	Yes	Yes	97	0	97	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	250	0	0	98	152
Yes	Yes	Yes	86	0	0	86	0
Yes	Yes	Yes	68	0	0	68	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	100	0	0	100	0
Yes	Yes	Yes	58	0	0	58	0
Yes	Yes	Yes	102	102	0	0	0
Yes	Yes	Yes	216	0	118	98	0
Yes	Yes	Yes	105	105	0	0	0
Yes	Yes	Yes	231	120	111	0	0
Yes	Yes	Yes	8	0	8	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	838	93	745	0	0
Yes	Yes	Yes	219	99	120	0	0
Yes	Yes	Yes	150	0	0	150	0
Yes	Yes	Yes	44	0	44	0	0
Yes	Yes	Yes	147	147	0	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	122	0	0	122	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	10	0	0	10	0
Yes	Yes	Yes	10	0	10	0	0
Yes	Yes	Yes	30	0	0	30	0
Yes	Yes	Yes	9	0	0	9	0
Yes	Yes	Yes	13	0	13	0	0
Yes	Yes	Yes	30	0	0	30	0
Yes	Yes	Yes	18	0	0	18	0
Yes	Yes	Yes	7	0	0	7	0
Yes	Yes	Yes	8	0	0	8	0
Yes	Yes	Yes	7	0	0	7	0
Yes	Yes	Yes	100	0	0	100	0
Yes	Yes	Yes	250	0	0	250	0
Yes	Yes	Yes	12	0	0	12	0
Yes	Yes	Yes	75	0	75	0	0
Yes	Yes	Yes	12	0	0	12	0
Yes	Yes	Yes	45	0	0	45	0
Yes	Yes	Yes	12	0	12	0	0
Yes	Yes	Yes	5	0	5	0	0
Yes	Yes	Yes	9	0	9	0	0
Yes	Yes	Yes	20	0	20	0	0
Yes	Yes	Yes	8	0	8	0	0
Yes	Yes	Yes	4	0	4	0	0
Yes	Yes	Yes	28	0	28	0	0

No. of houses	No. of apartments	Beds Remaining	2025/26	2026/27	2027/28	2028/29	2029/30
41	0	152	0	0	21	20	0
22	0		0	0	0	0	0
234	0	829	0	0	0	36	66
78	0		0	0	0	0	0
1	0	5	0	0	1	0	0
14	0	49	12	2	0	0	0
29	31		0	0	25	26	9
21	0		0	0	0	0	0
8	0	30	0	0	8	0	0
5	0		0	0	0	0	0
5	0	20	0	0	0	0	0
3	0	8	2	1	0	0	0
8	0		0	0	0	0	0
0	22	44	0	0	0	0	0
10	20		0	0	0	0	0
2	0	8	0	0	0	0	0
22	0		0	0	0	0	0
18	0		0	0	0	0	0
26	0		0	0	0	0	0
29	24	111	5	23	25	0	0
0	22	44	0	0	0	0	0
4	0		0	0	0	0	0
0	21	25	0	0	0	0	0
1	0	4	1	0	0	0	0
10	14		0	0	0	0	0
18	0		0	0	0	0	0
18	0		0	0	0	0	4
4	6		0	0	0	0	0
4	0		0	0	0	0	0
93	192		0	0	0	0	0
0	60	104	0	0	16	44	0
2	0		0	0	0	0	0
0	120		0	0	0	0	0
8	0	32	0	0	0	0	0
0	10	15	0	0	0	0	0
6	0	18	0	0	0	0	0
1	0		0	0	0	0	0
12	18		0	0	0	0	0
21	0	21	11	10	0	0	0
10	0		0	0	0	0	0
2	0	7	0	2	0	0	0
1	0	13	1	0	0	0	0
6	0		0	0	0	0	0
1	0	3	1	0	0	0	0
2	4		0	0	0	0	0
26	0	106	0	0	0	0	0
0	7	8	0	0	0	0	0
2	0	6	1	0	0	0	0
4	0	12	0	0	0	0	0

8	5		0	0	0	0	0
16	0	18	0	0	0	0	0
65	0	177	56	0	0	0	0
0	7		0	0	0	0	0
0	14	14	0	0	0	0	0
7	0	3	1	0	0	0	0
1	0	3	1	0	0	0	0
3	0	10	0	0	0	0	0
0	4	6	0	0	0	0	0
1	0	4	1	0	0	0	0
0	19	27	0	12	7	0	0
0	12	13	0	0	0	0	0
12	6		0	0	0	0	0
1	0	4	1	0	0	0	0
10	0	66	0	0	0	4	6
2	0	4	2	0	0	0	0
11	0	48	5	4	0	0	0
9	0	4	1	0	0	0	0
15	0	45	0	0	0	0	0
2	0	5	2	0	0	0	0
4	0	6	0	2	2	0	0
0	3	3	2	1	0	0	0
9	0	10	3	0	0	0	0
11	0	6	2	0	0	0	0
1	0	2	1	0	0	0	0
37	0	184	20	15	0	0	0
1	0	4	1	0	0	0	0
2	0	4	0	0	0	0	0
2	0	3	1	0	0	0	0
3	0	12	2	1	0	0	0
1	0	3	1	0	0	0	0
1	0	4	1	0	0	0	0
5	0	15	0	0	0	0	0
5	0	25	2	2	1	0	0
160	0	51	20	0	0	0	0
143	0	87	49	49	33	0	0
10	0	21	0	0	0	0	0
1	0	3	1	0	0	0	0
0	6	12	0	0	0	0	0
1	0	3	1	0	0	0	0
1	0	3	1	0	0	0	0
1	0	4	1	0	0	0	0
9	0	4	1	0	0	0	0
4	0	9	2	1	0	0	0
0	2	2	0	2	0	0	0
0	1	3	1	0	0	0	0
0	2	4	2	0	0	0	0
33	0	128	0	0	32	1	0
19	138	223	0	0	66	66	6
0	5	5	0	0	0	0	0
1	0	3	1	0	0	0	0
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1	0	4	1	0	0	0	0

0	14	28	0	0	0	0	0
1	0	2	1	0	0	0	0
1	0	3	1	0	0	0	0
0	6	3	3	3	0	0	0
2	0	7	2	0	0	0	0
0	6	5	5	0	0	0	0
0	14	23	12	2	0	0	0
0	2	2	2	0	0	0	0
1	0	1	1	0	0	0	0
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3	0	12	2	1	0	0	0
23	0	74	12	8	0	0	0
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56	0	74	14	0	0	0	0
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4	0	16	2	2	0	0	0
0	26	26	0	6	20	0	0
0	10	10	0	0	10	0	0
0	9	18	0	0	9	0	0
1	0	2	0	1	0	0	0
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0	6	9	0	0	0	0	0
1	0	4	1	0	0	0	0
1	8	9	0	0	0	0	0
3	0	12	2	1	0	0	0
1	0	16	1	0	0	0	0
0	2	2	2	0	0	0	0
3	0	12	0	1	2	0	0
5	11	27	0	0	0	0	0
0	3	3	2	1	0	0	0
1	0	4	1	0	0	0	0
1	0	5	0	1	0	0	0
13	0	56	0	0	0	0	0
1	0	4	1	0	0	0	0
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201	0	142	49	49	48	0	0
1	0	3	1	0	0	0	0
0	6	7	6	0	0	0	0
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4	0	20	2	2	0	0	0

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1	0	3	1	0	0	0	0
1	0	3	0	1	0	0	0
4	0	12	0	2	2	0	0
1	0	20	0	1	0	0	0
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0	4	6	2	2	0	0	0
1	0	3	0	1	0	0	0
3	0	6	0	2	1	0	0
5	0	23	0	2	2	1	0
1	0	4	1	0	0	0	0
42	0	35	7	0	0	0	0
0	8	8	8	0	0	0	0
0	5	5	0	2	3	0	0
0	7	7	0	7	0	0	0
0	1	1	1	0	0	0	0
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0	3	3	2	1	0	0	0
400	0	383	66	66	66	66	66
64	6	253	15	44	11	0	0
0	30	45	30	0	0	0	0
357	8	960	66	66	66	66	18
0	9	9	8	1	0	0	0
0	38	71	20	18	0	0	0
4	0	12	0	2	2	0	0
0	2	2	2	0	0	0	0
1	0	3	1	0	0	0	0
1	0	3	0	1	0	0	0
1	0	4	0	1	0	0	0
3	0	12	0	0	2	1	0
0	8	10	8	0	0	0	0
1	0	5	0	1	0	0	0
2	0	6	2	0	0	0	0
1	0	2	0	1	0	0	0
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6	0	18	6	0	0	0	0
1	0	4	0	0	1	0	0
1	0	4	0	0	1	0	0
0	6	7	0	6	0	0	0
1	0	2	1	0	0	0	0
0	2	2	0	2	0	0	0
1	0	5	0	0	1	0	0
0	1	3	1	0	0	0	0
0	1	1	1	0	0	0	0
0	3	3	0	3	0	0	0
0	2	4	0	2	0	0	0

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0	1	1	0	1	0	0	0
0	1	3	0	1	0	0	0
1	0	1	0	0	1	0	0
0	1	3	1	0	0	0	0
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1	0	4	0	1	0	0	0
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0	5	5	0	2	3	0	0
1	0	4	0	0	0	1	0
0	2	3	0	2	0	0	0
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0	1	1	0	1	0	0	0
1	0	3	0	1	0	0	0
46	0	63	0	35	11	0	0
0	2	6	0	2	0	0	0
0	1	1	0	1	0	0	0
0	4	4	0	2	2	0	0
0	9	9	0	8	1	0	0
1	0	1	0	0	1	0	0
1	0		0	0	1	0	0
1	0	4	0	0	1	0	0
5	0	14	0	2	3	0	0
3	0		0	0	2	1	0
2	0	4	0	1	1	0	0
1	0	3	0	0	1	0	0
3	0	13	1	2	0	0	0
2	0	10	0	2	0	0	0
7	0	28	2	5	0	0	0
10	0		0	0	0	0	0
1	0	11	1	0	0	0	0
1	0	12	0	1	0	0	0
1	0	2	0	0	1	0	0
0	1	2	0	1	0	0	0
1	0	4	0	0	1	0	0
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1	0	8	0	0	1	0	0
0	1	3	0	1	0	0	0
1	0	17	0	1	0	0	0
0	1	2	0	1	0	0	0
0	1	1	0	1	0	0	0

0	1	1	0	1	0	0	0
0	1	1	0	1	0	0	0
0	4	6	0	4	0	0	0
1	0	3	0	0	0	1	0
1	0	1	0	0	0	1	0
19	0	54	7	12	0	0	0
0	15	21	0	7	8	0	0
1	0	3	0	0	1	0	0
0	3	3	0	3	0	0	0
0	1	1	0	0	1	0	0
0	7	7	0	7	0	0	0
1	0	7	0	0	1	0	0
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1	0	2	0	0	1	0	0
0	1	1	0	1	0	0	0
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0	2	3	0	2	0	0	0
0	2	3	0	2	0	0	0
0	1	5	0	1	0	0	0
1	0	4	0	0	1	0	0
0	3	4	0	3	0	0	0
0	1	1	0	1	0	0	0
1	0	2	0	1	0	0	0
2	0	6	0	0	2	0	0
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0	2	2	0	2	0	0	0
1	0	2	0	0	1	0	0
1	0	7	0	0	1	0	0
0	7	9	0	7	0	0	0
0	5	5	2	3	0	0	0
0	15	15	7	8	0	0	0
132	0	299	49	49	34	0	0
0	1	1	1	0	0	0	0
2	0	6	0	0	2	0	0
2	0	10	0	0	2	0	0
3	0	9	1	2	0	0	0
0	3	3	0	3	0	0	0
0	2	8	2	0	0	0	0
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0	1	2	0	1	0	0	0
0	10	10	0	0	10	0	0
0	1	1	0	0	1	0	0
0	6	6	0	0	6	0	0
0	1	1	0	0	1	0	0

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0	2	3	0	2	0	0	0
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1	0	4	0	1	0	0	0
2	0		0	0	2	0	0
0	1	1	0	1	0	0	0
1	0	10	0	0	1	0	0
0	6	9	0	6	0	0	0
0	3	3	0	3	0	0	0
0	1	2	0	0	1	0	0
0	3	5	0	2	1	0	0
0	1	3	0	1	0	0	0
482	0		0	0	0	92	63
27	0	110	12	15	0	0	0
1089	285		0	0	80	87	120
82	56		0	0	0	20	24
222	0		0	0	0	0	0
175	0		0	0	0	0	0
60	0		0	0	0	30	30
0	331		0	0	93	238	0
29	0		0	0	0	0	29
0	141		0	0	0	0	0
60	0		0	0	0	0	0
54	14		0	0	0	0	0
24	0		0	0	0	0	0
38	0		0	0	0	0	0
27	0		0	0	0	0	0
0	6		0	0	0	0	0
20	0		0	0	0	0	0
9	5		0	0	0	0	0
52	0		0	0	0	0	0
41	0		0	0	0	0	0
8	5		0	0	0	0	0
0	200		0	0	0	0	0
0	17		0	0	0	0	0
50	0		0	0	0	0	0
6	0		0	0	0	0	0
0	86		0	0	0	0	0
10	0		0	0	0	0	0
149	0		0	0	49	49	51
24	0		0	0	0	0	0
0	172		0	0	0	0	0
41	10		0	0	0	0	0
30	0		0	0	0	0	0
147	0		0	0	0	66	66
150	0		0	0	0	66	66
0	47		0	0	0	0	0
0	30		0	0	0	0	0
134	90		0	0	0	0	0
0	22		0	0	0	0	0
0	24		0	0	0	0	0
0	9		0	0	0	0	0
10	0		0	0	0	0	0

0	12	0	0	0	0	0
0	90	0	0	0	0	0
97	0	0	0	0	0	0
10	0	0	0	0	0	0
0	250	0	0	0	0	0
0	86	0	0	0	0	0
0	68	0	0	0	0	0
5	0	0	0	0	0	0
0	100	0	0	0	0	0
0	58	0	0	0	0	0
0	102	0	0	14	44	44
0	216	0	0	0	0	0
0	105	0	0	0	56	49
0	231	0	0	0	120	0
8	0	0	0	0	0	0
5	0	0	0	0	0	0
10	0	0	0	0	0	0
0	838	0	0	0	0	93
0	219	0	0	0	0	99
0	150	0	0	0	0	0
14	30	0	0	0	0	0
50	97	0	0	49	49	49
0	10	0	0	0	0	0
85	37	0	0	0	0	0
5	0	0	0	0	0	0
10	0	0	0	0	0	0
0	10	0	0	0	0	0
2	8	0	0	0	0	0
30	0	0	0	0	0	0
9	0	0	0	0	0	0
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7	0	0	0	0	0	0
0	8	0	0	0	0	0
7	0	0	0	0	0	0
0	100	0	0	0	0	0
0	250	0	0	0	0	0
0	12	0	0	0	0	0
75	0	0	0	0	0	0
0	12	0	0	0	0	0
0	45	0	0	0	0	0
0	12	0	0	0	0	0
5	0	0	0	0	0	0
9	0	0	0	0	0	0
20	0	0	0	0	0	0
8	0	0	0	0	0	0
4	0	0	0	0	0	0
0	28	0	0	0	0	0

2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
0	0	0	0	0	0	0	0
0	11	11	0	0	0	0	0
66	66	0	0	0	0	0	0
46	32	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
11	10	0	0	0	0	0	0
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2	2	1	0	0	0	0	0
2	2	1	0	0	0	0	0
0	0	0	0	0	0	0	0
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0	0	0	0	0	22	0	0
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6	12	0	0	0	0	0	0
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22	0	0	0	0	0	0	0
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0	0	0	0	0	15	9	0
0	11	7	0	0	0	0	0
14	0	0	0	0	0	0	0
0	0	0	0	0	10	0	0
0	0	2	2	0	0	0	0
70	70	47	49	49	0	0	0
0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
49	49	22	0	0	0	0	0
8	0	0	0	0	0	0	0
0	0	0	0	0	10	0	0
0	0	0	0	0	6	0	0
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6	0	0	0	0	0	0	0
0	0	0	0	0	20	6	0
7	0	0	0	0	0	0	0
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0	0	7	0	0	0	0	0
0	0	0	0	0	3	11	0
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0	0	0	0	0	1	11	0
0	0	0	0	0	0	7	11
0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	2
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6	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0
2	2	1	0	0	0	0	0
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11	3	0	0	0	0	0	0
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7	2	0	0	0	0	0	0
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0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
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0	0	0	0	0	0	0	0
93	94	60	60	20	0	0	0
0	0	0	0	0	0	0	0
155	120	120	104	104	104	104	62
36	20	20	18	0	0	0	0
18	62	62	62	18	0	0	0
0	42	42	42	42	7	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	49	49
0	30	30	0	0	0	0	0
0	0	0	0	0	49	19	0
0	24	0	0	0	0	0	0
0	0	0	0	0	32	6	0
27	0	0	0	0	0	0	0
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0	0	0	0	0	20	0	0
0	12	2	0	0	0	0	0
0	0	0	0	0	0	0	44
0	0	0	0	0	9	32	0
0	0	0	0	0	1	12	0
0	0	0	0	0	49	49	49
0	0	0	0	0	0	12	5
0	0	0	0	0	0	0	0
0	6	0	0	0	0	0	0
0	44	42	0	0	0	0	0
0	0	0	10	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	24	0
0	0	0	0	0	25	49	49
0	0	0	0	0	44	7	0
0	0	0	0	0	30	0	0
15	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0
0	0	0	0	0	0	32	15
0	0	30	0	0	0	0	0
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0	0	0	0	0	0	22	0
0	0	24	0	0	0	0	0
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0	0	0	5	5	0	0	0

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44	44	9	0	0	0	0	0
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0	0	0	0	0	0	0	49
0	0	0	0	0	44	42	0
0	0	0	0	0	19	49	0
0	2	2	1	0	0	0	0
0	0	0	0	0	2	49	49
0	0	0	0	0	0	44	14
0	0	0	0	0	0	0	0
0	0	20	49	49	49	49	0
0	0	0	0	0	0	0	0
111	0	0	0	0	0	0	0
0	8	0	0	0	0	0	0
2	2	1	0	0	0	0	0
0	0	0	10	0	0	0	0
154	160	162	162	107	0	0	0
120	0	0	0	0	0	0	0
0	0	0	0	0	49	49	49
0	0	32	12	0	0	0	0
0	0	0	0	0	0	0	0
0	10	0	0	0	0	0	0
0	0	0	0	0	49	49	24
0	0	2	2	1	0	0	0
0	0	10	0	0	0	0	0
0	0	0	0	0	10	0	0
0	0	10	0	0	0	0	0
0	0	0	0	0	15	15	0
0	0	0	0	0	8	1	0
12	1	0	0	0	0	0	0
0	0	0	0	0	0	0	15
0	0	0	0	0	12	6	0
0	0	0	0	0	7	0	0
0	0	0	0	0	8	0	0
0	0	0	0	0	0	7	0
0	0	0	0	0	0	49	49
0	0	0	0	0	64	62	62
0	0	0	0	0	0	0	12
0	0	44	31	0	0	0	0
0	0	0	0	0	12	0	0
0	0	0	0	0	0	0	32
0	10	2	0	0	0	0	0
0	2	2	1	0	0	0	0
0	8	1	0	0	0	0	0
12	8	0	0	0	0	0	0
8	0	0	0	0	0	0	0
0	0	2	2	0	0	0	0
0	14	14	0	0	0	0	0

2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
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62	62	62	28	0	0	0	0
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43	0	0	0	0	0	0	0
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8	0	0	0	0	0	0	0
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53	0	0	0	0	0	0	0
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44	6	0	0	0	0	0	0
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49	0	0	0	0	0	0	0
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28	49	49	49	49	0	0	0
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2	0	0	0	0	0	0	0
62	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
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13	0	0	0	0	0	0	0
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2046/47	2047/48	2048/49	2049/50	2050/51
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Comments
Saved UDP Phase 2 Housing allocation. Application for 3 dwellings on part of the site completed in 2(
Saved UDP Phase 2 Housing allocation; considered deliverable in the medium term.
Site has full planning permission for residential development; considered developable in the short to r
Saved UDP Phase 2 Housing allocation; considered deliverable in the medium term.
Site has outline planning permission for minor residential development; considered developable in the
Site under construction for residential development; all remaining dwellings will be delivered within the
Saved UDP Phase 1 housing allocation. Former mill site with extant planning permission for 60no. D
Saved UDP Phase 2 Housing allocation, application pending decision for 21 homes (FUL/353940/25)
Site has full planning permission for residential development; considered developable in the short terr
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Construction commenced but has been stalled for some time; remaining dwellings considered develo
Saved UDP Phase 1 housing allocation. Former mill site with residential planning history but not rece
Formerly had planning permission for minor residential but this has lapsed; considered developable ir
Saved UDP Phase 1 housing allocation. In active employment use so would need to justify loss; howe
Saved UDP Phase 1 housing allocation. Most recently in employment use so may need to justify loss
Saved UDP Phase 1 housing allocation. In active employment use so would need to justify loss; howe
Saved UDP mixed use allocation. Part of allocation received full planning permission for 53 dwellings
Construction commenced but has been stalled for some time; remaining dwellings considered develo
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Saved UDP Phase 2 Housing allocation (included within boundary of JPA15); considered deliverable
Saved UDP Phase 1 housing allocation. Currently progressing with future development plans so cons
Formerly had planning permission for residential development on part of site; considered developabl
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Saved UDP Phase 1 housing allocation (also includes adjacent land previously recorded under refere
Site has full planning permission for residential development; considered developable in the short terr
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Formerly had planning permission for a larger residential scheme but this has lapsed; new applicatior
Formerly had planning permission for residential but this has lapsed; non-major development conside
Formerly had planning permission for residential but this has lapsed; major development considered (
Formerly had outline permission for residential but this has lapsed; considered developable in the lon
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Potential site; considered developable in the long term.
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Site has full planning permission for residential development; considered developable in the short terr
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Site under construction for residential development; all remaining dwellings will be delivered within the
Potential site; considered developable in the medium term.
Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Formerly had planning permission for residential but this has lapsed; considered developable in the m
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for minor residential but this has lapsed; considered developable ir

Potential site; considered developable in the long term.
Site under construction for residential development although appears stalled; all remaining dwellings
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for minor residential but this has lapsed; considered developable ir
Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Site under construction for residential development; all remaining dwellings will be delivered within the
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Formerly had planning permission for minor residential but this has lapsed; considered developable ir
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Site under construction for residential development; all remaining dwellings will be delivered within the
Site has full planning permission for residential development; considered developable in the short terr
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Formerly had planning permission for residential but this has lapsed; considered developable in the lo
Site under construction for residential development; all remaining dwellings will be delivered within the
Formerly had planning permission for residential but this has lapsed; council owned, currently progres
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Site has full planning permission for residential development; considered developable in the short terr
Site under construction for residential development; all remaining dwellings will be delivered within the
Site has full planning permission for residential development; considered developable in the short terr
Site has prior approval for residential development; considered deliverable in the short term.
Site has full planning permission for residential development; considered developable in the short terr
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Places for Everyone Strategic Allocation JPA10; currently progressing with development proposals. C
Places for Everyone Strategic Allocation JPA11. Site is under construction for residential developmen
Places for Everyone Strategic Allocation JPA12; currently progressing with development proposals. 7
Places for Everyone Strategic Allocation JPA13; currently progressing with development proposals. C
Places for Everyone Strategic Allocation JPA14; currently progressing with development proposals. S
Places for Everyone Strategic Allocation JPA15; currently progressing with development proposals. C
Places for Everyone Strategic Allocation JPA16; planning application pending decision for 72 (FUL/35
Potential site. Council owned; planning permission granted after monitoring period for a total of 331 h
Potential site; council owned, identified within residential delivery strategy; considered developable in
Potential site; considered developable in the long term. Assumed for conversion as per listed status.
Potential site; considered developable in the medium term.
Potential site; considered developable in the long term.
Potential site; considered developable in the medium term.
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Potential site; application pending decision for 27 dwellings (FUL/353346/24); considered developable
Potential site; considered developable in the long term.
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Potential site; considered developable in the medium term.
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Potential site; council owned, identified within residential delivery strategy and development proposals
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Potential site; considered developable in the long term.
Potential site, council owned; considered developable in the medium term.
Potential site, considered deliverable as part of wider regeneration of the east of Oldham Town Centr
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Potential site, council owned with development proposals in progress; considered developable in the
Potential site, council owned; considered developable in the medium term.
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Potential site; considered developable in the long term. Assumed for conversion.
Potential site; considered developable in the long term. Assumed for conversion.
Potential site, council owned; considered developable in the medium term.
Potential site; considered developable in the long term.
Potential site; considered developable in the long term.
Potential site; pending planning application for a total of 102 apartments (conversion) (FUL/349416/2
Potential site; considered developable in the medium to long term. Assumed for conversion.
Potential site; considered developable in the short term.
Potential site; council owned. Planning permission granted after monitoring period for a total of 231 h
Potential site; considered developable in the medium term. Site constraints - open space (would requ
Potential site, council owned; considered developable in the medium term.
Potential site; considered developable in the medium term.
Potential site; council owned, planning permission granted after monitoring period for a total of 838 h
Potential site; council owned, planning permission granted after monitoring period for a total of 219 h
Potential site; council owned, considered developable in the long term.
Potential site; considered developable in the medium term.
Potential site; council owned, progressing with future development proposals; considered developable
Potential site; considered developable in the medium term.
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024/25; full planning permission granted for remainder of site in June 2025 for 41 dwellings (

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s in line with planning policy; however considered deliverable in medium term. Assumed hou
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ence HLA2662). Site has outline planning permission for approximately 285 dwellings (grante
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n has been approved subject to legal agreement currently for 120 apartments (FUL/353585/2
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it; considered developable in the short term.
7 dwellings were completed at Hebron Street (which is part of the wider allocation) in 2021/2
Considered deliverable in the short to medium term.
ite is partially under construction - on two parcels. Remaining parcel considered deliverable
Considered deliverable in the medium to long term.
54869/25). Considered deliverable in the short term.
omes (FUL/354326/25); considered deliverable in the short term. SHLAA status will be upda
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Strategic Allocation JPA 10.

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s progressing; considered developable in the short to medium term.
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omes (OUT/354324/25); considered developable in the short to medium term. SHLAA status
ire compliance with Policy 23)

omes (OUT/354338/25); considered developable in the short to medium term. SHLAA status
omes (OUT/354323/25); considered developable in the short to medium term. SHLAA status

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ire compliance with Policy 23).
e; considered developable in the long term. Assumed housing mix.

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(FUL/352724/24); considered deliverable in the short term. UDP allocation capaciity was 51

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ɐd February 2025); considered deliverable in the medium term.

24) after the monitoring period in June 2025; considered deliverable in the medium term.

er 2025; considered developable in the medium term.

22. Considered deliverable in the short to long term.

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dwellings - overall site capacity amended to reflect completed and permissioned application

s onsite.

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Ward	Sum of Future Supply (dwellings)	Sum of 2025-2030 (dwellings)
Alexandra	181	47
Chadderton Central	703	266
Chadderton North	41	16
Coldhurst	1,803	320
Crompton	383	155
Chadderton South	338	186
Failsworth East	385	323
Failsworth West	487	146
Hollinwood	403	166
Medlock Vale	527	370
Royton North	275	134
Royton South	487	372
Shaw	1,165	489
St James'	1,309	222
St Mary's	1,947	684
Saddleworth North	386	226
Saddleworth South	310	115
Saddleworth West & Lees	386	166
Waterhead	452	78
Werneth	396	83
Grand Total	**12,364**	**4,564**

Sum of 2030-2035 (dwellings)	Sum of 2035-2039 (dwellings)	Sum of 2039+ (dwellings)
62	66	6
0	437	0
13	12	0
1,067	264	152
228	0	0
16	136	0
39	23	0
173	168	0
220	17	0
109	48	0
89	52	0
32	83	0
612	64	0
603	332	152
223	844	196
40	120	0
195	0	0
152	68	0
0	374	0
313	0	0
4,186	**3,108**	**506**

Appendix 2: Borough Map of Housing Land Supply

Extant Planning Permission

Under Construction

Lapsed & Stalled

PfE Strategic Allocation (Housing)

Potential / Pending

UDP Phase 1 Allocation

UDP Phase 2 Allocation

1:54,000

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Oldham Council

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Ward	Site Ref	Site Location	Site Descri	Surroundi	Land Type	Net Area (	Density
SM	HLA2856	Former Territorial A	Former TA	Commerci	BF	0.4	75.0
SH	HLA2923	Former Roundabout	Existing em	Commerci	BF	0.09	66.7
FE	HLA3006	Land on Cheetham S	Vacant nur	Residentia	MIX	0.22	59.1
SM	SHA0021	Land between Princ	Former Mu	Commerci	BF	0.98	337.8
CS	SHA0040	Land at former Broa	Former site	Residentia	MIX	0.72	27.8
CC	SHA0060	Chadderton Mill, off	Large Grad	Residentia	BF	2.02	69.8
SJ	SHA0079	Broadbent Rd, Oldh	Scrap yard	Residentia	MIX	1.11	54.1
WA	SHA0086	Land E of Wellyhole	Existing ind	Residentia	BF	1.7	40.0
AL	SHA0098	Land off Skipton St,	Large area	Residentia	MIX	0.85	28.2
MV	SHA0112	Corner Knott Lane a	Complex co	Green belt	BF	1.35	35.0
WE	SHA0120	The Hollies,Wellingt	Former soc	Residentia	MIX	1.3	11.5
SM	SHA0139	Corner of Rhodes an	Three store	Mixed	BF	0.06	100.0
SH	SHA0161	Site W of Grains Rd,	Active com	Mixed - re	BF	0.5	40.0
SH	SHA0164	Shaw Health Centre,	Current loc	Mixed - Co	BF	0.24	70.0
RN	SHA0196	Nether Hey Farm, H	Residential	Residentia	GF	1.3	40.0
CO	SHA0203	Land between Gods	Joinery/tim	Residentia	BF	1.03	39.8
FW	SHA0810	Land btw Brookdale	Cleared lan	Residentia	BF	0.32	40.6
CC	SHA0820	Nile Mill, Fields New	Large Grad	Mixed	BF	2.73	73.3
WA	SHA0833	Hague & Halewood	Jubliee Mill	Mixed, res	BF	0.16	106.3
AL	SHA0893	Warren Lane, Oldha	Area of scr	Residentia	GF	1.8	27.8
SJ	SHA0901	Land at Bartlemore	Cleared ho	Residentia	BF	0.11	54.5
SH	SHA0905	Duke Mill, Refuge St	19th Centu	Residentia	BF	1.54	55.8
FW	SHA0960	Land next to Brown	Area of ope	Residentia	GF	0.17	58.8
CS	SHA0976	South Chadderton S	Former sch	Motorway	MIX	5.1	34.3
CO	SHA1002	Land at junction wit	Site compri	Residentia	BF	0.59	40.7
WA	SHA1003	Cairo Mill, Greenacr	Large mill b	Industry, c	BF	1.92	89.6
RS	SHA1004	Park Lane, Royton	Annexes to	Housing, o	BF	1.28	39.8
SN	SHA1020	Former Bankfield &	Large vacar	Residentia	MIX	1.08	27.8
FE	SHA1029	Kaskenmoor School,	Former sch	Residentia	MIX	5.15	26.6
HO	SHA1033	Higher Lime Recreat	Large area	Residentia	GF	3.99	27.6
SM	SHA1051	Alexandra Suite, Hor	Vacant mill	Car park, c	BF	0.39	120.5
SM	SHA1052	Kickabout area, junc	Hardstandi	Communit	MIX	0.25	120.0
SM	SHA1057	Alliance and Britanni	Collection c	Mixed	BF	2.34	95.7
SM	SHA1067	Land at Roscoe St, O	Single / twc	Mixed	BF	0.23	95.7
SM	SHA1068	Corner of Bridge St a	Number of	Mixed	BF	0.25	96.0
SM	SHA1069	CAB, Bridge St, Oldh	Modern thr	Mixed	BF	0.03	300.0
SJ	SHA1120	Land at Longfellow C	Cleared ho	Residentia	MIX	0.67	14.9
SM	SHA1128	Bridge House, Lees F	Demolishec	Employme	BF	0.1	120.0
CC	SHA1138	Raven Mill, Raven A	Textile mill	Employme	BF	1.64	70.0
SS	SHA1162	Saddleworth School,	Existing sch	Open land	MIX	4.4	22.0
FE	SHA1225	Land – Higher Memc	Hard standi	Residentia	BF	0.26	38.5
CO	SHA1314	Mecca Bingo Block,	Large block	Town cent	BF	1.77	141.2
WA	SHA1331	Orme Mill/ Longran	Large mill b	Residentia	BF	1.22	70.5
SWL	SHA1332	Majestic Mill, Greer	Large mill b	Residentia	BF	0.96	70.8
RS	SHA1372	Former Lancaster Hc	Former Lan	Residentia	BF	0.1	50.0
SM	SHA1556	Bell Mill, Castle Mill	Former sm	Industry, c	BF	0.45	222.2
SN	SHA1599	Austerlands Mill, Hu	Medium siz	Residentia	BF	0.91	63.7
FE	SHA1665	Ivy Mill, Failsworth	Existing lar	Residentia	BF	1.71	59.6
FW	SHA1683	Marlborough Mill, F	Large mill s	Employme	BF	1.53	141.2

CC	SHA1735	Ram Mill, Gordon St	Large mill ir	Employme	BF	1.14	92.1
SM	SHA1759	Former Leisure Cent	Demolishec	Employme	BF	0.8	288.8
RS	SHA1801	Land at Bamford Str	Site is an ar	Housing, c	GF	0.29	35.0
CO	SHA1858	Land off Mark St., W	Small area (	Retail, con	BF	0.07	71.4
RN	SHA1886	Land at Chester Plac	Open space	Church, so	MIX	0.34	29.4
SM	SHA2000	Civic Centre, West St	Identified w	Retail, Hea	BF	2.12	395.3
CO	SHA2001	Former Magistrates	Former Ma	Commerci	BF	0.78	280.8
SM	SHA2002	Bradshaw Street	Currently a	Residentia	BF	0.4	375.0
SM	SHA2015	Land Between Beeve	Existing bus	Commerci	BF	0.46	95.7
SM	SHA2016	Southlink - land at	Includes lar	Business, e	BF	3.02	52.3
SJ	SHA2017	Land at Flint St, Marl	Former terr	Residentia	BF	0.26	38.5
CS	SHA2032	Sellers Business Park	Existing bus	Industry, r	BF	2.19	55.7
CR	SHA2043	Car Park, Rear 394-4	Former car	Commerci	BF	0.17	29.4
FE	SHA2044	Land at James Street	Site is split	Residentia	MIX	0.26	38.5
FE	SHA2045	Land at rear/side of	Car park an	Residentia	MIX	0.08	125.0
SH	SHA2046	M K Pilling Ltd, Hayd	Existing two	Commerci	BF	0.14	71.4
FW	SHA2059	Land off Beresford S	Within forn	Employme	BF	0.84	35.7
FW	SHA2060	Land adj. Ivy House,	Currently u	Residentia	BF	0.23	39.1
CN	SHA2127	Former Green Booth	Was formei	Residentia	BF	0.48	27.1
SM	SHA2129	Land at Regent Stree	Number of	Mixed	BF	0.17	176.5
CO	SHA2132	Pennine House, 77 L	Approximat	Commerci	BF	0.12	150.0
CS	SHA2135	CH Medical Centre, I	Local medic	Mixed – re	BF	0.26	35.0
SH	SHA2144	Shaw Lifelong Learni	Community	Commerci	BF	0.14	70.0
CS	SHA2145	Turf Lane Lifelong Le	Local comn	Mixed – re	BF	0.21	35.0
SM	SHA2147	Land at Mumps and	Vacant lanc	Commerci	BF	0.19	526.3
SM	SHA2148	Land at Southgate St	Waterloo S	Commerci	BF	0.82	304.9
SM	SHA2150	Land at Bradshaw St	Buildings fr	Commerci	BF	0.1	120.0
RN	SHA2153	Waste Water Treatn	Vacant lanc	Utilities, re	MIX	2.22	35.0
CN	SHA2154	Land between Roch	Vacant/ de	Industrial,	BF	0.21	70.0
CO	SHA2155	Henshaw House, Che	In-use coun	Retail, Con	BF	0.17	264.7
AL	SHA2156	Land at Brown Edge	Vacant lanc	Residentia	BF	0.09	133.3
AL	SHA2157	Eldon Street Garages	Garage site	Industrial,	BF	0.09	70.0
HO	SHA2158	Limeside Road Garag	Garage site	Residentia	BF	0.2	35.0
SW&L	SHA2160	Land at St John Stree	Petrol stati	Residentia	BF	0.33	60.6
CO	SHA2162	Land at Hilda Street	Cleared, gra	Residentia	BF	0.15	53.3
RN	SHA2165	Park Lane House, 2 F	Vacant buil	Residentia	BF	0.07	57.1
CO	SHA2166	Fmr St Marys Romar	Cleared brc	Residentia	BF	0.25	112.0

Capacity	Ownership	Planning Backgrou	Physical Constraints	Historic D	Open Spac
30	Private Single	Application submitt	Within AQMA	n/a	n/a
6	Private Single	Application submitt	Within AQMA	Within 25(	n/a
13	Private Single	Application for resi	n/a	Site is with	Site identif
331	Council owned	Planning permissio	Some greenspace/ trees on bounda	Site is opp	Borders op
29	Council owned	n/a	Some trees around the boundary of	n/a	Part identi
141	Private Single	n/a	Large mill pond within site; adjacen	The site is	Adjacent t
60	Private Single	n/a	Area of open land between scrap ya	n/a	PRoW runs
68	Mixed Multiple	n/a	Mature trees bound the site to the	Not adjace	Within Bor
24	Mixed Multiple	n/a	Slight slope from the church down t	n/a	Public foot
38	Mixed Multiple	PA/335375/14: Per	Different levels throughout the site	Adjacent t	Footpath c
27	Mixed Multiple	Planning applicatio	Changes in levels to the rear of the	Adjacent t	Adjacent t
6	Private Single	n/a	Slight slope of site with Beever Stre	Site is with	n/a
20	Private Single	n/a	Land to rear of car park is very stee	n/a	Close to Ri
14	Other public b	n/a	Site is on the corner of a busy juncti	Site is with	n/a
52	Private Single	n/a	Site drops down from Elizabeth Ave	Site is with	Luzley Bro
41	Mixed Multiple	n/a	Trees along the northern, eastern a	n/a	Adjacent t
13	Private Single	n/a	Within AQMA. Potential traffic nois	n/a	Site is adja
200	Private Multip	n/a	Site was historic landfill and may ha	Site contai	Adjacent t
17	Private Signle	Permission (PA/058	Site is level although significant dro	n/a	Adjacent t
50	Council owned	Permission granted	Potential site contamination.	n/a	PRoW surr
6	Council owned	n/a	n/a	Site is with	Identified i
86	Private Single	Identified as part of	Change in levels but mainly flat. Pot	Site contai	Site adjace
10	Council owned	n/a	Mature trees and shrubs. Within AC	Site is with	Identified
149	Council owned	n/a	Within AQMA.	n/a	Former sch
24	Council owned	n/a	Land drops significantly from the sit	n/a	Adjacent t
172	Private Signle	n/a	Site is level although significant dro	Site contai	Adjacent t
51	Private Multip	n/a	n/a	n/a	Site adjace
30	Private Multip	n/a	Site is lightly undulating with slope	Site is with	Site includ
147	Council owned	n/a	Trees bordering site around the sch	n/a	Site includ
150	Council owned	Permission granted	Slightly in an AQMA, along western	Site is with	Site covere
47	Private Single	n/a	Within AQMA, likely to be affected	Site is adja	n/a
30	Council owned	n/a	Site slopes up to Rock Street and th	Site is adja	Identified i
224	Private Multip	n/a	Within AQMA. Potential noise pollu	Site contai	n/a
22	Private Multip	Prior approval gran	Within AQMA. Site likely to be affec	Within OT(	PRoW runs
24	Private Unkno	n/a	Within AQMA. Site likely to be affec	Within OT(	PRoW runs
9	Private Single	Change of use from	Within AQMA. Site likely to be affec	Within OT(	n/a
10	Council owned	n/a	Some undulation. Trees bordering r	n/a	PRoW runi
12	Private Single	Planning permissio	Site located on a busy junction of tv	n/a	n/a
90	Private Single	n/a	Likely to be affected by noise pollut	Site contai	n/a
97	Council owned	n/a	Site is set on two different levels an	Adjacent t	Identified i
10	Council owned	n/a	n/a	Site is with	Adjacent t
250	Mixed Multiple	n/a	Site is relatively flat, with car park. S	Site is with	n/a
86	Private Signle	n/a	Although stream / brook, recreatio	Site contai	Adjacent t
68	Private Single	Change of use appli	Site may be affected by noise pollut	Site contai	Site is adja
5	Council owned	n/a	n/a	n/a	n/a
100	Private Single	n/a	Close to Metrolink line and existing	Site is with	n/a
58	Private Multip	n/a	Within AQMA and slightly sloping to	Site contai	Adjacent t
102	Private Single	Planning applicatio	Potential site contamination but in	Site is with	Adjacent t
216	Private Unkno	n/a	Potential site contamination; Withi	Site is a re	Adjacent t

105	Private Single	n/a	Potential site contamination, likely	Site is a re	n/a
231	Council owned	Planning permissio	Site located on a busy junction of tv	Site is adja	Part of the
8	Council owned	n/a	Several mature trees onsite which v	n/a	Site is iden
5	Council owned	n/a	Potential site contamination. Withi	Grade II he	n/a
10	Council owned	Planning permissio	Within AQMA.	Site is with	Footpath r
838	Council owned	Planning permissio	Prominent building / location at top	Site is adja	n/a
219	Council owned	Planning permissio	Within AQMA	Site is adja	Partially w
150	Council owned	n/a	Site is within an AQMA and is a hist	Adjacent t	n/a
44	Private Multipl	Previously had perr	n/a	Site is witl	n/a
147	Council owned	n/a	A number of trees onsite along Oldl	Site is with	Oldham/ L
10	Council owned	n/a	n/a	n/a	n/a
122	Private Single	Existing employme	Historic landfull on site. Adjacent t	n/a	Adjacent t
5	Council owned	n/a	n/a	Site is with	Adjacent t
10	Private Single	Part of site has per	Number of mature trees onsite and	Site is with	Site does f
10	Private Single	Planning permissio	Trees on site. Adjacent to tram line	Site is with	Site is loca
10	Private Multipl	Conversion of exist	n/a	Site is witl	n/a
30	Private Unkno	n/a	Adjacent to AQMA on busy road.	n/a	Site is adja
9	Private Unkno	n/a	Potential site contamination; withir	n/a	Site partial
13	Privately owne	n/a	No known physical constraints	n/a	Adjacent t
30	Private Unkno	n/a	Within AQMA. Site likely to be affec	Site is with	n/a
18	Council owned	n/a	Site is adjacent to an AQMA.	Site is dire	n/a
7	Private Single	n/a	No known physical constraints	n/a	n/a
8	Council owned	n/a	No known physical constraints	None onsit	n/a
7	Council owned	n/a	n/a	n/a	n/a
100	Council owned	n/a	Within AQMA. Adjacent to Metrolir	Opposite C	n/a
250	Council owned	n/a	Within AQMA. Adjacent to Metrolir	Within OT(	n/a
12	Private Multipl	n/a	Several buildings so may require so	Adjacent t	n/a
75	Private single	n/a	Adjacent to green corridor and utili	n/a	Several PR
12	Private single	n/a	Fronting Rochdale Canal	n/a	Site falls w
45	Council owned	n/a	Opposite bus station, may require c	Site is adja	n/a
12	Private single	n/a	Some grass and trees onsite	n/a	n/a
5	Private single	n/a	Adjacent to industrial/ commercial	Site is with	Adjacent t
9	Council owned	n/a	Some mature trees onsite/ borderir	Site is with	n/a
20	Private single	n/a	n/a	Site is with	Adjacent t
8	Council owned	Land left undevelop	n/a	Site is with	n/a
4	Brownfield	n/a	n/a	n/a	Although
28	Brownfield	n/a	n/a	Site is with	n/a

Ecology	Minerals a	Accessibility	Suitable
No designa	Within Coa	Very high public transport accessibility and is within 480m of 6 key se	Site is cons
No designa	Within Coa	Medium public transport accessibility and is within 480m of 5 key ser	Site origina
No designa	Within Coa	Medium/ high public transport accessibility. Within 480m of 5 key se	Previously
No designa	Within Coa	Very high public transport accessibility and access to 6 key services w	Site is suita
No designa	Within Coa	Medium public transport accessibility. Within 480m of 6 key services.	Various us
No designa	Within Coa	Medium/ high public transport accessibility; within 480m of 5 key ser	Potential f
Small secti	Within Coa	Low/ medium public transport accessibility. Within 480m of 4 key se	Considered
No designa	Within sur	Low/ medium public transport accessibility. Within 480m of 6 key se	Site is cons
Within 150	Within Coa	Site has low/ medium public transport accessibility and is within 480r	Site is cons
No designa	The site is	Low/ medium public transport accessibility and within 480m of 1 key	Site is suita
Site is with	Part of site	Low/ medium public transport accessibility and is within 480m of 4 ke	Given natu
No designa	Within Coa	Very high public transport accessibility. Within 480m of 6 key service	Residentia
No designa	Within Coa	Medium public transport accessibility. Within 480m of 4 key services	Site is cons
No designa	Within Coa	Medium public transport accessibility. Within 480m of 5 key services	Brownfield
No designa	Within Coa	Low/ medium public transport accessibility and within 480m of 6 key	Previously
No designa	Within Coa	Medium public transport accessibility and within 480m of 4 key servic	Previously
Site is with	Within Coa	High public transport accessibility. Within 480m of 5 key services.	Brownfield
No designa	Within Coa	Medium public transport accessibility and within 480m of 5 key servic	Submitted
Adjacent to	Within Coa	Low/ medium accessibility to public transport services. Site is also wit	Brownfield
No designa	Within Coa	Site has low public transport accessibility and has access to 2 key serv	Part of site
No designa	Within Coa	Medium/ high public transport accessibility and access to 3 key servic	Previously
No designa	Within Coa	Medium/ high public transport accessibility and within 480m of 5 key	Brownfield
Site is with	Within Coa	High/ very high public transport accessibility. Within 480m of 5 key s	The site is
Site is part	Within Coa	Medium/ high public transport accessibility and within 480m of 3 key	Former cle
Adjacent to	Within Coa	Very high public transport accessibility and access to 6 key services w	Site is curr
Adjacent to	Site is with	Low/ medium public transport accessibility, within 480m of 4 key ser	Potential f
No designa	Within Coa	Low/ medium public transport accessibility and within 480m of 5 key	Site consid
Site is desi	Within Coa	Medium public transport accessibility. Within 480m of 2 key services.	Site is cons
No designa	Within a co	Medium/ high public transport accessibility and within 480m of 4 key	Residentia
Wildlife co	Site is with	Site has low/ medium public transport accessibility and access to 4 ke	The land is
No designa	Within Coa	Very high public transport accessibility. Within 480m of 6 key services	Site is cons
No designa	Within Sur	Very high public transport accessibility and access to 6 key services w	It is unlikel
No designa	The site is	Very high public transport accessibility, very good access to services,	Site is PDL,
No designa	Within Coa	Very high public transport accessibility and access to 6 key services w	Part of site
No designa	Within Coa	Very high public transport accessibility and within 480m of 6 key serv	Currently i
No designa	Within Coa	Very high public transport accessibility and access to 6 key services w	Appears to
No designa	Within Coa	Low/ medium public transport accessibility; only 2 key services withir	Cleared ar
No designa	Within Coa	Site has very high public transport accessibility and has access to 5 ke	Highly acce
No designa	Coal minin	Medium public transport accessibility. Within 480m of 5 key services	Large mill l
Site is with	Site is with	Medium/ high public transport accessibility and access to 5 key servic	Partly brov
No designa	Within Coa	Very high public transport accessibility. Within 480m of 6 key service	Former de
No designa	The site is	Very high public transport accessibility and is within 480m of 6 key se	Brownfield
Partially w	Site is with	Low/ medium public transport accessibility and access to 4 key servic	Site is suita
Partially w	Within Coa	Low/ medium public transport accessibility and access to 3 key servic	Site is suita
No designa	Within Coa	Site has medium public transport accessibility and within 480m of 6 k	Brownfield
No designa	The site is	Site has very high public transport accessibility and access to 6 key se	Previously
No designa	Within Coa	Low/ medium public transport accessibility and within 480m of only 2	Considered
Site is adja	Within Coa	High Public Transport Accessibility. Within 480m of 5 key services.	Site is suita
Adjacent to	Within Coa	Medium/ high PublicTransport Accessibility. Within 480m of 3 key se	Accessible

No designa	Within Coa	Low public transport accessibility. Within 480m of 4 key services.	Highly acce
No designa	Within Sur	Site has very high public transport accessibility and has access to 6 ke	Highly acce
No designa	Within Coa	Medium public transport accessibility. Access to 6 key services withir	Could be s
No designa	The site is	Very high public transport accessibility and access to 5 key services w	Brownfielc
No designa	Within Coa	Medium public transport accessibility and within 480m of 6 key servic	The site cu
No designa	The site is	Very high public transport accessibility, town centre location and witl	The site is
No designa	Within Coa	Very high public transport accessibility. Within 480m of at least 6 key	Brownfielc
No designa	Within Coa	Very high public transport accessibility and access to 6 key services w	Brownfielc
Site is adja	Within Coa	Very high public transport accessibility; within 480m of 6 key services	Residentia
Wildlife co	The site is	High public transport accessibility and access to 6 key services within	Part of site
No designa	The site is	Medium public transport accessibility; within 480m of 6 key services	The site pr
Priority ha	Within Coa	Medium/ high public transport accessibility and within 480m of 4 key	Within Bus
Adjacent t	The site is	Low/ medium public transport accessibility and within 480m of 3 key	Brownfielc
No designa	Within Coa	High public transport accessibility. Within 480m of 4 key services	Principle o
Site is witl	Within Coa	Medium/ high public transport accessibility. Within 480m of at least	Applicatior
No designa	Within Coa	Medium/ high public transport accessibility. Within 480m of at least	Applicatior
Site is adja	Within Coa	Medium/ high public transport accessibility and access to 5 key servic	Highly acce
Adjacent t	Coal minin	Medium/ high Public Transport Accessibility. Within 480m of 3 key se	Highly acce
Site is adja	The site is	Low/ medium public transport accessibility. Within 480m of 5 key se	Previously
Adjacent t	he site is w	Very high public transport accessibility and within 480m of 6 key serv	Currently i
No designa	The site is	Very high accessibility to public transport and access to 6 key services	Within tow
No designa	The site is	Medium public transport accessibility and access to 5 key services wit	Site as limi
No designa	Within Coa	Medium/ high public transport accessibility. Within 480m of 5 key se	Acessible t
Adjacent t	Within Coa	Medium public transport accessibility and access to 2 key services wit	Site as limi
No designa	The site is	Very high public transport accessibility. Within 480m of at least 6 key	Vacant brc
No designa	The site is	Very high public transport accessibility. Within 480m of at least 6 key	Brownfielc
No designa	The site is	Very high public transport accessibility. Within 480m of at least 6 key	Brownfielc
Site partial	Within Coa	Low public transport accessibility; access to 3 key services within 480	Previously
Adjacent t	The site is	Site has limited access to services but has medium/ high public transp	Brownfielc
No designa	The site is	Very high public transport accessibility, town centre location and witl	The site ha
No designa	Within a C	Low/ medium public transport accessibility; access to 3 key services v	The site is
No designa	Site is with	High public transport accessibility. Within 480m of 5 key services	The site is
No designa	Site is with	High public transport accessibility. Within 480m of 5 key services	The site is
No designa	Within a C	Low/ medium public transport accessibility; access to 5 key services v	The site w
No designa	Site is part	High public transport accessibility. Within 480m of 5 key services	Site is cons
No designa	Site is with	Medium public transport accessibility; access to 6 key services withir	Site is vaca
Nature Re	Site is with	High public transport accessibility. Within 480m of 6 key services	Site is clea

Available
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Achieveable

Site has previously been recommended for approval for residential and is considered achievable in the long te
Site is considered achievable for residential development in the medium term.
Part brownfield land, would need mitigation of open space and community use (could remain onsite as part o
Site has planning permission (granted after the monitoring period) - achieveable for residential development i
Vacant mainly brownfield site with very good public accessibility and access to key services. Achievable in sho
Site may be achievable in the longer term as is in existing employment use and is a Grade II listed building.
Within existing residential area however would require relocation of existing business so considered achievab
Would require relocation of existing business so considered achievable in the longer term.
Considered achievable in the medium term.
The site contains active employment uses and has received recent permission for non-residential uses. If thes
Site has good accessibility to services and would provide an attractive residential location. Cosidered achievea
Site is considered suitable in the longer term and could be available. It is a brownfield site in a highly accessib
Brownfield site currently in active use may be achievable in the long term.
Site is conisdered suitable and available for housing; requires relocation of existing uses. Considered deliverab
Greenfield site but may be achievable in the longer term if appropriate flood mitigation measures could be mi
Active employment use however considered achievable in the long term, subject to relocation of current occu
Adjacent to land currently being redeveloped for housing. Residential development considered achievable in t
Active employment site within a premdominantly residential area and considered achievable in the longer ter
The site would be suitable for housing and could be achievable in the longer term if not redeveloped for empl
Would require adequate compensation for loss of open space but could be achievable in the long term.
Cleared site that was intended for redevelopment. Achievable in the medium term.
Site is conisdered suitable and available for housing; requires relocation of existing uses. Considered deliverab
Site is highly acessible and available. Subject to the site being sold it could be achievable in the medium term
The site is available and suitable for residential development, development proposals are being considered an
Active employment use however adjacent to new housing and considered achievable in the long term.
Site can be considered achievable for residential development in the longer term and with adjacent mills or in
If the current uses were to relocate, the land may become achievable in the long term as it is within a wider re
Careful consideration would need to be given to its effect on the Conservation Area, and other site constraints
Part brownfield site in a wider residential area and the land is being sold for development. Considered achiev
The site is considered achievable in the short to medium term and is identifed as being suitable and available.
The site is within a suitable accessible location, could form part of a mixed-use scheme and there is evidence c
The site is within a high accessible town centre location. Development is considered achievable in the mediur
Residential development is considered achievable in the medium term to long term as part of wider town cen
The site is considered suitable but multiple ownership may mean the site is only achievable in the long term.
The site is considered suitable but multiple ownership may mean the site is only achievable in the medium ter
If the current uses were to relocate, the site may become achievable in the long term as part of wider redevel
The site is vacant and has previously been in residential use. The land is identified as open space but, subject
The site has received permission for, and is in use as, car parking. Achievability may depend on wider regener
Nearby former Gem Mill was recently developed for residential, indicating there is a market in the area. Consi
Site is considered achieveable for residential development in the medium term.
The site is considered suitable and available and could be achievable in the medium term.
The site is considered suitable for housing and could be available for housing development. It is considered ac
The site is in active use but has previously been suggested for housing. Considered achievable in the long tern
The site is in active use but has previously been suggested for housing. Considered achievable in the long term
The site is suitable and vacant and is considered achievable in the medium term.
The site is within Oldham Town Centre (on the eastern edge) and very close to Mumps Metrolink Stop, as sucl
Currently in active employment use but has been submitted for housing through Call for Sites. Considered ach
Planning application is indication of deliverability. Considered deliverable in the short term.
Active employment site and would require relocation of existing users so considered achievable in the mediur

The site is suitable for residential conversion on upper levels to make best use of the building. Considered deli
The site forms part of a key area within the Oldham Town Centre. Site has planning permission (granted after
The site is in a highly accessible location and could be suitable for residential development if the policy constra
Small site within an existing residential area considered achievable in the medium term.
Site is considered achievable for residential development in the medium term.
The site now has planning permission (granted after the monitoring period) and is considered achievable in th
The site is in a highly accessible and prominent gateway location to Oldham Town Centre. The site now has pla
Part of the Oldham Town Centre Creating a Better Place programme, considered achievable in the long term.
Would require relocation of existing uses, but considered achievable in the medium term.
Development proposals progressing for the site. Considered achievable in the short term.
Was part of a former housing market renewal area; could be achievable in the medium term.
Adjacent to new housing development and considered achievable for residential in the long term.
Adjacent to site which has already received permssion for residential and other housing sites. Considered deliv
Principle considered suitable through assessment of planning application, land owned by a developer. Conside
Principle considered suitable through assessment of planning application, clear interest in the land for develop
Principle considered suitable through assessment of planning application, clear interest in the land for develop
Site is part of wider industrial area but there is new residential nearby and it is unused land. Considered achiev
Would require relocation of existing user so considered achievable in the long term.
Adjacent to existing housing in accessible and sustainable location, with no known ownership issues or major
The site is considered suitable but multiple ownership may mean the site is only achievable in the long term.
Considered achievable for residential development in the long term.
Site is considered deliverable for a small housing development in the long term (or sooner if the site was to be
Site is considered deliverable for a small housing development in the long term (or sooner if the site was to be
Site is considered deliverable for a small housing development in the long term (or sooner if the site was to be
The site is in a highly accessible location within Oldham Town Centre. It is considered to be available and suita
The site is in a highly accessible location within Oldham Town Centre. It is considered to be available and suita
The site is in a highly accessible location within Oldham Town Centre. It is considered to be achievable for resi
Site is suitable and available and considered achieveable for residential development within the medium term
Site is conisdered suitable and available for housing; considered deliverable in the long term.
The site is considered achievable for residential/ mixed-use development in the long term.
Site is considered to be achievable for small-scale residential development in the medium term. Known develo
Site is considered to be achievable for small-scale residential development in the medium term.
Site is considered to be achievable for small-scale residential development in the medium term.
Site is considered to be achieveable for residential development in the short to medium term.
Site is considered to be achievable in the medium term.
Site is considered to be achievable in the medium term.
Site is considered to be achievable in the medium term.

Delivery Ye	Delivery Ye	Delivery Years 2035+
0	0	30
0	6	0
0	0	13
331	0	0
29	0	0
0	0	141
0	60	0
0	0	68
0	24	0
0	0	38
0	27	0
0	0	6
0	0	20
0	14	0
0	0	52
0	0	41
0	0	13
0	0	200
0	0	17
0	0	50
0	6	0
0	86	0
0	10	0
149	0	0
0	0	24
0	0	172
0	0	51
0	0	30
132	15	0
132	18	0
0	0	47
0	30	0
0	0	224
0	0	22
0	24	0
0	0	9
0	10	0
0	0	12
0	0	90
0	97	0
0	10	0
0	0	250
0	0	86
0	0	68
0	5	0
0	0	100
0	0	58
102	0	0
0	118	98

105	0	0
120	111	0
0	8	0
0	5	0
0	10	0
93	745	0
99	120	0
0	0	150
0	44	0
147	0	0
0	10	0
0	0	122
0	5	0
0	10	0
0	0	10
0	10	0
0	0	30
0	0	9
0	13	0
0	0	30
0	0	18
0	0	7
0	0	8
0	0	7
0	0	100
0	0	250
0	0	12
0	75	0
0	0	12
0	0	45
0	12	0
0	5	0
0	9	0
0	20	0
0	8	0
0	4	0
0	28	0

Ward	Site Ref	Site Name	Land Type
Alexandra	SHA0003	Nether Hey St/Pearl Mill Close, Glodwick	GF
St. Mary's	SHA0008	Site corner of Ripponden Rd / Broadbent Rd, De	BF
Royton North	SHA0032	OPOL 23 Former Birchinlee Mill & adjacent land	Mix
Failsworth West	SHA0050	Springfield Works, Samuel St, Failsworth	BF
Alexandra	SHA0065	Lake View / Park View, King Rd, Oldham	MIX
Saddleworth West &	SHA0066	Woodend Mills Industrial Estate,South Hill, Lees	BF
Medlock Vale	SHA0076	Land off Ashton Road (south of Bell Mill)	GF
Medlock Vale	SHA0077	Bell Mill and adjacent works, Claremont St, Oldh	BF
Saddleworth South	SHA0125.1	2 Oldham Road	Mix
Shaw	SHA0173	E of Milnrow Road,Milnrow Road , Shaw	BF
Chadderton Central	SHA0721	Former Junction Mill, Foxdenton Lane, Chaddert	Mix
Failsworth East	SHA0733	Land at Mersey Road North, Failsworth, Oldham	BF
Werneth	SHA0749	Land at Crossbank St, Oldham	BF
Failsworth East	SHA0750	Land at Albert St, Failsworth, Oldham	BF
Hollinwood	SHA0805	Land west of Vale Mill	BF
Failsworth West	SHA0808	Morton Mill, Morton St, Failsworth	BF
Alexandra	SHA0847	Land at Belgrave Mills next to Groby St	BF
Saddleworth South	SHA0858	OPOL 14 Dacres Hall, Manchester Rd, Greenfie	GF
Saddleworth South	SHA0859	OPOL 20 Land S of Oaklands Rd, Grasscroft	GF
Saddleworth South	SHA0860	OPOL 21 Land at Summershades Lane, Grassc	Mix
Saddleworth North	SHA0861	OPOL 17 Stoneswood, Delph	GF
Saddleworth North	SHA0862	OPOL 19 Ainley Wood, Delph	GF
Saddleworth North	SHA0863	OPOL 18 Rumbles Lane, Delph	GF
Saddleworth North	SHA0864	OPOL 15 Wall Hill, Dobcross	GF
Saddleworth South	SHA0865	OPOL 16 Ryefields Drive, Uppermill	GF
Royton North	SHA0869	OPOL 1 Land at Royley Clough, Royton (Site A)	GF
Royton North	SHA0870	OPOL 1 Land at Royley Clough, Royton (Site B)	GF
Medlock Vale	SHA0871	OPOL 7 Simkin Way, Bardsley	GF
Royton South	SHA0872	OPOL 8 Oldham Edge	GF
Chadderton Central	SHA0882	OPOL 2 Ferney Field Road, Chadderton	GF
Chadderton Central	SHA0884	OPOL 4 Foxdenton Hall Park, Chadderton	GF
Chadderton Central	SHA0885	OPOL 5 Cowhill, Chadderton	GF
Saddleworth West an	SHA0886	OPOL 13 Stonebreaks, Springhead	GF
Saddleworth West an	SHA0887	OPOL 12 Thornley Brook East, Lees	GF
St. Mary's	SHA0889	OPOL 11 Greenacres(a) - top section	GF
St. Mary's	SHA0889.1	OPOL 11 Greenacres(a) - south of Orme and Ma	GF
St. Mary's	SHA0890	OPOL 11 Greenacres(b)	GF
St. Mary's	SHA0890.1	OPOL 11 Greenacres(b) - south of former Breez	GF
Failsworth West	SHA0891	OPOL 6 Moston Brook / Hole Bottom Clough, E	Mix
Failsworth West	SHA0892	OPOL 6 Moston Brook / Hole Bottom Clough, W	Mix
Chadderton Central	SHA0912	Stockfield Mill, Stockfield Rd	BF
Royton South	SHA0999	Long Clough, off Broadway, Oldham	GF
Saddleworth South	SHA1001	Waterside Mills, Greenfield, Oldham	BF
Failsworth West	SHA1022	Land at WWTW, Green Lane, Failsworth	BF
St. Mary's	SHA1050	5 Horsedge Street, Oldham	BF
Coldhurst	SHA1073	Prudential Building, 79 Union Street	BF
Waterhead	SHA1093	Land adjacent to Heywood St, Oldham	GF
Saddleworth West an	SHA1095	Stoneleigh Quarry, off Stoneleigh Road/ Woodle	GF
Saddleworth North	SHA1114	Land at Harrop Green Lane, Diggle (Diggle Railv	GF
St. James	SHA1118	Pearly Bank, Sholver	GF
St James	SHA1119	Land at Hodge Clough Road, Sholver	GF
Coldhurst	SHA1163	Osborne Mill, Osborne Street, Oldham	BF
Failsworth East	SHA1165.1	Land North of Ashton Road, Woodhouses - Site	GF
Failsworth East	SHA1165.2	Land south of Cutler Hill Road, Failsworth	GF
Failsworth East	SHA1169	Land North of Ashton Road, Woodhouses - Site	GF
Chadderton North	SHA1174	Land at Healds Green	GF
Saddleworth South	SHA1182	OPOL 16 Ryefields, Uppermill	GF
Saddleworth North	SHA1196	Land off Delph New Road, Dobcross, Oldham	BF

Saddleworth North	SHA1196.1	Land off Delph New Road, Dobcross, Oldham	Mix
Saddleworth South	SHA1198	Land off Park Lane / Steadway, Boarshurst, Gre	GF
St. James	SHA1201	Land to the rear of Spinners Way	GF
St. James	SHA1203	Alderney Farm	GF
Chadderton North	SHA1213	Top Shed/Back field	Mix
Chadderton North	SHA1213	Hill Top Farm 3	GF
Chadderton North	SHA1213	Hill Top Farm 1 & 2	Mix
Saddleworth North	SHA1493	SEA 7 Valley Mills (Saddleworth Business Centr	BF
Saddleworth South	SHA1509	Oak View Mills, Manchester Road, Greenfield	BF
Saddleworth West &	SHA1518	Leesbrook Mill, Lees	BF
Chadderton Central	SHA1561	former Rugby Mill site, Chadderton	BF
Chadderton North	SHA1585	Land at Kiln Close	BF
Chadderton Central	SHA1608	Ace Mill (aka Gorse Mill No. 2), Chadderton	BF
Royton South	SHA1617	Bee Mill, Shaw Road, Royton	BF
Failsworth West	SHA1635	Dob Lane End Mill, Morton St, Failsworth	BF
Medlock Vale	SHA1637	Earl Mill, Dowry St, Hathershaw	BF
Chadderton North	SHA1640	Falcon Mill, Chadderton	BF
St. Mary's	SHA1643	Forge Mill, Greenacres Rd, Oldham	BF
St. James	SHA1644	Fountain Mill, Oldham	BF
Saddleworth North	SHA1647	Gatehead Mill, Delph New Road	Mix
Chadderton Central	SHA1649	Gorse Mill No.1, Chadderton	BF
Royton North	SHA1651	Grape Mill, Royton	BF
Hollinwood	SHA1653	Greengate Mill, Chadderton	BF
Werneth	SHA1657	Hartford Works (Oxford Mill), Chadderton	BF
Shaw	SHA1667	Jubilee (Woodbottom) Mill, Milnrow Rd, Shaw	BF
Saddleworth South	SHA1670	Kinders Lane Mill, Greenfield	BF
Saddleworth North	SHA1671	Knarr Mill, Oldham Road, Delph	BF
Royton North	SHA1672	Lane End Mill (Royton Lane Mill), Royton	BF
Shaw	SHA1674	Lilac Mill, Beal Lane, Shaw	BF
Royton South	SHA1677	Lion Mill, Royton	BF
Chadderton Central	SHA1680	Malta Mill, Chadderton	BF
Chadderton Central	SHA1681	Manor Mill, Chadderton	BF
Saddleworth North	SHA1694	Pingle Mill, Pingle Lane, Delph	BF
Failsworth East	SHA1698	Regent Mill, Sisson St, Failsworth	BF
Royton South	SHA1708	Springfield Mills, Moss Lane, Royton	BF
Chadderton Central	SHA1712	Swan Mill, Foxdenton Lane, Chadderton	BF
Chadderton Central	SHA1713	Textile Mill, Cobden St, Chadderton	BF
Chadderton Central	SHA1717	Vale Mill, Stockfield Road, Chadderton	BF
Hollinwood	SHA1718	Vale Mill, Chamber Road, Hollins	BF
Saddleworth South	SHA1720	Victoria Mills, High Street, Uppermill	BF
Royton North	SHA1721	Vine Mill, Middleton Rd, Royton	BF
Werneth	SHA1724	Werneth Mill, Manchester Rd, Werneth	BF
Coldhurst	SHA1725	Werneth Mills, Henley St, Werneth	BF
Failsworth East	SHA1728	Former Windsor Mill, Hollins Rd, Failsworth	BF
Alexandra	SHA1732	Belgrave Mill 1, Fitton Hill Road/ Honeywell Lane	BF
Alexandra	SHA1733	Belgrave Mill 3, Fitton Hill Road / Keswick Avenu	BF
Alexandra	SHA1734	Belgrave Mill 4, btw Fitton Hill Road / Groby St	BF
Hollinwood	SHA1736	Albert Mill, Albert St, Hollinwood	BF
Failsworth West	SHA1773	OPOL 6 Land to North of Lancaster Club, Broad	GF
Royton North	SHA1778	Land at Rochdale Rd, Oozewood Rd, Royton	GF
Royton North	SHA1778.1	Fir St. Garage Site, Dogford Park, Royton	Mix
Coldhurst	SHA1780	Land at Nile Street, Oldham	GF
Coldhurst	SHA1806	Raleigh Close, Oldham	GF
Royton North	SHA1809	Rear of 231 High Barn Road, Royton	GF
Coldhurst	SHA1822	Coldhurst Street, Oldham	GF
St. Mary's	SHA1823	Shaw Road/ Sidney Street, Oldham (2 parts)	GF
Chadderton Central	SHA1844	Land at Lansdowne Road (Alder Root), Chadder	GF
Saddleworth South	SHA1864	Haybottoms Mill, Oak View Rd, Greenfield	BF
Saddleworth North	SHA1865	Slackcote Mill, Slackcote Lane, Delph	BF

Royton North	SHA1871	Delta Mill, New Coin St, Royton	BF
Waterhead	SHA1996	Land at Heap Street, Oldham (3 parts)	GF
St. Mary's	SHA1998	Tommyfield Market	BF
Alexandra	SHA2003	Former Belgrave Mill (NO. 2), Fitton Hill Road, O	BF
Medlock Vale	SHA2007	South of Rosary Road/ Mills Hill Close	GF
St. James	SHA2009	Land adjacent to Stoneleigh Park	GF
Saddleworth North	SHA2013	Ellis Mill, Huddersfield Rd, Diggle	BF
Saddleworth North	SHA2014	Warth Mill, Huddersfield Rd, Diggle	BF
Saddleworth South	SHA2021	Ellipse, Chew Valley Rd., Greenfield	GF
Saddleworth North	SHA2022	Land at Denshaw Road, Delph	BF
Saddleworth West &	SHA2026	Timbertops, Springhead	MIX
Royton South	SHA2033	Low Crompton Road, Royton (2 sites)	GF
Saddleworth West &	SHA2034	Prospect Farm Land, Coverhill Road, Grotton	GF
Saddleworth North	SHA2035	Land off Corbett Way	BF
Saddleworth North	SHA2036	Rainey Family Land	GF
Alexandra	SHA2037	Land off Lees New Road, Oldham	GF
Saddleworth South	SHA2038	Parkside	Mix
Saddleworth North	SHA2039	Land at Dumfries Farm	GF
Saddleworth North	SHA2040	Land of Ripponden Road, Denshaw	GF
Saddleworth North	SHA2041	Land off Rochdale Road	GF
Crompton/ Royton No	SHA2042	Land to West of High Crompton (North site)	GF
Royton North	SHA2042.1	Land adjacent 108-110 Castleton Rd	Mix
Failsworth East	SHA2056	Meadowcroft Farm, 232 Medlock Rd., Woodhou	Mix
Failsworth West	SHA2061	Land off Morton/Mill St./Oldham Rd., Failsworth	BF
Failsworth West	SHA2062	Peel St./Hobson St., Failsworth	BF
Failsworth West	SHA2063	Albion St., Failsworth	BF
Saddleworth West an	SHA2065	Elder/Lady Rd.s, Lees	BF
Saddleworth South	SHA2066	Land at Poplar Avenue	GF
Saddleworth South	SHA2067	Land at Shaws Lane	GF
Saddleworth North	SHA2068	Land at Sunny Lynn	Mix
Chadderton North	SHA2069	Lees field, Chadderton Fold	GF
Chadderton North	SHA2070	Healds Green	GF
Saddleworth South	SHA2071	Land at Higher Shaws	GF
Saddleworth South	SHA2072	Cog Hole	GF
St. James	SHA2073	Land to the rear of nos. 746-752 Ripponden Roa	GF
Royton North	SHA2074	1 Hanging Chadder Farm	Mix
Saddleworth North	SHA2075	Land at Long Lane/Sandy Lane	GF
Saddleworth South	SHA2076	Site to rear of Royal George Mills, Greenfield	GF
Waterhead	SHA2077	Land off Waterworks Road, Oldham	GF
Crompton	SHA2078	Land at Fir Lane	GF
Saddleworth South	SHA2079	Land south of Burnedge Lane, Grasscroft, Oldha	GF
Saddleworth North	SHA2080	Land Adjoining Ramsclough Farm	GF
Saddleworth South	SHA2081	Higher Hill Farm	GF
Saddleworth West &	SHA2082	Land at Coverhill Road	GF
Saddleworth South	SHA2083	Land off Armit Road, Greenfield, Oldham	GF
Saddleworth West &	SHA2084	Grotton - Lydgate Hill, Oldham	GF
Saddleworth North	SHA2085	Land on the South West Side of Rochdale Road	GF
Sadlleworth North	SHA2086	Land at Denshaw Vale	GF
Chadderton North	SHA2087	Land rear of nos.8-20 Heights Lane, Chadderton	GF
Saddleworth North	SHA2088	Land at Ward Lane	GF
Saddleworth South	SHA2089	Land between Tunstead Lane and Hollins Lane	GF
Saddleworth South	SHA2090	Front Land, Hollyville, Greenfield	GF
Saddleworth South	SHA2091	Hollyville Golf Course, Greenfield - Site A	GF
Saddleworth North	SHA2092	Land off Crib Lane/Sandy Lane	GF
Saddleworth North	SHA2093	Land at Lower Turf Lane, Scouthead, Oldham	GF
Saddleworth North	SHA2094	Wool Road Farm	Mix
Royton North	SHA2095	Proposal 1-Gillotts Farm and Race Field Farm (S	GF
Saddleworth South	SHA2096	Hollyville Golf Course, Greenfield - Part B	GF
Chadderton North	SHA2097	Nod Farm	GF

Medlock Vale	SHA2098	Land on the East side of Ashton Road, Oldham	GF
Chadderton North	SHA2099	Nod Farm	GF
Crompton	SHA2100	Fentons Farm	GF
Medlock Vale	SHA2101	land at the junction of Ashton Road and Coal Pit	Mix
St. James	SHA2102	Land East Side Whitehall lane Moorside Oldham	GF
Waterhead	SHA2103	Former Paulden Farm	GF
Failsworth East	SHA2104	Land off Failsworth Road/Medlock Road, Woodh	GF
Failsworth East	SHA2105	Land at Woodhouses	Mix
Medlock Vale	SHA2106	Hathershaw College playing fields	GF
Failsworth East	SHA2107	Bottom Field Farm 1	Mix
Saddleworth West &	SHA2108	Old Brickworks / Quarry	GF
Failsworth East	SHA2109	Land west of Failsworth Road, Woodhouses	GF
Saddleworth West &	SHA2110	Old Grotton Brickworks	Mix
Crompton	SHA2111	Land to West of High Crompton (South site)	GF
Failsworth East	SHA2112	Bottom Field Farm 2	GF
St. James	SHA2113	Little End Farm Moorside Oldham	GF
Royton North	SHA2114	Proposal 2-Gilletts Farm and Race Field Farm (s	GF
Failsworth East	SHA2115	Littlemoss Park (Ashton Moss North) - Oldham s	Mix
Shaw	SHA2116	Burn Farm	GF
Royton North	SHA2117	East of A627M, north of Broadway and Streetbri	GF
Royton North	SHA2118	Land to West of High Crompton (north site)	GF
Royton North	SHA2120	Former pitch, Middleton Road, Royton	GF
St. James	SHA2126	Moorside Cricket and Bowling Club, Turf Pit Lan	Mix
Alexandra	SHA2128	Land adjacent to St Hugh's Primary School, Wild	GF
St. Mary's	SHA2142	Museum, Greaves Street	BF
Coldhurst	SHA2146	Metropolitan Place, Peter Street	BF
St Mary's	HLA2796	169 Union Street, Oldham	BF
Shaw	SHA1006	Land at Mosshey St, Shaw	BF
Shaw	SHA2133	64-66 Market Street, Shaw	BF
Failsworth East	HLA3120	Phoenix Mill, Cheetham Street, Failsworth, Manc	BF
Hollinwood	SHA0038	Devon Mill, Devon Way, Hollinwood	BF
Hollinwood	SHA1660	Heron Mill, Heron Street	BF
Saddleworth South	SHA1370	Bus turnaround, High Street, Uppermill	BF
St James	SHA1117	Land fronting Ripponden Road, Sholver	GF
Hollinwood	SHA1312	Land at Hawthorn Road, Hollinwood	GF
Chadderton North	SHA1803	Nimble Nook, off Broadway	GF
Coldhurst	SHA1862	Anchor Mill, Daisy St, Coldhurst	BF
St Mary's	SHA2031	Land to S. of 64 Bridge Street, Rhodes Bank	BF
Werneth	SHA2058	Land bounded by Brideoake/Heywood St./Green	BF
Saddleworth South	SHA2167	Land south east of Church Road, Uppermill	GF
Saddleworth West &	SHA2168	Land at Stockport Road, Lydgate, Oldham, OL4	GF
Failsworth East	SHA2169	Withins Hall Farm, Woodhouses, Oldham	GF

Existing Use	Area (ha)
Open Space	1.19
Part of school building and	0.28
Vacant land / open space	2.1
Industrial	0.45
Grassed amenity land	0.67
Industry	0.82
Open Space	1.73
Employment	1.9
Green Belt Land	0.67
Vacant land and car wash	0.52
open land, industrial, MOT	6.32
Vacant land	0.93
Industry and vacant land	3.67
Vacant land and gas holde	6.66
Vacant land	0.62
Gym and vacant building	0.27
Industrial storage	0.2
Residential, curtilage and v	2.1
	1.8
Mature woodland	2.12
Agricultural (grazing)	1.59
Open valley side	2.26
	0.57
	4.14
Grazing / woodland	1.13
Open Land	4.92
Amenity open space and p	3.65
	2.75
Recreational open space /	53.49
Part open grazing, vallet, g	9.05
rough open valley / open g	7.96
Open land, recreation	10.81
Recreation, open land, disu	7.41
Managed woodland, open	6.73*
Open land, open space, pl	27.5
	2.26
Open land / recreational op	68.49
	6.7
Area 1 - open land and me	15.88
Open land / woodland/ Allo	13.1
Industrial / commercial	0.68
Open Space	2.48
Industrial	1.94
Wastewater Treatment Wo	0.38
NHS building	0.08
Vacant	0.09
Open Space	0.8
Open Space	0.85
Grassed amenity land	0.04
Open Space	2.82
Open Space	1.32
Industry	0.91
Green Belt Land	0.81
Green Belt Land	2.98
Green Belt Land	0.83
Green Belt Land	0.85
Woodland	0.49
Green Belt Land	0.58

Green Belt Land	1.01
Green Belt Land	1.15
Green Belt Land	1.29
Green Belt Land	0.64
Green Belt Land	1.42
Green Belt Land	1.45
Green Belt Land	1.55
Commercial	2.87
Industry	0.44
Industry	0.65
Vacant Building	1.21
Green Belt Land	2.63
Industry	1.48
Industry	2.79
Other	0.34
Industry	1.65
Commercial	0.97
Industry	0.53
Vacant Building	0.12
Industry	1.26
Industry/Retail	1.41
Industry	0.81
Industry	0.19
Industry	0.81
Vacant mill building	0.92
Industry	0.33
Commercial	0.54
Industry	0.28
Industry	2.88
Industry	1.94
Industry	0.76
Industry	1.07
Commercial	0.21
Industry	1.51
Industry	0.31
Industry	1.2
Industry	0.34
Commercial	0.32
Industry	0.94
Commercial	0.06
Industry	0.92
Commercial	0.92
Industry	2.47
Vacant Land	0.6
Industry	0.53
Industry	0.22
Industry	0.51
Offices	1.22
	1.33
Open Space	0.25
Open Space	0.07
Open Space	0.22
Open Space	0.27
Open Land	0.37
Open Space	0.62
Open Space	0.84
Open Space	0.35
Industry	1.51
Industry	1.01

Industry	1.66
Open Space	0.53
Outdoor market	1.14
Vacant Land	0.51
Green Belt Land	2.66
Open Space	2.36
Commercial	0.2
Commercial	0.46
Open Space	0.38
Industry	0.19
Vacant land within/ adjacer	0.47
Green Belt Land	0.31
Green Belt Land	2.6
Green Belt Land	0.18
Green Belt Land	1.31
Green Belt Land	0.93
Green Belt Land	0.55
Green Belt Land	5.34
Green Belt Land	1.31
Green Belt Land	5.82
Green Belt Land	37.14
Green Belt Land	0.11
Green Belt Land	5.4
Industrial	7.92
Industrial	3.13
Industrial	1.31
	1.42
Green Belt Land	0.19
Green Belt Land	0.2
Green Belt Land	0.22
Green Belt Land	0.26
Green Belt Land	0.39
Green Belt Land	0.53
Green Belt Land	0.63
Green Belt Land	0.69
Green Belt Land	0.71
Green Belt Land	0.75
Green Belt Land	0.88
Green Belt Land	1.02
Green Belt Land	1.05
Green Belt Land	1.12
Green Belt Land	1.44
Green Belt Land	1.59
Green Belt Land	1.59
Green Belt Land	1.64
Green Belt Land	1.66
Green Belt Land	1.68
Green Belt Land	1.72
Green Belt Land	1.95
Green Belt Land	2.1
Green Belt Land	2.31
Green Belt Land	2.27
Green Belt Land	2.36
Green Belt Land	2.8
Green Belt Land	3.2
Green Belt Land	3.36
Green Belt Land	4
Green Belt Land	4.24
Green Belt Land	5.59

Green Belt Land	5.6
Green Belt Land	5.64
Green Belt Land	5.64
Green Belt Land	6.71
Green Belt Land	7.17
Green Belt Land	7.67
Green Belt Land	8.3
Green Belt Land	8.42
Green Belt Land	8.9
Green Belt Land	9.22
Green Belt Land	9.53
Green Belt Land	9.88
Green Belt Land	10
Green Belt Land	10.05
Green Belt Land	10.64
Green Belt Land	12.79
Green Belt Land	14.53
Green Belt Land	17.65
Green Belt Land	38.3
Green Belt Land	49.13
Green Belt Land	65.01
Green Belt Land	0.92
Green Belt Land	2
Open Space	0.8
Listed building	0.08
Office building	0.04
Mixed-use multi-storey buil	0.03
The site accommodates a	0.27
Building within terraced rov	0.03
Industry	1.46
Industry	1
Industry	1.53
Bus turnaround adjacent to	0.1
Partly open space/ former	0.76
Landscaped space	0.16
Open Space	0.38
Commercial	0.7
Informal car parking/ indus	0.06
Industry	0.7
Green Belt Land	1.8
Green Belt Land	3.81
Green Belt Land	2

Comments
Greenfield landscaped open space with many mature trees. Access via Pea
School building and associated parking area in use and grassed area frontin
OPOL23. Vacant land (former mill), plus greenfield land / open space. Pond
Former mill buildings in good condition. Variety of businesses using building
Land opposite Alexandra Park; part of site is vacant and overgrown land with
In employment use. Within Flood Zone 3b
Area of natural/ semi-natural open space, heavily wooded and blanket TPO
Six storey red brick mill building in good condition and with architectural deta
GMCFS1610
Vacant land and poor quality building containing a car wash and a unit. Bour
The developed part of the site includes some small older units (tyre place ar
Vacant previously developed land. Being considered for redevelopment as p
Waste land with industrial units to the far side which are occupied. Saved UI
Former gas holder site acquired from National Grid as part of wider develop
Site used as car park for adjacent Chambers Self Storage business, associa
Mill building in poor condition. Gym occupies part of building. Former house
Derelict former industrial site (part of Belgrave Mill complex). Within BEA 6.
Curtilage of Dacres Hall and Steepways with woodland area to the south and
Narrow strip of wood/scrub land forming railway sidings between railway line
Square of mature woodland in southern section fronting Oldham Road with a
Steep open land with footpath cutting through the middle of the site in a wes
Woodland valley heavily planted with trees and shrubs to the south opening
Semi-rural site, close to Delph settlement but rural feel. Southern half of the
Semi-rural area. Open grazing land split into fields by fencing. Husteads Far
Open rough grazing with woodland to the south west of site (previous site vis
One part of designated OPOL. Land is quite flat from Cecil Street with a tra
One part of designated OPOL. Narrow woodland valley area with residentia
Site designated as OPOL 7. Grassed (maintained on Ashton Rd frontage).
Designated as OPOL. New play area at corner of Bar Gap Road. From Hens
Designated as OPOL. Valley at northern end. Plateau in centre adjacent to s
Designated as OPOL. Site split into two by access to sewage works. Stream
Designated as OPOL. Scrub land and school playing fields (surrounded by p
Designated as OPOL. Exposed hill top between two disused quarries (one o
Designated as OPOL. Managed woodland and undulating valley across nort
Designated as OPOL - top section of overall Greenacres OPOL. Site slopes
Designated as OPOL - top section of overall Greenacres OPOL. Site slopes
Designated as OPOL - bottom section of overall Greenacres OPOL. Undula
Designated as OPOL - bottom section of overall Greenacres OPOL. Undula
Part of Moston Brook OPOL to east of Broadway. Area immediately east of
Designated as Moston Brook OPOL, to west of Broadway. Areas of flat gras
Occupied mill, in use for employment purposes by several businesses. In re
Large area of open space with former mill reservoir.
Mill building and large Industrial unit forming SEA 5 with associated car park
Sewage works and surrounding steep woodland hillside, adjacent to Green
NHS building and associated car park formerly used for rehabilitation service
Could be a suitable site however not currently considered viable for resident
Area of open space gradually sloping up from Heywood Street to same level
Former quarry site to rear of houses. Access via narrow paths and from cul
Submitted to SHLAA Open Call for Sites in 2019 by landowner for considera
Large site, currently identified as open space, including provision for children
Linear piece of open space adjacent to Green Belt and housing. Previously
Existing 5 storey red brick mill building with annexes occupied by various sm
GMCFS824
GMCFS770
GMCFS823
GMCFS456
Majority of site falls within OPOL16 (ref SHA0865). Area of woodland stretch
GMCFS487

GMCFS528
GMCFS509
GMCFS467
GMCFS466
GMCFS382
GMCFS209
GMCFS208
Includes SHA1738 Valley Mills and SHA1741 Lumb Mill
Site consists of one stone building - Oak View Mills occupied by Robert Scot
Large Grade II listed mill building (5x storey) and large chimney. Surrounding
Now demolished. PA/340711/17 submitted September 2017 for distribution
GMCFS393
Mill is occupied and in decent condition, with neglect in some parts. Within B
Within BEA8; 2 storey mill which looks quite modern, although can tell it has
Occupied single storey mill in good condition. Within wider industrial area, a
Named as Earl Business Centre; good condition, restored, new windows and
Part occupied. Single storey mill building with metal clad extension. Car park
Forge Mill/ Hope Mill. Within BEA 10, not likely to have residential potential a
19th C former mill, vacant and in poor condition. Adjacent to other occupied
Site is well occupied and easily accessible. Within SEA 6.
Mill building in good condition (described as in good condition in Mill Survey)
Very large mill, fair condition with poor access (potholes), scrapyard to side.
2 storey brick building, windows boarded up, fair condition and within wider B
(Part of plotted site 908). Site is part occupied and included within Hartford I
19th century former cotton mill in poor condition with planning history.
Edge of Greenfield centre. Next to Boars Hurst Business Park. Within SEA 4
Former 18th century woollen mill, with more recent alterations. There is a lar
Stone mill, with no windows; one large entrance - linked to several other buil
Large mill, constructed in 1900s. Within BEA 9 and part of JD Williams, onli
Part occupied (75% vacant) Grade II Listed; large mill in mixed condition; ve
Part of Mills Hill Trading Estate. 5 Storey red brick mill building in good cond
Very large mill site - in good condition and occupied. Mill building is Grade II
Former spinning mill built in the 1780s. Existing employment site which is o
Large Grade II listed mill. Good condition but appears vacant in parts.
Within BEA 7 Higginshaw.
6 storey traditional Mill - in active use with activity going on in yard during vis
19th Century former cotton mill now demolished. Good accessibility to Midd
Mill building is in decent condition and is occupied by various businesses. W
Within BEA2, Hawksley Street. Large mill in use as Chambers Business Ce
19th Century former woollen mill. In use as Saddleworth Museum.
Very large, 6 storeys late 19th Century, former spinning mill brick-built mill w
Site in use as Ford garage and dealership. In good condition and well used.
Large mills in active employment use and in fair condition. Not considered s
Within Hollinwood Business District. Mill demolished late 2016.
Mill in use but only appears partly occupied (Liversidge Windows and Doors
Mill appears in use with signage and formal parking, some evidence of vaca
In use with proper entrance and signage/reception area; adjacent to demolis
Site within Hollinwood Business District. In use as Hollinwood Business Cen
Site designated as OPOL 6.
Currently open space in three parts; 2 parts adjacent to Thornham Mill; one
Additional area adjacent to Dogford Park.
0.22ha area of grass which slopes down to northern edge towards adjacent
Landscaped land providing amenity greenspace for adjacent flats. Developm
Naturalised land, trees and shrubs on site. Large pylon in centre of site. Top
Site is grassed but sparse and untidy, quite muddy, in a built-up area, contai
Landscaped land, playing field with play equipment and path running through
Site forms areas of amenity open space at busy junction of Landsdowne Ro
Early 19th Century mill in good condition. Within SEA 2.
Mill building in good condition. In use for industry/ employment uses. Within

Large former spinning mill. The site is comprised mostly of buildings and ha
Three linear parcels of grassed land, adjacent to Heap Street. Number of m
Outdoor market and hardstanding.
Council asset - site of former Belgrave Mill No. 2 - now used as informal par
GMCFS1510; Site included within Places for Everyone proposed strategic a
Open space which runs adjacent to the Metrolink line. Formerly built on (der
Former mill fronting Huddersfield Road; within SEA 9. Occupied in employm
Early 19th Century former spinning mill in good condition. Site is within SEA
Natural / semi-natural open space. Blanket TPO covers whole site.
Workshop and part of smallholding within Delph village centre and conserva
Vacant land within the curtilage of dwelling house. Site submitted to a previo
GMCFS435
GMCFS181
GMCFS1054
GMCFS1076
GMCFS1328
GMCFS420
GMCFS425
GMCFS1470
GMCFS1568
Part of site has planning permission under HLA3225 for minor residential de
Within wider employment area
Within wider employment area
Currently considered most suitable to remain as employment land
Purpose built industrial / commercial units
GMCFS458
GMCFS1620
GMCFS461
GMCFS381
GMCFS681
GMCFS454
GMCFS984
GMCFS522
GMCFS557
GMCFS396
GMCFS1518
GMCFS494
GMCFS407
GMCFS1532
GMCFS1512
GMCFS586
GMCFS402
GMCFS508
GMCFS527
GMCFS687
GMCFS439
GMCFS768
GMCFS399
GMCFS1511
GMCFS1584
GMCFS1582
GMCFS469
GMCFS763
GMCFS1527
GMCFS1698
GMCFS1583
GMCFS1558

GMCFS498
GMCFS1727
GMCFS1599
GMCFS806
GMCFS300
GMCFS372
GMCFS779
GMCFS440
GMCFS523
GMCFS765; Part of site included within Places for Everyone proposed strate
GMCFS1598
GMCFS695
GMCFS1525
GMCFS1471
GMCFS766
GMCFS301
GMCFS1699
GMCFS917
GMCFS1528
GMCFS1700
GMCFS470
Was previously used as playing pitches for adjacent school but has not beer
Listed museum building, previously suggested for residential conversion dep
In use office building withn Oldham Town Centre.
Mixed-use multi-storey building within Oldham Town Centre.
Site appears to be in use (or partial-use) for a commercial business, but with
Previously identified as a vacant building within a terraced row.
Industrial site/ complex. Previously had planning permission for 89 dwellings
Mill building in good condition. In use for industry/ employment uses. Not ava
Former cotton mill situated in a primarily residential area. Adjacent land whic
Previously identified as possible site should highway reconfiguration occur a
Grassed area of open space fronting Ripponden Road at top entrance to Sh
Former cleared housing site off Hawthorn Road. Surrounded by residential p
Site is an area of grassed amenity greenspace, with some smaller trees, ma
Mill building part occupied by businesses, retailers including clothing shops a
Vacant land to south of new apartments. Currently used for informal car parl
Existing employment units, adjacent to vacant Jubilee Mill and close to other

Reasons for discounting
Open space not currently considered suitable for development
Formerly included within the housing land supply (as at 1 April 2021), however recent planning permis
OPOL
In active employment use
Previously included within the housing land supply (as at 1 April 2021), however no longer considered
In employment use
Open space not currently considered suitable for development.
In active employment use, within wider employment area
Within Green Belt
Site is within Flood Zone 3b and has challenging level changes and poor access. No longer considere
In active employment use; within BEA
Within BEA
Within wider employment area.
Within Hollinwood Business District Area.
Within BEA
In active employment use, within wider employment area
Within BEA
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OPOL
In active employment use; within BEA
Open space not currently considered suitable for development
In active employment use; within BEA
In existing use; surrounding uses not compatible with housing.
Previously included within the housing land supply (as at 1 April 2021), however no longer considered
Most appropriate to remain in commercial / employment
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Below SHLAA site size threshold. Considered unsuitable for residential development, constrained foot
Open space not currently considered suitable for development as a whole
Open space not currently considered suitable for development
In active employment use.
Within Green Belt
Within Green Belt
Within Green Belt
Within Green Belt
OPOL
Within Green Belt

Within Green Belt
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Within Green Belt
Within Green Belt
Within Green Belt
In active employment use; within BEA
In active employment use; within BEA
In employment use
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Within Green Belt
In active employment use; within BEA
In active employment use; within BEA
In active employment use, within wider employment area
In active employment use; within BEA
In active employment use.
In active employment use; within BEA
Within BEA
In active employment use; within BEA
In active employment use; within BEA
In active employment use, within wider employment area
In active employment use; within BEA
In active employment use; within BEA
Within Green Belt. Application refused for residential development due to various site constraints (PA/
In active employment use; within BEA
In active employment use
In active employment use, within wider employment area
In active employment use; within BEA
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In active employment use, in wider employment area
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In active employment use; within BEA
Within BEA
In active employment use; within BEA
In active employment use; within BEA
In employment use
In active employment use, within wider employment area
In active employment use; within BEA
In active employment use
Within Hollinwood Business District Area.
In active employment use; within BEA
In active employment use; within BEA
In active employment use; within BEA
In active employment use; within BEA
OPOL
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
Open space not currently considered suitable for development
In active employment use; within BEA
In employment use

In active employment use, within wider employment area.
Open space not currently considered suitable for development
Previously included within housing land supply (as at 1 April 2021); removed from current supply in lin
Within BEA
Within Green Belt
Open space not currently considered suitable for development
In active employment use; within BEA
In active employment use; within BEA
Open space not currently considered suitable for development
Within flood zone 3a/3b
Previously included within the housing land supply (as at 1 April 2022), however no longer considered
Within Green Belt
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Open Space not currently considered suitable for development			
Previously included within housing land supply (as at 1 April 2021), however no longer considered suit			
Previously included within the housing land supply (as at 1 April 2022), however no longer considered			
Previously included within the housing land supply (as at 1 April 2023), however a recent non-resident			
Previously included within the housing land supply (as at 1 April 2023), however the site has flood risk			
Previously included within the housing land supply (as at 1 April 2023), however given the constrained			
In employment use			
In employment use			
In employment use			
Previously included within the housing land supply (as at 1 April 2024), however site is no longer cons			
Open space not currently considered suitable for development			
Open space not currently considered suitable for development			
Open space not currently considered suitable for development			
In employment use			
In use by adjacent businesses, not available for development.			
In employment use, not available for development.			
Within Green Belt			
Within Green Belt			
Within Green Belt			

ssion in conjunction with existing use, no longer considered suitable for residential development at this time

suitable/ available for residential development at this time.

ed suitable for residential development at this time.

suitable/ available for residential development at this time.

tprint, and access.

/342885/19); no longer considered suitable for residential development.

e with CaBP 'Jubilee Park' proposals, however may still have scope for residential development on part of

suitable/ available for residential development at this time.

table/ available for residential development at this time.
suitable/ available for residential development at this time.
tial planning permission has been implemented and as such the site is no longer considered suitable/availa
constraints and is no longer considered suitable/available for residential development at this time.
l nature of the site and the presence of permitted development rights which could easily permit a change o

idered suitable/ available for residential development at this time.

e.

the site in the future - will be reassessed as appropriate.

able for residential development at this time.

f use, the site is no longer considered suitable for inclusion within the SHLAA.

Site Reference from previous SHLAA	Site Name
HLA2170.1	Cherry Clough Farm, Cherry Clough, Rochdale Road, Denshaw, OL3 5UE
HLA2516	Land at Hartshead Street, Lees. Oldham
HLA2662	Land at North Werneth Zone 5, Land bounded by Hartford Mill to the west, Edward Street to the north, and Milne Street to the east
HLA2664	Land at Derker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Derker, Oldham
HLA2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD
HLA2830	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS
HLA2842	Land off Hale Lane/Hughes Close, Failsworth, Manchester
HLA2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham
HLA2908	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ
HLA2996	65 Esther Street, Oldham, OL4 3EP
HLA3042	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 5TZ
HLA3078.1	Lancaster Sports and Social Club, Broadway, Failsworth, Oldham, M35 0DX
HLA3120	Phoenix Mill, Cheetham Street, Failsworth, Manchester, M35 9DS
HLA3170	Woodbrow Farm, Oldham Road, Denshaw, OL3 5SP
HLA3184	8 Saint Phillips Drive, Royton, OL2 6AE
HLA3185	103 Frederick Street, Oldham, OL8 1RD
HLA3219	Land adj 264 Long Lane, Chadderton, OL9 8AY
HLA3223	Land at Ward Lane, Diggle, OL3 5JT
HLA3225	Meadowcroft Farm, 232 Medlock Road, Failsworth, M35 9NG
HLA3243	Village Nursery, Princess Street, Lees, OL4 5AF
HLA3345	2 Springwood Avenue, Chadderton, OL9 9RR
HLA3350	Land adjoining No 34 Delph Road, Denshaw, OL3 5RT
HLA3364	Egerton Arms, 157 Egerton Street, Oldham, OL1 3QJ
HLA3430	7 Towers Street, Oldham, OL4 2HY
HLA3474	Land at Buckstones Road, Oldham, OL2 8LJ
HLA3500	Heyes Farm, Holly Grove, Dobcross, Oldham, OL3 5JQ
HLA3535	Land to rear of 163 Hunt Lane, Chadderton, OL9 9JJ
HLA3542	Plot 3, Wall Hill Road, Dobcross, Oldham, OL3 5BH
HLA3553	Land adj to 1 The Cottages, Heathfields, Uppermill, OL3 6EN
HLA3565	309 Lord Lane, Failsworth, M35 0PQ
HLA3673	Land adjacent to 453 Milnrow Road, Shaw, Oldham
HLA3676	23-25 King Street, Oldham, OL8 1DP
HLA3698	839 Huddersfield Road, Austerlands, OL4 4AY
HLA3704	100 Featherstall Road North, Oldham, OL9 6BX
HLA3722	1 The Pastures, Pastures Lane, Scouthead, OL4 4AW
HLA3734	Ron Kirkham Motors, Ladhill Lane, Greenfield, OL3 7JW
HLA3738	Royal Oak Inn, Broad Lane, Denshaw, OL3 5TX
HLA3751	71 Shaw Hall Bank Road, Greenfield, OL3 7LE
HLA3860	Land at Vale Drive/ former Crossbank House
HLA3861	Land at Cardwell Street, Dowry Street and Groby Street
HLA3866	Land To The Rear Of 19-23 Shaw Hall Bank Road, Greenfield

HLA3887	Hadfield Works, Hadfield Street, Oldham, OL8 3BU
HLA3898	572 Ashton Road, Oldham, OL8 3HW
HLA3910	Land Off Radcliffe Street (Former Vernon Mill), Royton, OL2 6RN
HLA3916	9 Rush Hill Road, Uppermill, Oldham, OL3 6JD
HLA3919	Land Adjacent To 84 Belmont Street Oldham Oldham OL1 2AW
HLA3922	Oberlin Cottage Oberlin Street Oldham OL4 3HS
HLA3925	93 Union Street Oldham OL1 1PF
HLA3934	34 Union Street Oldham OL1 1BG
HLA3935	85 Yorkshire Street Oldham OL1 3ST
HLA3937	5 Charles Street Oldham Oldham OL9 7AB
HLA3938	163 Old Lane Chadderton Oldham OL9 7JQ
HLA3941	Land At Tunstead Lane Greenfield Oldham OL3 7NX
HLA3944	17 - 21 Mumps Oldham Oldham OL1 3TL
HLA3946	79 Yorkshire Street Oldham Oldham OL1 3ST
HLA3947	First Floor 193A Shaw Road Oldham OL1 3JA
HLA3950	Land At Running Hill Lane Dobcross Oldham OL3 5JS
HLA3956	11 Littlemoor Lane Diggle Oldham OL3 5RS
HLA3977	Former Royton Health Centre Land At The Junction Of Rochdale Road And Radcliffe Street, Royton Oldham OL2 5QB
HLA3933	34 - 36 Yorkshire Street Oldham OL1 1SE
HLA4015	250 - 252 Huddersfield Road Oldham OL4 2RB
HLA4032	182 Huddersfield Road Oldham OL4 2RD
HLA4063	28 Chew Valley Road, Greenfield, Oldham, OL3 7JT
HLA4065	Land to the North of Ashton Road
HLA4066	Ambulance Station Former Moor Street, Shaw Oldham OL2 7BE
HLA4069	Land Adjacent No 172 Buckstones Road Oldham Shaw OL2 8DN
HLA4080	Garside Garden Centre, Oldham Road Failsworth Oldham M35 0JE
HLA4125	6 Hunters Lane Oldham OL1 1QU
HLA4128	42 High Street Lees Oldham OL4 5AQ
HLA4143	39 Bardsley Street Oldham OL4 2JE
HLA4147	12A Catherine Street, Lees, Oldham, OL4 5AN
SHA0038	Devon Mill, Devon Way, Hollinwood
SHA0169	Corner King Albert Street and Milnrow Road, Shaw
SHA0901	Land at Bartlemore Street
SHA1117	Land fronting Ripponden Road, Sholver
SHA1312	Land at Hawthorn Road, Hollinwood
SHA1370	Bus turnaround, High Street, Uppermill
SHA1630	Former Cromford Mill site, Oldham
SHA1660	Heron Mill, Heron Street
SHA1803	Nimble Nook, off Broadway
SHA1862	Anchor Mill, Daisy St, Coldhurst
SHA2031	Land to S. of 64 Bridge Street, Rhodes Bank
SHA2058	Land bounded by Brideoake/Heywood St./Greenacres Rd., Waterhead (PEZ 19 Greenacres Road)
SHA2149	Land fronting Horsedge Street, including Temperence Hall

Update Comments
Development now completed.
Development now completed.
Site now combined with HLA2663 as will be delivered as one site.
Site has extant planning permission and is included under reference HLA4238.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
Development now completed.
Expired planning permission. Site no longer considered suitable/ deliverable for residential development.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
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Permission expired; moved to lapsed and stalled under 5 dwellings.
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Permission expired; moved to lapsed and stalled under 5 dwellings.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
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Permission expired; moved to lapsed and stalled under 5 dwellings.
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Development now completed.
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Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
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Permission expired; moved to lapsed and stalled under 5 dwellings.
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Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
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Permission expired; moved to lapsed and stalled under 5 dwellings.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
Permission expired; moved to lapsed and stalled under 5 dwellings.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Application was refused. Incorrectly recorded previously.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Development now completed.
Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
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Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
Site has extant planning permission and is included under reference HLA4238.
Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
Site no longer considered suitable/ deliverable for residential development.
Site already developed for residential.

Strategic Housing Land Availability Assessment (2025)

completed/last updated by Lauren Hargreaves on 12/11/2025

Portfolio	**Decent Homes**
Directorate	**Place**
Service/Team	**Economy**
Is this IA related to a Budget Reduction proposal?	**No**



Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Age	Strong Positive	Very Likely	Long Term	8	Short and long term impacts of providing new homes which could be suitable for older people
Care leavers	Strong Positive	Very Likely	Long Term	8	Short and long term impacts of providing new homes which could be suitable for care leavers
Disability	Strong Positive	Very Likely	Long Term	8	Short and long term impacts of providing new homes which could be suitable for disabled people

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
Green And Growing	Moderate Positive	Very Likely	Long Term	4	Identifying land for homes ensures Oldham's residents can access new housing in their area close to existing open spaces and protects existing spaces from inappropriate development. However, the SHLAA may include sites parts of which are green spaces, the loss of these spaces will be considered in line with existing policies.
A Great Place To Live	Strong Positive	Very Likely	Long Term	8	Identifying land for homes ensures Oldham's residents can access new housing.
Happier Healthier Lives	Strong Positive	Very Likely	Long Term	8	Identifying land for homes ensures Oldham's residents can access new housing in their area close to health facilities. In addition access to quality housing can have positive health outcomes.

Negative Impacts

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to mitigate the potential negative impacts?	Action(s)	Owner(s)	Timescale(s)	If the negative impacts can't be mitigated, why should the project/decision proceed?

Strong Positive Impacts that are Possible

Category	Impact	Likely	Duration	Impact Score ▲	What action can be taken to increase the likelihood that positive impacts are realised?	Action(s)	Owner(s)	Timescale(s)

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Report to CABINET

Contractual Arrangements – Azure Cloud Contract – Microsoft

Portfolio Holder: Councillor Abdul Jabbar MBE, Deputy Leader and Cabinet Member for Finance, Corporate Services and Sustainability

Officer Contact: Fiona Greenway – Executive Director of Resources
Report Author: Matthew Gratton, Director of Digital

Date: 15 December 2025

Reason for Decision
To enter into a new call-off contract under a procurement compliant framework agreement in accordance with Contract Procedure Rules to support the ongoing use of Microsoft Azure Cloud for 3 years.

Executive Summary

The report seeks approval to enter into a call-off contract with Microsoft to provide the ongoing use of Azure Cloud, subject to budget approval.

The current contract for the Council's Azure environment will expire on 1st December 2025; however, the Council requires continued use of the Cloud environment and, therefore, a replacement contract is required to commence immediately following the expiry of the current contract.

This report also outlines the progress of the Council's cloud migration strategy, which aligns with Oldham's Corporate Plan "Ready for the Future" (2024-27) and Borough Plan "Pride, Progress, Partnership." These plans emphasise ambition through modernisation, inclusiveness by improving service delivery to all residents, and strength via enhanced resilience, sustainability, and supporting green initiatives like those highlighted in recent Greater Manchester Green City Region Board visits to Oldham.

Phase 1 of the migration is nearing completion, with significant progress in moving servers and storage to Azure.

Phase 2 is forthcoming and will be detailed in a separate paper will complete the transition, allowing the Council to fully move away from on-premises server rooms, realising cost savings, improved cybersecurity, and operational efficiencies. This approach mirrors successful migrations by other UK local authorities, such as Manchester City Council, Oxford City Council, and Bury Council, which have adopted Azure to modernise infrastructure, reduce costs, and enhance service delivery. Phase 2 will also incorporate the Microsoft Intelligent Data Platform, providing unified data management, real-time analytics, AI integration, and enhanced governance for better decision-making and service delivery.

We will be enabling Azure Sentinel which is Microsoft's cloud-native Security Information and Event Management (SIEM) and Security Orchestration Automated Response (SOAR) solution. Increasing our security posture further

Recommendations

Approve a direct award Call-Off Contract under Crown Commercial Services, RM6098 Framework Technology Products & Services Lot 2 Software, for a 3 year term, largely on the call-off terms and conditions prescribed by the Framework Agreement and delegate authority to the Director of Legal Services to formalise any relevant legal requirements, including the execution of the Call-Off Contract as a Deed

Continue with the cloud migration to achieve full cloud adoption by 2027/28 and enable Microsoft Azure Sentinel.

1 Background

1.1 The Council entered a Call-Off Contract with Microsoft, approved by Cabinet in October 2022, for Microsoft Azure migration. The total contract value for Azure is currently £1,027,950 for a 3-year term.

AZURE CALL OF COSTS TO DATE since 2022		
Item	**Duration**	**Cost**
Original Projected Consumption costs for 3 years	November 2022 to November 2024	£598,950
DDR - Additional Microsoft Azure Consumption	December 2024 to June 2025	£216,000
DDR - Additional Microsoft Azure Consumption	July 2025 to October 2025	£144,000
New Projects Azure costs	2024 to 2025	£69,000
Remaining Consumption Allocation	On October 2025	£0.00
	Total	**£1,027,950**

As part of the Council's ongoing IT modernisation project, the Council is transitioning from on-premise physical servers to Microsoft Azure cloud services. Phase 1 of the cloud migration was in line with the Data Centre Migration project, which is now nearing completion, with the aim of closing the Civic Centre data centre and moving approximately 68% of servers and 85% of storage to the cloud. This transition will enhance our security, reliability, and flexibility.

As more systems have migrated to Azure, our storage usage has increased under the current contract, alongside natural growth in demand.

As a result, Azure current consumption costs are £34k with a 12% discount. This equates to an anticipated annual spend of approximately £432,000. IT Colleagues continue to review the Azure consumption and where possible use FinOps to maximise the business value to cloud technology.

IT recently engaged a third-party Microsoft partner to conduct a complimentary health check of the Council's Azure environment. This review will include:

Cost Analysis: Integration of monthly Azure costs to ensure the Council is receiving the best possible pricing and identifying any potential savings.

Optimisation Recommendations: Expert advice on how to maximise the use of the cloud environment, ensuring resources are being utilised efficiently and in line with best practices.

The main objectives of the health check are to ensure the Council is leveraging Azure to its full potential, identify opportunities for cost savings and improved efficiency and validate that the Council's cloud environment is secure, compliant, and future-ready.

Migration Progress Overview

Based on current data:

On-Premises Resources: 36 servers utilising 6 TB of storage.
Azure Resources: 259 Virtual Machines (VMs), of which 179 are servers utilising 135 TB of storage.

Notes:

Oldham's Corporate Plan "Ready for the Future" (2024-27) and Borough Plan "Pride, Progress, Partnership" focus on three key goals: ambition (through innovation and modernisation), inclusiveness (ensuring equitable access to services), and strength (building resilient communities). Cloud migration to Azure supports these by enabling scalable digital services, reducing environmental impact through energy-efficient cloud operations, and enhancing cybersecurity to protect resident data, key to community

cohesion and sustainability initiatives, such as those emphasised in recent council activities around green spaces and Northern Roots.

Other considerations:

a. Community Cohesion Implications, including crime and disorder implications under Section 17 of the Crime and Disorder Act 1998: Enhanced cybersecurity in Azure reduces risks of data breaches, supporting safer digital services for all communities.

b. Risk Assessments: Risks include migration downtime; mitigated through phased approach and health checks.

2 Current Position

2.1 Phase 1 migration is nearing completion, this has already improved service reliability and flexibility.

Oldham Council's current Microsoft Consumption contract ends 1st December 2025 and we need to renew for a further 3 years, Projected costs are included in the finance section 6.1.

3 Options/Alternatives

3.1 **Option 1**: Do Nothing.

Choosing not to provide additional funding would mean that the Council cannot continue to use Microsoft's cloud services. This would result in immediate loss of access to all the business systems currently hosted in the cloud, which would cause severe disruptions. Critical services would need to switch to manual processes, significantly delaying day-to-day activities and causing major inefficiencies in service delivery.

Service Impact: The Council will face severe disruptions if the recommended option is not approved. Most of the systems that residents and staff rely on would become unavailable. This would negatively impact the Council's ability to serve residents and maintain essential operations, forcing a return to manual processes for some functions, which would be inefficient and unsustainable.

Option 2: Enter into a new Microsoft call off contract for 3 years, to include the Unified Premium support.
- Complete the migration of remaining on premise servers to Azure.
- Enable Azure Sentinel for SIEM and SOAR use, enhancing Oldham's security and threat detection.

Maintain the Current Level of Resources: The systems we've already moved to

Microsoft Azure are crucial for the Council's daily operations. To ensure we can continue using them without any disruptions, we need to allocate a budget to cover the cloud services used in Microsoft Azure. These services include storage, computing power, and other technical resources that ensure our systems stay online and accessible.

Supporting the Ongoing Migration: We're moving more systems to Microsoft Azure. This aligns with the Council's "cloud first" policy, which prioritizes cloud technology over traditional on-site servers. Additionally, as the Civic Centre is being vacated, we need to ensure that all our business systems are fully migrated to the cloud to remain accessible and functional once we no longer use the Civic Centre's data centre. The allocated budget will support the necessary technical resources to continue and complete this transition.

4 Preferred Option

4.1 Option 2: Enter into a new Microsoft Call off Contract and proceed with full migration to Azure. Phase 2 is being scoped to achieve 100% cloud adoption, this will allow decommissioning of server rooms, saving on energy, maintenance, and real estate. Future cost savings include 20-30% reductions through Azure reservations, Hybrid Benefit, and better cost management. Optimisation strategies: Shut down unused resources, right-size VMs, use savings plans, autoscaling, and storage tiering. These will reduce ongoing costs while enhancing performance, as demonstrated by local government migrations like Node4's support for UK councils, achieving reduced costs and improved scalability.

Cybersecurity benefits include proactive threat intelligence and compliance tools, reducing risks and supporting Council strength priorities. Renewed Microsoft Contact. Continuation of Azure Cloud Services and assessments for further optimisation.

Enable Oldham's use of Azure Sentinel which is Microsoft's SIEM and SOAR solution.

5 Consultation

5.1 Consulted IT teams, third-party Microsoft partner, and senior leaders. Views: Strong support for full migration due to alignment with priorities like sustainability and efficiency. Response: Incorporate health check recommendations into Phase 2 planning.

6 Financial Implications

6.1 Full migration enables significant savings: Elimination of on-premises hardware costs (e.g., maintenance, power), 3-year reserved cost model for Azure, and optimisation yielding circa 20% reductions via strategies like Instance reservations and right-sizing.

6.2 Our current spending in Azure is around £33.9k per month including the 12% Microsoft Discount, (£38.6K with no discount).

The additional increase moving off premise will increase the projected monthly spend in Azure to £34.1k per month including the 15% discount (£40.1k with no discount).
We will be re-accessing in a separate Phase 2 cloud paper, to bring this monthly spend down with additional optimisation and consolidations.

Microsoft has introduced a revised Strategic Partnership Agreement (SPA) for public sector customers called SPA24 and provides Oldham with a revised 15% discount instead of the current 12% for Azure costs.

Enabling Azure Sentinel will increase the Azure costs by £60k per year.
The Microsoft Unified Premium Support Contract is expected to cost £112k per year.

6.3 **Summary Expected Costs are shown below.**

Item	Costs Year 1	Costs Year 2	Costs Year 3
Azure Consumption Costs for 3 years; Based on £40.1k per month spend	£481,200	£481,200	£481,200
Microsoft Azure Sentinel	£60,000	£60,000	£60,000
Microsoft SPA24 Discount 15%	-£81,180	-£81,180	-£81,180
Microsoft Unified Premium Support Contract	£112,000	£112,000	£112000
SubTotal	£572,020	£572,020	£572,020
TOTAL Costs Required (3 years)			**£1,716,060**

7 **Legal Implications**

7.1 Provided the Council follows the direct award procedure set out in Contract Procedure Rule 8, there are no legal barriers to proceeding with the proposed direct award and contract execution under the CCS Framework, which is a legally compliant framework agreement established in accordance with the Public Contracts Regulations 2015. Procurement has confirmed that the framework expressly permits direct awards and that value for money requirements have been met. Accordingly, a direct award under the framework is lawful and compliant, and a separate competitive tender process is not required.

Legal Services will be available to review the Council-specific requirements of the call-off contract, such as data protection, information security, confidentiality, and liability provisions, prior to execution, to ensure alignment with the Council's standard contractual risk position and compliance with the data protection legislation

Pamela Nsofor (Solicitor)

8. **Procurement Implications**

8.1 Commercial Procurement Unit requests approval to direct award the AZURE Microsoft licensing contract to Insight Direct (UK) Ltd under the terms of Crown Commercial Services, CCS RM6098 Lot 2 Software, this is a compliant public sector framework agreement, details as follows:
Agreement ID RM6098
Start date 10/10/2023
End date 09/10/2027
Regulation PCR2015
Agreement type PCR15 Framework
Justification for Direct Award:
Framework Compliance: Insight Direct is an approved supplier under the Crown Commercial Services RM6098 Framework Technology Products & Services Lot 2 Software, which permits direct award without further competition.
Continuity and Risk Mitigation: Insight Direct is the incumbent supplier and has demonstrated reliable performance. A change in supplier could introduce unnecessary disruption and risk to critical services.
Value for Money: Pricing under the CCS RM6098 framework is pre-negotiated and benchmarked, ensuring competitive rates and full cost transparency. The Crown Commercial Service, in collaboration with Microsoft, has established the Strategic Partnership Agreement 2024 (SPA24). This agreement supports digital transformation across the UK public sector by offering consistent and equitable pricing. Under SPA24, all eligible public sector organisations, regardless of size, benefit from the same level of discount. Notably, Microsoft Azure services for the Councils annual spend will attract a 15% discount, deliver significant savings and ensuring value for money.
Efficiency and Timeliness: A direct award ensures no lapse in licensing coverage and avoids delays associated with a full tender process.
Strategic Relationship: Insight Direct (UK) Ltd is a highly accredited Microsoft partner and an authorised Cloud Solution Provider (CSP). This status enables them to sell and manage Microsoft cloud products, including Azure and Microsoft 365, while offering direct support and value-added services. As one of Microsoft's top 1% global partners, Insight is recognized for its excellence in cloud migration, solution development, and public sector engagement. Their strategic alignment with Microsoft ensures trusted delivery, technical expertise, and access to the benefits of the Strategic Partnership Agreement 2024 (SPA24).

Senga Henstock, ICT Senior Buyer

9 **Equality Impact, including implications for Children and Young People**

9.1 No Impact.

10 **Key Decision**

10.1 Yes.

11 **Key Decision Reference**

11.1 FCR-09-25.

12 **Background Papers**

12.1 No background papers.

13 **Appendices**

13.1 N/A

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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