

## Appendix 1: Neighbourhood plan presentation

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**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.**

## 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.

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## 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.**

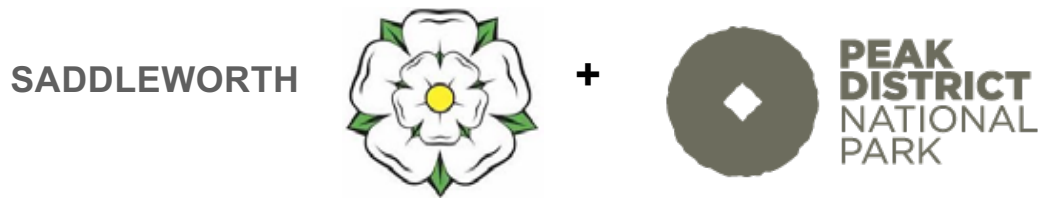


**Stage 5: Plan adopted.**



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## STAGE 1 – DESIGNATE THE AREA



- ❖ 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.

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## STAGE 2 – PREPARE THE PLAN (1)

### ENGAGE AND INVOLVE THE COMMUNITY

Community engagement and consultation is essential



Housing

Shops &  
Business

Schooling

Transport  
&  
Traffic

Infrastructure

Environment  
&  
Flooding

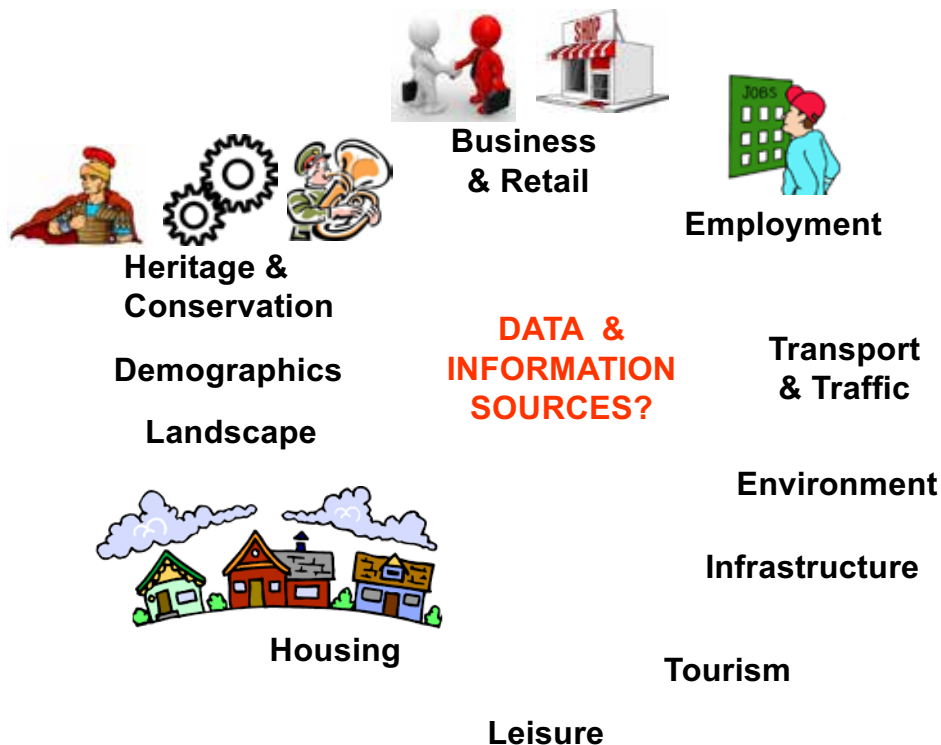
Health  
Care

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**Ask local people about the issues that matter to them.**

## STAGE 2 – PREPARE THE PLAN (2)

### Build the Evidence Base – Quantify and Qualify



Evidence should be used to inform the development of your

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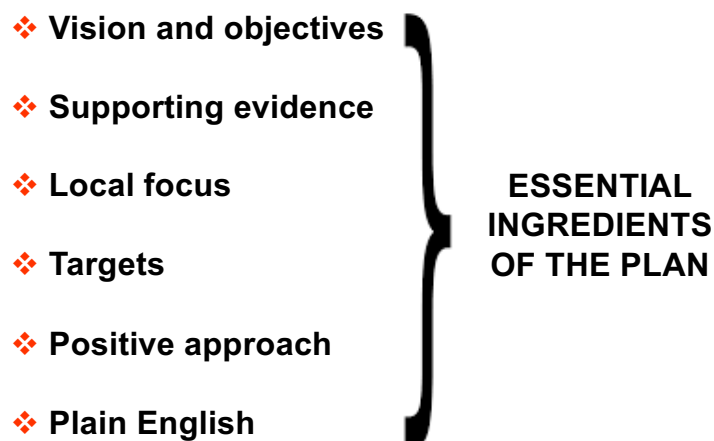
## STAGE 2 – PREPARE THE PLAN (3)

### 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.



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## 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.

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### 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.

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## 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>**

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## STAGE 5 – PLAN ADOPTED

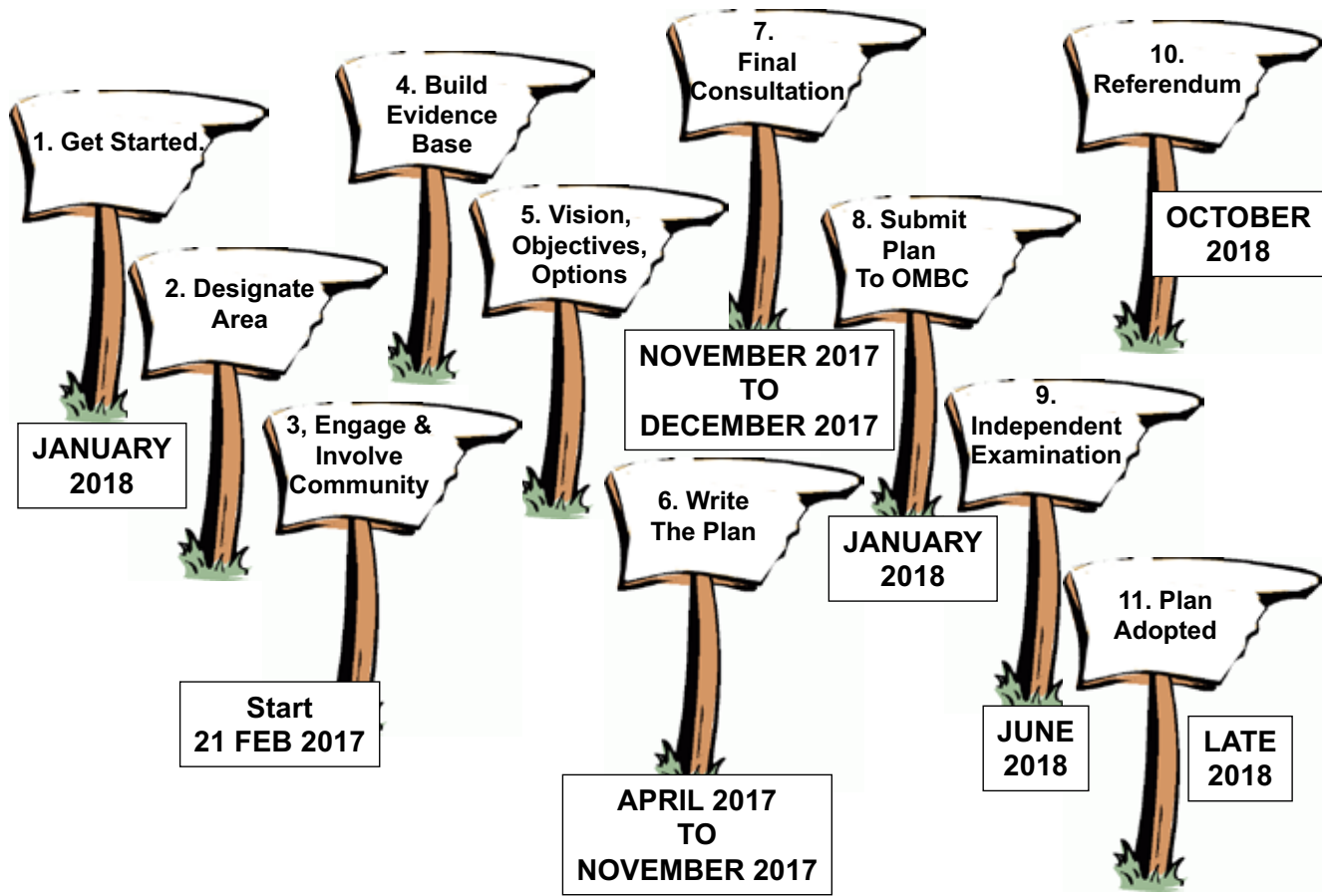


**Assuming a simple majority is achieved, your local planning authority will adopt your Neighbourhood Plan as part of the development plan.**

**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.**

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## NEIGHBOURHOOD PLAN ROAD MAP & TIMELINE



**Comments and Questions**

## 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		X	X	X	X	X	X	X	X	X	X	X	X	X	
Delph															
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															
Churches Together	X	X	X	X	X		X		X						
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 aspirations 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

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### 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, TfGM Transport 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 survey 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:

- |  |   |
|--|---|
| <input type="checkbox"/> Austerlands/Scouthead | <input type="checkbox"/> Greenfield/Friezland |
| <input type="checkbox"/> Denshaw               | <input type="checkbox"/> Grotton              |
| <input type="checkbox"/> Delph                 | <input type="checkbox"/> Slackcote            |
| <input type="checkbox"/> Diggle                | <input type="checkbox"/> Springhead           |
| <input type="checkbox"/> Dobcross              | <input type="checkbox"/> Uppermill            |
| <input type="checkbox"/> Grasscroft/Lydgate    |   |



## 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Semi-detached	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Terraced	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shared space (e.g. flats)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retirement homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sheltered / supported accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sites with existing or previous development (brownfield)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open land (not including green belt)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small developments on green belt (fewer than 10 houses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green belt (more than 10 houses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic wind turbines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial wind turbines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heat pumps (geothermal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydroelectric	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air sourced	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biomass	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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?

- |   |  |
|---|--|
| <input type="checkbox"/> Light industrial units | <input type="checkbox"/> Retail (shops)                  |
| <input type="checkbox"/> Offices                | <input type="checkbox"/> Farming                         |
| <input type="checkbox"/> Leisure (pubs, cafes)  | <input type="checkbox"/> 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

☐ Nature

☐ Countryside

☐ Walking

☐ Heritage

☐ Cultural events

☐ Venues

☐ Other (please specify)

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+
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

☐ Youth clubs

☐ Swimming

☐ Allotments

☐ Community groups

☐ Art groups

☐ Sports clubs/groups

☐ Healthy eating groups

☐ Places of worship

☐ Other (please specify)

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

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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

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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

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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 (Vodafone & 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


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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](http://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



Green belt



Flora and fauna



Flooding



National Park



Farming and agriculture



Protected areas

Do you have any specific comments on any of the policies outlined?

# 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.

### POLICY 10: SAFETY AND WELLBEING

**Policy summary** – major developments (more than 10 houses) will be supported which include:

- open spaces 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?



Safety & wellbeing



Social care



Education



Health

## 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.

### 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



Affordable & social



Consultation

#### 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

Do you have any specific comments on any of the policies outlined?

#### 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

## 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



Communications



Tourism



Farming and agriculture

Do you have any specific comments on any of the policies outlined?

## 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



Pedestrians



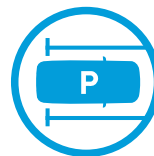
Air quality



Public transport



Cycling



Parking



Renewable fuels

Do you have any specific comments on any of the policies outlined?





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/](http://www.saddleworthparishcouncil.org.uk/neighbourhood-plan-consultation/) by 11.59pm on June 10, 2024, or by writing to [clerk@saddleworthparishcouncil.org.uk](mailto: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](http://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**  
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Saddleworth Civic Hall, Lee Street, Uppermill OL3 6AE  
Tel: 01457 876665  
[www.saddleworthparishcouncil.org.uk](http://www.saddleworthparishcouncil.org.uk)

## Appendix 11: Formal consultee responses

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National Grid: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/1-national-grid-response.pdf>

<https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/1-national-grid-response-map.pdf>

National Gas: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/2-national-gas-response.pdf>

Natural England: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/3-natural-england-response.pdf>

United Utilities: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/4-united-utilities-response.pdf>

<https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/4-wrw-evidence-to-support-water-efficiency-optional-standard-for-new-homes.pdf>

Coal Authority: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/5-coal-authority-response.pdf>

Wildlife Trust for Lancashire, Manchester & North Merseyside: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/6-lwt-response.pdf>

Marine Management Organisation: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/7-marine-licencing-reponse.pdf>

National Highways: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/8-national-highways-response.pdf>

Oldham Council: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/9-oldham-council-comments-on-saddleworth-neighbourhood-plan-regulation-14.pdf>

PDNPA: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/10-pdnpa-comments-on-saddleworth-neighbourhood-plan-at-regulation-14.pdf>

Canal and River Trust: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/11-crtr-response.pdf>

Holme Valley Parish Council: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/12-holme-valley-parish-council-response.pdf>

Historic England: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/13-historic-england-response.pdf>

Sport England: <https://www.saddleworthparishcouncil.org.uk/downloads/repsonsos/14-sports-england-response.pdf>

## Appendix 12: Response letters to consultees

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[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



Lancashire Wildlife Trust  
[mwalker@lancswt.org.uk](mailto:mwalker@lancswt.org.uk)

Dear 

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

  
Peak District National Park Authority  


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 Utilities  
[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 Documents (DPDs) 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<sub>2</sub> 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 of the suggested were evaluated for their suitability for designation, and in terms of the policy protection which the sites would enjoy \(e.g. under Policies 5, 7 and 10\).](#)

[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 ~~ing~~ 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~~ 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 ~~a 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~~ed~~, empty ~~or partially empty~~ properties back into [full](#) use.

Footnote 21: [The Local Plan provides further policies 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 area.](#)

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)**

20.1 Proposals 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 buildings 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