

# Conditions statement

## Part 1: introduction

This Basic Conditions Statement has been produced in accordance with Regulation 15 (1)(d) of the Neighbourhood Planning (General) Regulations 2012<sup>1</sup>, to explain how Saddleworth’s Neighbourhood Plan (2025–2045) meets the ‘basic conditions’ of neighbourhood planning and other considerations as prescribed by paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

### Basic Conditions Legal Framework

Saddleworth’s Neighbourhood Plan (2025–2045) must comply with the provisions made by or under Sections 38A<sup>2</sup> and 38B<sup>3</sup> of the Planning and Compulsory Purchase Act 2004. It must also comply with Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990<sup>4</sup>:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order contributes to the achievement of sustainable development,
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with, [F2assimilated] obligations, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

It must also meet the following basic conditions:

- it must not breach, and otherwise be compatible with EU obligations;
- it must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.<sup>5</sup>

## Part 2: Meeting prescribed legal conditions

2.1 Saddleworth’s Neighbourhood Plan (2025–2045) has been prepared and is submitted in accordance with all statutory requirements and processes:

- the Neighbourhood Plan is submitted by Saddleworth Parish Council, which is a qualifying body;
- Saddleworth’s Neighbourhood Plan (2025–2045) sets out policies that relate to the development and use of land only within Saddleworth Parish;
- Saddleworth’s Neighbourhood Plan (2025–2045) is the only neighbourhood plan for Saddleworth Parish;

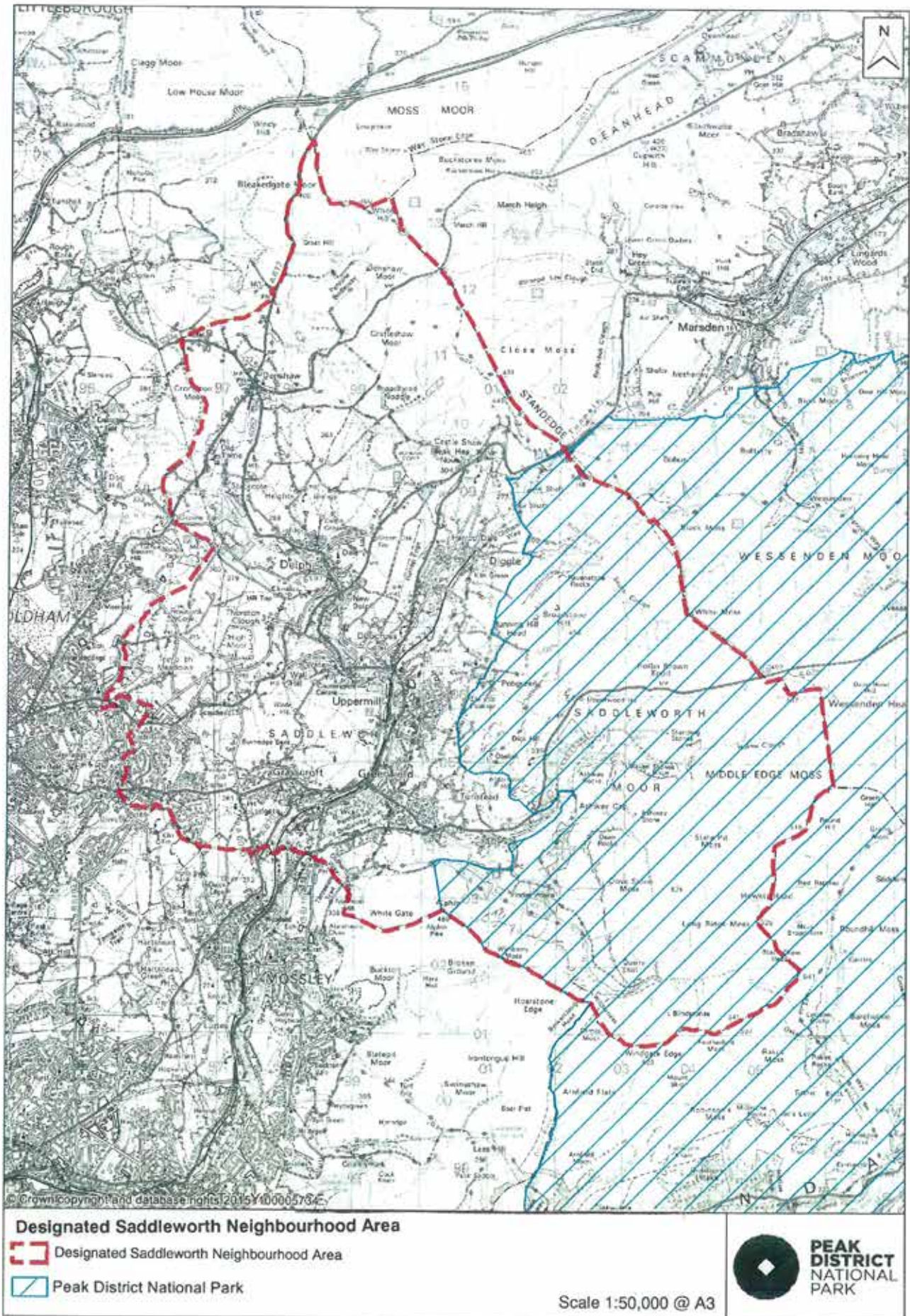
<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/regulation/15>

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38A>

<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38B>

<sup>4</sup> <http://www.legislation.gov.uk/ukpga/1990/8/schedule/4B/paragraph/8>

<sup>5</sup> <http://www.legislation.gov.uk/uksi/2017/1012/part/6/chapter/8/made>



Map of Saddleworth Parish boundary

- the application to designate Saddleworth Parish Council boundary as a neighbourhood area was approved at Oldham Council Cabinet on Monday 21 November 2016. It was also approved at the Peak District National Park Authority Planning Committee on Friday 11 November 2016;
- Saddleworth’s Neighbourhood Plan (2025–2045) does not include policies regarding excluded development (policies on minerals, waste and nationally significant infrastructure);
- Saddleworth’s Neighbourhood Plan (2025–2045) covers the period from 2025-2045.

## Part 3: National Planning Policy Framework and Guidance Issued by the Secretary of State

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### National Planning Policy Framework

The table below describes how Saddleworth’s Neighbourhood Plan (2025–2045) has regard to and is consistent with the National Planning Policy Framework (NPPF) (December 2024, updated February 2025). Saddleworth’s Neighbourhood Plan is also subject to the purposes and duty of a National Park as set out in the 1995 Environment Act. The purposes are:

- i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and
- ii) to promote the opportunities for the understanding and enjoyment of the special qualities of those areas by the public

And the duty is:

- To seek to foster the economic and social well-being of their local communities.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 2: achieving sustainable development	
<p>8 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</p> <ul style="list-style-type: none"> <li>a) an economic objective ...</li> <li>b) a social objective ... and</li> <li>c) an environmental objective.</li> </ul>	<p>Saddleworth’s Neighbourhood Plan has specifically addressed sustainable development in its identification of key issues (pages 9–10); its vision statement (page 11), which expressly states “The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development”; throughout its objectives, which draw through that commitment to an economic (10, 11, 12, 13 and 14), social (5, 6, 7, 8, 9, 14 and 17) and environmental (1, 2, 3, 4, 5, 16 and 18) objectives; and through its policies which echo the economic objectives (12, 19, 20, 21, 22 and 23), the social ones (4, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 23) and environmental (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 24, 25, 26, 27, 28 and 29).</p> <p>In each case, the economic, social and environmental objectives – particularly the last – are consistent themes through all the objectives and policies.</p>
<p>11. Plans and decisions should apply a presumption in favour of sustainable development.</p> <p>For plan-making this means that:</p> <ul style="list-style-type: none"> <li>a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;</li> </ul>	<p>Saddleworth’s Neighbourhood Plan consistently applies an assumption in favour of sustainable development, supporting developments of a scale, type and distribution which is consistent with the existing environment, and in particular with a National Park, for that part of the Parish which lies within the Peak District National Park.</p> <p>For that part of the Neighbourhood Plan where Oldham Council is the principle authority, it takes as its basis the housing needs assessment produced for the Local Plan, with particular focus on the specific needs of the Saddleworth area.</p> <p>Places for Everyone (PfE) has been adopted during the production of this Neighbourhood Plan, and sets out strategic policies.</p>
<p>13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.</p>	<p>Saddleworth’s Neighbourhood Plan supports the delivery of strategic policies contained in Oldham’s Local Plan, and wherever possible with Oldham’s forthcoming Local Plan (which includes PfE and saved policies from the Joint Core Strategy and Development Management Policies Plan), and for that part of the Parish in the National Park, with the Peak District National Park Authority’s (PDNPA) Local Plan which comprises the Core Strategy (2011) and the Development Management Policies (2019).</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 3: plan-making	
<p>16. Plans should:</p> <p>a) be prepared with the objective of contributing to the achievement of sustainable development;</p> <p>b) be prepared positively, in a way that is aspirational but deliverable;</p> <p>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p> <p>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</p>	<p>Saddleworth’s Neighbourhood Plan must meet ‘basic conditions’, one of which is to ‘contribute to the achievement of sustainable development’. Part 4 of this document, and the appendices to this document, demonstrate how this achieved.</p> <p>Saddleworth’s Neighbourhood Plan policies are positively prepared to permit development within the strategic constraints of the National Park and PDNPA strategic planning policies, and those put forward by Places for Everyone and Oldham’s Local Plan, as appropriate.</p> <p>Saddleworth’s Neighbourhood Plan has been prepared in accordance with Regulations as outlined in the Consultation Statement.</p> <p>Saddleworth’s Neighbourhood Plan policies are clear, with relevant supporting text providing the necessary accompanying detail where required.</p> <p>Once adopted the policy maps will be on line and the area designated as “land adjacent to the National Park” will be shown on Oldham Council’s online maps portal.</p> <p>Saddleworth’s Neighbourhood Plan policies have been designed in conjunction with the strategic planning teams at Oldham Council and the PDNPA, ensuring consistency with Places for Everyone and Oldham’s forthcoming local plan, and the PDNPA strategic planning policies, with clear indications where the PDNPA strategic planning policies take precedence.</p>
<p>18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.</p>	<p>Saddleworth’s Neighbourhood Plan contains only non-strategic policies.</p>
<p>23. Broad locations for development should be indicated on a key diagram, and land- use designations and allocations identified on a policies map.</p>	<p>Saddleworth’s Neighbourhood Plan does not allocate sites for development, which are allocated instead in Places for Everyone.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Maintaining effective cooperation	Saddleworth’s Neighbourhood Plan has been developed in conjunction with Oldham Council and the PDNPA, delivering effective cooperation in both its development, and in the way its policies work consistently with the parent strategic planning policies and delivery, and in consultation with bodies listed in schedule 1 of the Neighbourhood Planning regulations
29. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.	<p>Saddleworth’s Neighbourhood Plan delivers detailed policies for the Parish area, providing specific detail for the area which has clear and distinct needs, requirements and environment.</p> <p>In particular, policy 14 (health, social care and education), 23 (services), 25 (cycling, pedestrian and leisure infrastructure), 26 (accessibility to transport) and 27 (public transport) set out particular priorities for infrastructure and community facilities.</p> <p>Policies 1 (Green infrastructure), 2 (Biodiversity), 3 (Protected spaces), 4 (Local Green Spaces), 5 (Character and quality of land adjacent to the National Park), 6 (Conversion of agricultural buildings (barn conversions), 7 (Protection of important views), 10 (Design, character and heritage), 11 (Design masterplans), 12 (Chew Brook Vale) and 17 (Derelict and empty properties and sites) set out design principles, and set out to conserve and enhance the natural and historic environment.</p>
30. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.	Saddleworth’s Neighbourhood Plan takes as its basis the housing and employment land requirements and allocation of sites contained within Places for Everyone and the forthcoming Local Plan for Oldham, and provides additional complementary policies to ensure that development is well suited to the requirements of the Parish. This Neighbourhood Plan does not intend to undermine strategic policies.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>32. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.</p>	<p>Saddleworth’s Neighbourhood Plan is informed by evidence provided through the strategic planning process for Places for Everyone and Oldham’s forthcoming Local Plan, as well as extensive consultation detailed in the consultation statement.</p> <p>The Parish has also produced a report on Local Green Spaces, to provide focused support and justification for the proposed Local Green Spaces.</p>
<p>33. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements.</p>	<p>Saddleworth’s Local Plan was subject to a Strategic Environmental Assessment Screening process. This concluded that: “Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.</p> <p>“Natural England stated significant effects on statutorily designated nature conservation sites or landscapes are unlikely.</p> <p>“The Environment Agency stated they agree with the environmental issues that have been included and do not have any further comments to make.</p> <p>“Historic England stated that the plan is unlikely to have significant environmental effects upon the historic environment, and so Historic England concur with the conclusion that SEA is not required.”</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>38. Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p>	<p>This Basic Conditions Statement demonstrates how the Saddleworth Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.</p>
<p>Chapter 5: Delivering a sufficient supply of homes</p>	
<p>61. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.</p>	<p>Saddleworth’s Neighbourhood Plan does not allocate any development sites, or alter any of the boundaries set out in Places for Everyone or Oldham’s forthcoming Local Plan.</p> <p>Policy 15 (Housing), and Policy 18 (Community and Self-Build) are specifically designed in order to meet the areas’ identified housing need, and to maximise the opportunities for local residents to be able to access the housing market in an affordable manner.</p>
<p>63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p>	<p>Policy 15 (Housing) supports development which delivers a range of housing types, with specific focus on the provision of affordable, social and intermediate housing. In particular, preference will be given to developments which include one-bedroom accommodation targeted at young people, allowing those leaving family homes for the first time to remain in the area, and appropriate homes for older people and those with disabilities, which promote accessibility.</p>
<p>74. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.</p>	<p>Places for Everyone has recently allocated sites for development across Greater Manchester. Oldham’s Local Plan will not be allocating sites, but will instead use the Strategic Housing Land Availability Assessment (SHLAA) to identify sites. It was not considered that this Neighbourhood Plan needed to carry out a further site allocation.</p>
<p>76. Local planning authorities should support the development of exception sites for community-led development</p>	<p>While Saddleworth’s Neighbourhood Plan does not allocate any sites for development, Policy 18 (Community and Self-Build) is designed to particularly support this type of development.</p>



NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.</p>	<p>Policy 15 (Housing), and Policy 18 (Community and Self-Build) are specifically designed in order to meet the areas’ identified housing need, and to maximise the opportunities for local residents to be able to access the housing market in an affordable manner, particularly through proposals for community-led development for housing.</p>
<p>83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	<p>Policy 23 (Services) is specifically designed to identify and promote opportunities for villages to grow and thrive, while policies 19–22 are designed to promote the economic development of the community to underpin growing and thriving villages.</p>
<p>84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>... b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) the development would re-use redundant or disused buildings and enhance its immediate setting;</p>	<p>Policy 10 (design, character and heritage) sets out criteria to ensure that development secures the future use of heritage assets in a sustainable and constructive manner.</p> <p>Policy 6 (Conversion of agricultural buildings (barn conversions)), and policy 17 (derelict and empty properties and sites) specifically addresses the circumstances under which development would be supported which re-uses redundant or disused buildings.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 6: Building a strong, competitive economy	
<p>Planning policies should:</p> <p>a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;</p> <p>... c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;</p> <p>... e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.</p>	<p>Saddleworth’s Neighbourhood Plan’s vision statement identifies a clear economic vision and strategy ensuring that the Parish has a strong enough economic drive to ensure it does not become simply commuter-led housing, but also has the necessary transport infrastructure to ensure that travel for work is simple, cost-effective and sustainable, particularly through the chapter on travel and transport.</p> <p>Policy 19 sets out support for modern economic development, particularly for support of micro- or small-businesses, while policy 21 (tourism and leisure) lays out support for one of the key economic areas for the Parish.</p> <p>Policy 20 (homeworking and connectivity) is particularly designed to provide future-proofed and flexible development for unforeseen economic circumstances.</p>
<p>88. Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;</p> <p>b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>	<p>Saddleworth’s Neighbourhood Plan lays out its vision for sustainable growth and expansion of all types of business in its vision statement, and specifically addresses the areas listed in: a) Policy 19 (Retail, commerce and industrial development); b) Policy 22 (Agricultural land); c) Policy 21: Tourism and leisure; and d) Policy 23 (Services).</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 8: Promoting healthy and safe communities	
<p>96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p> <p>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and</p> <p>c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p>	<p>Policy 12 (Chew Brook Vale) sets out particular criteria for a site allocation to ensure an effective mixed-use development with high quality pedestrian, cycle and public transport connections.</p> <p>Policy 10 (design, character and heritage) requires all development to contribute positively to the quality of the public realm.</p> <p>Policy 10 (design, character and heritage) and Policy 12 (Chew Brook Vale) requires new housing development to create character, ‘sense of place’ and define streets and spaces.</p> <p>Policy 13 (Safety and wellbeing) sets out clear criteria to minimise crime and disorder, particularly through planning which contributes to the reduction of antisocial behaviour.</p> <p>Policy 25 (cycling, pedestrian and leisure infrastructure) encourages links to pedestrian and cycle paths throughout all new development, while policy 26 (access to transport) and 27 (public transport) require high quality pedestrian and cycle access, cycle storage, and improved accessibility.</p> <p>Policies 14 (Health, social care and education) and 23 (services) set out ways to address identified health needs and reduce inequalities, and provide local community facilities and services.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"><li>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li><li>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</li><li>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</li><li>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</li><li>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li></ul>	<p>Policy 21 (tourism and leisure) sets out clear criteria for development which enhances or improves existing community facilities, and safeguards existing community facilities.</p> <p>Policy 14 (health, social care and education) supports development which addresses identified healthcare and education needs, and particularly addresses better access and reduced isolation.</p> <p>Policy 20 sets out support for the development of an integrated approach to housing, economic use and community facilities and services along the model of 20 minute neighbourhoods.</p>
<p>105. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>Policy 25 (cycling, pedestrian and leisure infrastructure) sets out the criteria for the protection of public rights of way and access.</p>
<p>106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p>	<p>Saddleworth’s Neighbourhood Plan designates four locations as Local Green Spaces.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
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107. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The Local Green Spaces are defined in policy 4 (Local Green Spaces), based on the assessment carried out in the supplementary report on suggested Local Green Spaces. All of the designated sites have been determined to meet the criteria provided.

Chapter 9: Promoting sustainable transport	
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109. Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- ... c) understanding and addressing the potential impacts of development on transport networks;
- d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;
- e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and
- f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

Policy 12 (Chew Brook Vale) sets out a specific for the integration of a well-designed public transport network into an existing allocated site for development.

Policy 25 (cycling, pedestrian and leisure infrastructure) lays out approaches to promote the identification of, provision and promotion of walking, cycling and public transport infrastructure, and in particular provision which connects up existing infrastructure.

Policy 26 (accessibility to transport) specifies support for approaches to improve or develop new public transport infrastructure across the Parish.

Policy 28 (clean fuel vehicles), and the relevant application of it under policy 19 (retail, commerce and tourism) specifically address and set out to mitigate the environmental impacts of traffic and transport infrastructure.

111. Planning policies should:

- ... d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

Policy 25 (cycling, pedestrian and leisure infrastructure) and policy 27 (public transport) lay out approaches to promote the identification of and promotion of walking, cycling and public transport infrastructure, through provision of new infrastructure, and in particular in ways which connects up existing infrastructure.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>112. If setting local parking standards for residential and non-residential development, policies should take into account:</p> <ul style="list-style-type: none"> <li>a) the accessibility of the development;</li> <li>b) the type, mix and use of development;</li> <li>c) the availability of and opportunities for public transport;</li> <li>d) local car ownership levels; and</li> <li>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</li> </ul>	<p>Policy 24 (parking standards for housing) and the relevant parts of policy 19 (retail, commerce and tourism), set out parking standards for residential and non-residential development, based on ensuring adequate provision for charging, plug-in and other ultra-low emission vehicles, with due consideration given to the provided criteria.</p>
<p>Chapter 11: Making effective use of land</p>	
<p>125. Planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</li> <li>... c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</li> <li>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure);</li> </ul>	<p>Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm.</p> <p>Policy 17 (derelict and empty properties and sites) promotes and supports the development of under-utilised buildings, and gives substantial weight to supporting the Oldham Local Plan policy for brownfield development.</p>
<p>130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p>	<p>Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 12: Achieving well-designed places	
<p>131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</p>	<p>Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.</p> <p>Policy 16 (Consultation) places particular emphasis on the way that communities engage with the development process, laying out a preferred approach of consistent engagement throughout the development process.</p>
<p>135. Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>... b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li> <li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li> <li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</li> </ul>	<p>Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.</p> <p>Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm.</p> <p>Policy 13 (safety and wellbeing) sets out clear criteria to minimise crime and disorder, particularly through planning which contributes to the reduction of antisocial behaviour.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.</p>	<p>Policy 2 (biodiversity) sets out the approach to increasing tree planting across the Parish, while preserving specific alternative environments, such as peat bogs, particularly in the National Park which have great environmental benefits.</p>
<p>137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.</p>	<p>Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.</p> <p>Policy 16 (Consultation) places particular emphasis on the way that communities engage with the development process, laying out a preferred approach of consistent engagement throughout the development process.</p>
<p>Chapter 13: Protecting Green Belt land</p>	
<p>154. Development in the Green Belt is inappropriate unless one of the following exceptions applies: ...</p> <p>b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</p> <p>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p>	<p>Policy 6 on conversion of agricultural buildings (barn conversions) is specifically designed to ensure that developments are not introduced as agricultural buildings purely to facilitate a later change of use which would result in a development that would otherwise have been deemed as inappropriate. The conditions of the policy are specifically designed to ensure that this does not conflict with existing rules on permitted development in relation to agricultural buildings.</p>



## NPPF 2024

## Saddleworth Neighbourhood Plan (2025–2045)

## Chapter 14: Meeting the challenge of climate change, flooding and coastal change

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Policies 1 (green infrastructure), 2 (biodiversity), 3 (protected spaces), 4 (Local Green Spaces), 9 (sustainable construction), 25 (cycling, pedestrian and leisure infrastructure), 26 (accessibility to transport), 27 (public transport) and 28 (clean fuel vehicles) are all specifically addressing the transition to net zero and designed to minimise all climate impacts. Moreover, this is designed to be the common thread woven through every objective and policy in the Neighbourhood Plan.

162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk ... , water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures..

Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.

PfE is supported by a Strategic Flood Risk Assessment (SFRA).

164. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

Policy 1 (green infrastructure) supports development which provides multiple benefits through new habitat creation, improved public access and quality public realm.

Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.

Policy 9 (sustainable construction) specifically addresses sustainability during construction, and long-term sustainability, particularly with regards to minimising greenhouse gas emissions through effective local energy production.

b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <ul style="list-style-type: none"><li>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);</li><li>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</li><li>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.</li></ul>	<p>Policy 9 (sustainable construction) specifically addresses sustainability during construction, and long-term sustainability, particularly with regards to minimising greenhouse gas emissions through effective local energy production.</p>
<p>171. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.</p>	<p>Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.</p> <p>PfE is supported by a Strategic Flood Risk Assessment (SFRA).</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</li> <li>b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;</li> <li>c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</li> <li>d) any residual risk can be safely managed; and</li> <li>e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.</li> </ul>	<p>Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.</p> <p>It also specifically lays out the requirements for site-specific flood risk assessments, in line with local and national standards.</p>
<p>182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.</p>	<p>Policy 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>187. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"><li>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</li><li>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</li><li>... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;</li></ul>	<p>Policy 5 (Character and quality of land adjacent to the National Park) specifically addresses the issue of valued landscapes, laying out a defined area where development must be carried out with due attention to its impact on the setting of the National Park.</p> <p>Policies 2 (biodiversity) and 3 (protected spaces) specifically addresses sites of biodiversity or geological value commensurate with their statutory status, as well as the wider topic of protection and enhancement of biodiversity.</p> <p>Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains.</p>
<p>189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads<sup>66</sup>. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p>	<p>Policy 5 (Character and quality of land adjacent to the National Park) specifically addresses the issue of valued landscapes, laying out a defined area where development must be carried out with due attention to its impact on the setting of the National Park.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>192. To protect and enhance biodiversity and geodiversity, plans should:</p> <p>a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and</p> <p>b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>	<p>Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains, and a footnote to policy notes that All developments should be informed by and contribute to the emerging Greater Manchester Local Nature Recovery Strategy and future ecological networks.</p> <p>Policies 2 (biodiversity) and 3 (protected spaces) specifically addresses sites of biodiversity or geological value commensurate with their statutory status, as well as the wider topic of protection and enhancement of biodiversity.</p>
<p>193. When determining planning applications, local planning authorities should apply the following principles:</p> <p>... b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</p> <p>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</p> <p>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p>	<p>Policy 3 (protected spaces) specifically addresses the specific sites of biodiversity or geological value commensurate with their statutory status.</p> <p>Policy 2 (biodiversity) specifically sets out the protection of irreplaceable habitats such as ancient woodland.</p> <p>Policies 1 (green infrastructure) and 2 (biodiversity) set out specific approaches to protecting and enhancing ecological networks and providing net biodiversity gains.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<b>Chapter 16: Conserving and enhancing the historic environment</b>	
<p>203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"><li>d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li><li>e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li><li>f) the desirability of new development making a positive contribution to local character and distinctiveness; and</li><li>g) opportunities to draw on the contribution made by the historic environment to the character of a place.</li></ul>	<p>Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places, and positively contribute to the conservation and enjoyment of the historic environment.</p> <p>Policy 10 (design, character and heritage) also lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.</p>
<p>210. In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"><li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li><li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li><li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li></ul>	<p>Policy 10 (design, character and heritage) lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.</p>

### Planning Practice Guidance Issued by the Secretary of State

Where applicable, Saddleworth’s Neighbourhood Plan has been prepared in accordance with Planning Practice Guidance (PPG) issued by the Secretary of State. The most relevant sections are set out below.

*Air quality concerns can be relevant to neighbourhood planning, and it is important to consider whether air quality is an issue when drawing up a neighbourhood plan or considering a neighbourhood development order. The local planning and environmental health departments will be able to advise whether air quality is an issue that may need to be addressed in a neighbourhood area, and how this might affect potential policies and proposals that are being considered.*

<https://www.gov.uk/guidance/air-quality--3>

Air quality was raised as an issue in the consultations carried out, and the Neighbourhood Plan’s approach is contained in policy 29, which covers air quality monitoring and vibration, which is compliant with the Planning Practice Guidance laid out above. The Saddleworth Neighbourhood Plan does not contain any neighbourhood development orders.

**Habitat Regulations Assessment.** *All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the ‘Habitats Regulations Assessment screening’ – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.*

<https://www.gov.uk/guidance/appropriate-assessment>

A Habitat Regulations Assessment was carried out on behalf of Saddleworth Parish Council by the Greater Manchester Ecology Unit. It concluded that:

“A number of the policies within the Plan were initially Screened In as potentially having a damaging effect on European Sites due to increased recreational use, air pollution effects or effects on functionally linked land. Following further Assessment, air pollution effects were ruled out, but potential effects on functionally linked land, and through increased recreational disturbance, were further considered.

“Wording included in Policy 3 (Protected Spaces) will act to mitigate for any possible likely significant effects of the Plan on designated sites. It is therefore concluded that it should be entirely possible to avoid and mitigate any adverse impacts on designated sites as a result of the operation of the Neighbourhood Plan, either alone or in combination with other plans or projects.”

**Biodiversity net gain**, however, is not just a post-permission matter. *To ensure the biodiversity gain objective is met and the condition can be discharged successfully, it is important biodiversity net gain is considered throughout the planning process. The National Planning Policy Framework emphasises that plans should identify and pursue opportunities for securing measurable net gains for biodiversity, and plans and decisions should minimise impacts and provide net gains for biodiversity.*

<https://www.gov.uk/guidance/biodiversity-net-gain>

*When planning for biodiversity, local planning authorities must have regard to Local Nature Recovery Strategies, as these are prepared, because they will establish local priorities for biodiversity and other environmental benefits and identify locations where biodiversity enhancement would be particularly beneficial.*

<https://www.gov.uk/guidance/natural-environment>

The Neighbourhood Plan’s approach to biodiversity is laid out in policy 2, which is in line with the approach to biodiversity net gain laid out above – with particular reference given to biodiversity net gain in supporting paragraph 16.

**Climate change.** *In addition to supporting the delivery of appropriately sited green energy, effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development.*

*In addition to the statutory requirement to take the Framework into account in the preparation of Local Plans, there is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts. This complements the sustainable development duty on plan-makers and the expectation that neighbourhood plans will contribute to the achievement of sustainable development. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development.*

<https://www.gov.uk/guidance/climate-change>

**Natural environment.** *Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.*

<https://www.gov.uk/guidance/natural-environment>

The Neighbourhood Plan's approach to climate change is addressed thematically throughout the document, with particular approaches set out in policies 1, green infrastructure; 2, biodiversity; 3, protected spaces; 8, erosion and flooding; 9, sustainable construction; and 28, clean fuel vehicles.

This consistent approach to considering climate change both contextually throughout all the policies, and specifically in the above policies means that the Neighbourhood Plan is in compliance with the above Planning Practice Guidance.

**Effective use of land.** *Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.*

<https://www.gov.uk/guidance/effective-use-of-land>

Approaches to the effective use of land are covered in policy 6, conversion of agricultural buildings; policy 17, derelict and empty properties and sites; and each of the policies in the section on retail, commerce and tourism.

By setting out clear guidance as to the appropriate conditions for the re-purposing of land and buildings, it is considered that the Neighbourhood Plan is in line with the Planning Practice Guidance laid out above.

**First Home Discount.** *The First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this.*

<https://www.gov.uk/guidance/first-homes>

The Neighbourhood Plan does not require any higher minimum discounts and as such is in compliance with the Planning Practice Guidance.

**Flood risk.** *"In plan-making, local planning authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk."*

Saddleworth's Neighbourhood Plan approach to flood risk is set out in section on the Environment, specifically policy 8 (erosion and flooding). It complies with PPG advice regarding the sequential approach. The Neighbourhood Plan is not allocating any sites for development, which are instead allocated under Places for Everyone, and under the local authority's Strategic Housing Land Availability Assessment (SHLAA).

**Flood risk:** *The overall approach in paragraph 161 of the National Planning Policy Framework applies to neighbourhood planning.*

*Where they make provision for development, the qualifying bodies involved in neighbourhood planning will need to:*

- *ensure that neighbourhood plans (and any neighbourhood development/community right to build orders) are informed by suitable assessment of flood risk from all sources, both now and in the future;*



- *steer development to areas of lower flood risk as far as possible;*
- *ensure that any development in an area at risk of flooding would be safe, for its lifetime taking account of climate change impacts;*
- *be able to demonstrate how flood risk to and from the plan area/ development site(s) will be managed, so that flood risk will not be increased overall, and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems where appropriate, are included in the plan/ order.*

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

**Wastewater.** Plan-making may need to consider:

- *the sufficiency and capacity of wastewater infrastructure*
- *the circumstances where wastewater from new development would not be expected to drain to a public sewer*
- *the capacity of the environment to receive effluent from development in different parts of a strategic policy-making authority's area without preventing relevant statutory objectives being met*

<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality>

*Protecting and improving water bodies may be relevant when drawing up a neighbourhood plan or considering a neighbourhood development order. It is always useful to consult the local planning authority about whether water could be a concern.*

<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-and-neighbourhood-planning>

The Neighbourhood Plan's approach to flood risk and wastewater is laid out in policy 8, erosion and flooding; with specific references to flood risk on the Chew Brook Vale location laid out in policy 12.

Reference is also made to the more comprehensive approach taken to flooding in the forthcoming Oldham Local Plan.

Specific reference is made to the use of SuDS, while the remaining criteria are addressed through the local plan, ensuring that the Neighbourhood Plan is compliant with the relevant Planning Practice Guidance.

**Healthy and safe communities.** *The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).*

<https://www.gov.uk/guidance/health-and-wellbeing>

The Neighbourhood Plan's approach to health and wellbeing is laid out in policies 1, green infrastructure; 13, safety and wellbeing; 14, health, social care and education; 23, services; and 25, cycling, pedestrian and leisure infrastructure.

By setting out criteria for building healthy and safe environments which reduce the risk of anti-social behaviour, and create increased opportunities for the public to use active transport, as well as by prioritising planning which increases provision of and access to health and social care, the Neighbourhood Plan is considered to be in compliance with the Planning Practice Guidance laid out above.

**Historic Environment.** *Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale. It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.*

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Saddleworth's Neighbourhood Plan describes the significance of the historic environment. Non-designated heritage assets are referenced via the Local Heritage List.

**Housing needs.** *Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area ...*

<https://www.gov.uk/guidance/housing-needs-of-different-groups>

Neighbourhood planning bodies may also make use of existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a neighbourhood plan.

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people.

Similarly, disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community.

<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

Saddleworth Parish falls partly within the planning authority of the Peak District National Park Authority (PDNPA). The PDNPA does not set a housing requirement figure for any part of Saddleworth Parish. Strategic planning policy (Core Strategy HC1 and DS1) restricts the provision of new housing to that which meets local needs.

The remainder of the Parish falls within the planning authority of Oldham Council. In that area, the housing requirement figures are set out in Greater Manchester's Places for Everyone plan, as laid out in the infrastructure section.

Census and housing market data, the Local Housing Needs Assessment, demographic forecasts and community consultation responses have been used as evidence for the housing policies. However the neighbourhood plan does not propose to allocate sites.

The Neighbourhood Plan has been subject to an Equality Impact Assessment, which has indicated that the plan is either neutral or positive for all groups with protected characteristics.

**Self build and custom housebuilding.** It is for each relevant authority to determine the rationale for introducing a local eligibility test and hence the specific conditions set. Any eligibility test introduced by an authority needs to be proportionate, reasonable and reviewed periodically to ensure that it responds to issues in the local area, for example for areas with exceptional demand or limited land availability.

<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

The register for self-build and custom housebuilding is maintained by Oldham Council. The Neighbourhood Plan sets out in policy 18, community and self-build, an eligibility test for prioritising community and self-build developments, based on increasing the opportunities for people currently unable to get on the housing ladder to access alternative means of developing housing, in compliance with the Planning Practice Guidance laid out.

**Open space, sports and recreation facilities.** Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework paragraphs 7-9).

It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The Neighbourhood Plan's approach to sports and recreation facilities is laid out in policy 21, tourism and leisure, and policy 23, services; while the approach to green infrastructure and open spaces is laid out in all the policies of the Environment section.

In particular, the Neighbourhood Plan lays out clear guidance for the retention, increased provision of and access to recreation and sports facilities, as well as protection of open space, in compliance with the Planning Practice Guidance laid out above.

**Local Green Space:** *How is land designated as Local Green Space?*

*Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.*

*How does Local Green Space designation relate to development?*

*Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.*

*What if land has planning permission for development?*

*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.*

*Can all communities benefit from Local Green Space?*

*Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.*

*What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?*

*If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

*One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.*

*What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?*

*Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

*What about new communities?*

*New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.*

*What types of green area can be identified as Local Green Space?*

*The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.*

*How close does a Local Green Space need to be to the community it serves?*

*The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.*

*How big can a Local Green Space be?*

*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.*

*Is there a minimum area?*

*Provided land can meet the criteria at paragraph 100 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.*

*What about public access?*

*Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).*

*Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.*

*What about public rights of way?*

*Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.*

*Does land need to be in public ownership?*

*A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.*

*Would designation place any restrictions or obligations on landowners?*

*Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.*

*Who will manage Local Green Space?*

*Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.*

*Can a Local Green Space be registered as an Asset of Community Value?*

*Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.*

*<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>*

*Local Green Spaces are specifically addressed in Policy 4, Local Green Spaces. The four designated sites for Local Green Space designation have each been through an assessment process, covering designation, existing status and designations, proximity, size, access, rights of way, ownership and management, ensuring that the plan is in compliance with the Planning Practice Guidance.*

***Renewable and low carbon energy.** Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses.*

*What is the role for community led renewable energy initiatives?*

*Community initiatives are likely to play an increasingly important role and should be encouraged as a way of providing positive local benefit from renewable energy development. Further information for communities interested in developing their own initiatives is provided by the Department for Energy Security and Net Zero. Local planning authorities may wish to establish policies which give positive weight to renewable and low carbon energy initiatives which have clear evidence of local community involvement and leadership.*

*Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments. Neighbourhood Development Orders and Community Right to Build Orders can be used to grant planning permission for renewable energy development. To support community based initiatives a local planning authority should set out clearly any strategic policies that those producing neighbourhood plans or Orders will need to consider when developing proposals that address renewable energy development. Local planning authorities should also share relevant evidence that may assist those producing a neighbourhood plan or Order, as part of their duty to advise or assist. As part of a neighbourhood plan, communities can also look at developing a community energy plan to underpin the neighbourhood plan.*

<https://www.gov.uk/guidance/renewable-and-low-carbon-energy>

The approach to renewables and low-carbon energy is laid out in policy 9 of the Neighbourhood Plan, with specific guidance on ensuring that developments are low-carbon in both delivery and lifetime, as well as promoting the use of low carbon district energy provision, thus ensuring that the plan is in compliance with the Planning Practice Guidance.

*Strategic environmental assessment alone can be required in some limited situations where sustainability appraisal is not needed. This is usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects.*

<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

A strategic environmental assessment screening was carried out by Oldham Council as part of the Neighbourhood Planning process. It concluded that:

Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.

As such, it is considered that the Neighbourhood Plan is in compliance with the requirements of the Planning Practice Guidance laid out above.

#### **Parts b and c of the basic conditions guidance**

This document relates to the preparation of a Neighbourhood Plan, not an order and no sites have been allocated, therefore b and c does not apply.

## Part 4: Contributing to the achievement of sustainable development

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**The NPPF states “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.”**

Saddleworth’s Neighbourhood Plan was initially subject to a strategic environmental assessment screening process. This is included in the Regulation 15 submission documents. This concluded that: “Oldham Council, in consultation with the Peak District National Park Authority, considers that after having regard to the Environmental Assessment of Plans and Programmes Regulations 2004 the Saddleworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) provided that the recommendations from the Habitats Regulations Assessment are incorporated.

“Natural England stated significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

“The Environment Agency stated they agree with the environmental issues that have been included and do not have any further comments to make.

“Historic England stated that the plan is unlikely to have significant environmental effects upon the historic environment, and so Historic England concur with the conclusion that SEA is not required.”

The table below describes more broadly how the Neighbourhood Plan meets the objectives of sustainable development as described in the NPPF.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>8 a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p>	<p>Saddleworth’s Neighbourhood Plan lays out support for a strong, responsive and competitive economy in the section on retail, commerce and tourism, with particular emphasis on developing retail, commerce and industrial development (policy 19), homeworking (policy 20), tourism and leisure (policy 21), and agriculture (policy 22). There is also particular support for necessary infrastructure in the section on travel and transport, most notably with regards to accessibility to transport (policy 26), and public transport (policy 27). It also lays out a minimum provision for commercial, leisure and retail facilities in policy 12, supporting economic provision.</p>
<p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</p>	<p>Saddleworth’s Neighbourhood Plan lays out support for strong, healthy and vibrant communities in the section on Health, wellbeing and education, with particular emphasis on safety and wellbeing, and the ability of design to combat antisocial behaviour (policy 13); and by contributing to identified healthcare needs, and combating issues of access and isolation (policy 14).</p> <p>It also addresses the protection and enhancement of community facilities (policy 21), particularly those which support opportunities to develop social networks for people who are isolated; promoting community-based healthcare and wellbeing; promoting adult learning opportunities; charitable and voluntary work; promoting early years activities for parents, carers and children; and food and craft markets.</p> <p>The development of well-designed and beautiful places is addressed through its approaches to design, character and heritage (policy 10), laying out criteria for developments to meet and enhance the character and distinctiveness of the local environment, as well as in its approach to design masterplans (policy 11), and with specific detail for the allocated site at Chew Brook Vale (policy 12).</p>
<p>c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Saddleworth’s Neighbourhood Plan lays out its support for the protection and enhancement of the natural, built and historic environment, with its environmental approach in particular designed to be consistently woven throughout all of its policies.</p> <p>Policies 1 (Green infrastructure), 2 (Biodiversity), 3 (Protected spaces), 4 (Local green spaces), 5 (Character and quality of land adjacent to the National Park), 6 (Conversion of agricultural buildings (barn conversions)), 7 (Protection of important views), 10 (Design, character and heritage), 11 (Design masterplans), and 17 (Derelict and empty properties and sites) set out design principles, and set out to conserve and enhance the natural and historic environment.</p>

# Part 5: Achieving general conformity with Local Strategic Policy

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**Saddleworth's Neighbourhood Plan must be in general conformity with the strategic policy of the development plan for the area.**

The Peak District National Park Authority (PDNPA) is the planning authority for that part of the Parish which falls within the National Park. The relevant strategic policies are in the Peak District National Park Authority Local Plan comprising the Core Strategy (CS) 2011 and Development Management Policies (DMP) 2018.

Oldham Council is the planning authority for that part of the Parish which falls outside the National Park. The relevant strategic policies are in Greater Manchester's Places for Everyone, saved policies from Oldham Joint Core Strategy and Development Management Development Plan Document, and Oldham's forthcoming Local Plan.<sup>1</sup>

Oldham Council, the PDNPA and the Parish Council's strategic planning committee co-operated fully in the development process.

The table below demonstrates the relationship between Saddleworth's Neighbourhood Plan policies and the corresponding strategic policies of Places for Everyone, saved policies in the Joint Core Strategy and Development Management Policies DPD, Oldham's forthcoming Local Plan and the PDNPA. All Neighbourhood Plan policies are shown to be in conformity with strategic policy.

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<sup>1</sup> While the emerging Local Plan does not carry any weight yet efforts have been made to ensure that the Neighbourhood Plan is in conformity with emerging policy and for completeness this has been included. Policy references may change as the Oldham Publication Plan is published.



Neighbourhood plan policy and content	Development plan reference	Conformity
1: Green infrastructure	<p>PfE Policy JP-Strat13: Strategic Green Infrastructure</p> <p>PfE Policy JP-G2 Green Infrastructure Network</p> <p>PfE Policy JP-G6: Urban Green Space</p> <p>Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets</p> <p>Draft Oldham Local Plan Policies N1 Protecting Nature; Policy N2 Restoring Nature; Policy N3 Enhancing Green Infrastructure thorough development</p> <p>Oldham Green Infrastructure Strategy and Open Space Audit</p> <p>PDNPA GSP3: Development management principles</p>	<p>Yes. The Neighbourhood Plan enhances and protects existing green infrastructure, such as the green corridors identified in Oldham’s current Local Plan and its forthcoming Local Plan.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
2: Biodiversity	<p>PfE Policy JP-G2 Green Infrastructure Network</p> <p>PfE Policy JP-G5 Uplands</p> <p>PfE Policy JP-G7: Trees and Woodland</p> <p>PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity</p> <p>Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets</p> <p>Draft Oldham Local Plan Policies N1 Protecting Nature; Policy N2 Restoring Nature; Policy N3 Enhancing Green Infrastructure thorough development and Policy N4 Tree Replacement</p> <p>The Greater Manchester Local Nature Recovery Strategy</p> <p>PDNPA policy GSP3: Development management principles</p> <p>PDNPA policy L2: Sites of biodiversity or geodiversity importance</p> <p>PDNPA policy CC3: Waste management</p>	<p>Yes. The Neighbourhood Plan lays out policies designed to enhance and significantly increase tree cover protect and enhance wildlife, and protect Ancient Woodlands.</p> <p>The Neighbourhood Plan also references national and local targets for biodiversity net gain.</p>
3: Protected spaces	<p>PfE Policy JP-G5 'Uplands'</p> <p>Oldham Joint DPD Policy 6 Green Infrastructure and Policy 21 Protecting Natural Environmental Assets</p> <p>Draft Oldham Local Plan Policy N1 Protecting Nature</p>	<p>Yes. The Neighbourhood Plan references and complements the Uplands policy which is designed to protect and enhance the upland areas, with specific project level mitigations required for any development in those areas.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
4: Local green spaces	Oldham Draft Local Plan Policy OL4 Local Green Spaces	<p>Yes. The neighbourhood policy designates local green spaces in accordance with NPPF and with reference to published evidence and public consultation responses.</p> <p>The assessment of Local Green Spaces for the Neighbourhood Plan has been based on the criteria as set out in the NPPF and approach laid out in the Draft Local Plan. The proposed Local Green Spaces all fall within Oldham’s planning boundary.</p>
5: Character and quality of land adjacent to the National Park	<p>PfE Policy JP-G1 Landscape Character</p> <p>PfE Policy JP-G5: Uplands</p> <p>PfE Policy JP-P1 Sustainable Places</p> <p>PDNPLPF GSP2: Enhancing the National Park</p> <p>PDNPLPF GSP2: DS1: Development strategy</p> <p>PDNPLPF GSP2: L1: Landscape character and valued characteristics</p>	<p>Yes. This policy sets out additional protection for a clearly defined area adjacent to the National Park, where development would have specific impact on the National Park, thus protecting its landscape character, valued characteristics, and enhancing the National Park.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
6: Conversion of agricultural buildings (barn conversions)	Oldham saved joint Development Plan Document policy 22 on Green Belt	<p>Yes. There are no specific policies addressing barn conversions specifically in Places for Everyone, or Oldham’s draft Local Plan. The broader aspect of Green Belt is included in, for example, policy 22, referring to “development located close to existing buildings within the OPOL, which does not affect the openness, local distinctiveness or visual amenity of the OPOL, taking into account its cumulative impact”. Policy 6 does not conflict with this, and sets out additional complementary criteria for the redevelopment of more recent agricultural additions within the green belt.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
7: Protection of important views	PfE JP-G1 Landscape Character	<p>Yes. The policy says that “transitional areas require well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken”. Policy 7 sets out a specific transitional area between the National Park and the rest of Saddleworth, and ensures that complementary criteria to ensure the intactness and condition of this area.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
8: Erosion and flooding	<p>PfE Policy JP-S4: Flood Risk and the Water Environment</p> <p>Oldham Local Plan Draft Policies CC3 Managing Flood Risk; and CC4 – Sustainable Drainage – Foul and Surface Water</p>	<p>Yes. The Neighbourhood Plan lays out specific requirements to conform with natural processes and adopting a natural flood management, and Locating and designing development so as to minimise the impacts of current and future flood risk, as well as expecting developments to manage surface water run-off through sustainable drainage systems.</p>
9: Sustainable construction	<p>PfE Policy JP-S1: Sustainable Development</p> <p>PfE Policy JP-S2: Carbon and Energy</p> <p>PfE Policy JP-S3: Heat and Energy Networks</p> <p>PFE Policy JP-S6: Resource Efficiency</p> <p>Joint DPD Policy 18 (partially)</p> <p>Oldham Draft Local Plan Policy CC2 Renewable and Low Carbon Energy</p> <p>The Local Area Energy Plan for Oldham</p>	<p>Yes. The Neighbourhood Plan lays out criteria for ensuring development is sustainable both during construction and in the long term.</p> <p>It also sets out a presumption in favour of development which enhances local heat and energy production.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
10: Design, character and heritage	<p>PfE Policy JP-P1 Sustainable Places</p> <p>PfE Policy JP-P2: Heritage</p> <p>Draft Oldham Local Plan Policies HE1 The Historic Environment; HE2 Securing the Preservation and Enhancement of Oldham’s Heritage Assets; HE3 Development proposals affecting conservation areas; HE4 Oldham’s Mills; and HE5 Canals</p> <p>Oldham’s Mill Strategy</p>	<p>Yes. The Neighbourhood Plan lays out criteria for ensuring that local history and culture are conserved and enhanced, and respects and acknowledges the character and identity of the locality.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>

Neighbourhood plan policy and content	Development plan reference	Conformity
11: Design masterplans	PfE Policy JP-P1 Sustainable Places	<p>Yes. In particular, this sets out ways in which development respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used; responds to the needs of all parts of society; is adaptable, able to respond easily to varied and changing needs and technologies; and incorporating high quality and well managed green infrastructure and quality public realm.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
12: Chew Brook Vale	PfE JP Allocation 13 Chew Brook Vale	<p>Yes. The Neighbourhood Plan policy adds complementary policy detail to the existing site allocation and approach laid out in Places for Everyone.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
13: Safety and wellbeing	<p>PfE Policy JP-G2 Active Travel</p> <p>PfE Policy JP-G3 River Valleys and Waterways</p> <p>PfE Policy JP-P1 Sustainable Places</p> <p>PfE Policy JP-P7 Sport and Recreation</p> <p>Draft Local Plan Policy D6 Creating a Better Public Realm in Oldham</p>	<p>Yes. The Neighbourhood Plan lays out the importance of development supporting wider public health benefits.</p> <p>It also sets out proposals to improve active travel, with improved and extended rights of way alongside the water providing walking and cycling routes for both recreation and commuting, thereby increasing access to natural green space.</p> <p>It also identifies the importance of a development being put forward with a clear understanding of how the place has developed; and which respects and acknowledges the character and identity of the locality.</p> <p>Finally, it sets out the importance of creating a public realm that provides frequent opportunities for play and that all ages can enjoy together, and recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.</p>
14: Health, social care and education	<p>PfE Policy JP-P5: Education, Skills and Knowledge</p> <p>PfE Policy JP-P6: Health</p> <p>PfE Policy JP-D2 Developer Contributions</p> <p>Oldham Draft Plan IN2 Planning Obligations</p>	<p>Yes. The Neighbourhood Plan sets out approaches to ensure appropriate access to and provision of education facilities.</p> <p>It also lays out criteria to ensure access to and provision of healthcare facilities.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
15: Housing	<p>PfE Policy JP-H1: Scale, Distribution and Phasing of New Housing Development</p> <p>PfE Policy JP-H2: Affordability of New Housing</p> <p>PfE Policy JP-H3: Type, Size and Design of New Housing</p> <p>Joint DPD Policy 3 An Address of Choice (Partially) and Policy 11 Housing</p> <p>Draft Oldham Local Plan Policies H1 Delivering a Diverse Housing Offer; Policy H2 Housing Mix;</p>	<p>Yes. The Neighbourhood Plan makes specific reference to the required types and size of housing as evidenced in the Local Housing Needs Analysis, and supports development which addresses those needs, particularly when the developments are affordable.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
16: Consultation	None	<p>While consultation is mentioned as part of policies in Places for Everyone, PDNPA policies and Oldham's Local Plan, there is no specific policy designed to address consultation.</p>
17: Derelict and empty properties and sites	<p>PfE Policy JP-S1 Sustainable Development</p> <p>PfE Policy JP-P3 Cultural Facilities;</p> <p>Oldham Joint DPD Policy 1 Climate Change and Sustainable Development and Draft Oldham Local Plan Policy H1 Delivering a Diverse Housing Offer</p>	<p>Yes. The Neighbourhood Plan makes as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs, and in particular maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>



Neighbourhood plan policy and content	Development plan reference	Conformity
18: Community and self build	PfE Policy JP-H3: Type, Size and Design of New Housing	<p>Yes. The Neighbourhood Plan seeks to deliver a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
19: Retail, commerce and industrial development	<p>PfE Policy JP-J1: Supporting Long-Term Economic Growth</p> <p>PfE Policy JP-J2: Employment Sites and Premises</p> <p>PfE Policy JP-J3: Office Development</p> <p>PfE Policy JP-J4: Industry and Warehousing Development</p> <p>PfE Policy JP-C8: Transport Requirements of New Development</p> <p>Joint DPD Policy 4 Promoting Sustainable Regeneration and Prosperity (partially - part superseded by PfE); Policy 13 Employment Areas</p> <p>Oldham Draft Local Plan Policy E1 Business and Employment Areas; Policy E2 Exceptions within Business and Employment Areas and other existing employment sites ; Policy E3 Reuse and redevelopment of Mill Buildings; Policy E4 Office, Industry and Warehousing Allocations</p>	<p>Yes. The Neighbourhood Plan lays out approaches to preserve and enhance land for economic use, and to ensure green and accessible transport provision.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>

Neighbourhood plan policy and content	Development plan reference	Conformity
20: Homeworking and connectivity	<p>PfE Policy JP-J1: Supporting Long-Term Economic Growth</p> <p>PfE Policy JP-C1: An Integrated Network</p> <p>PfE Policy JP-C2: Digital Connectivity</p> <p>PDNPA policy E1: Business development in towns and villages</p> <p>Oldham Draft Plan Policy IN1 Digital Infrastructure and Telecommunications</p>	<p>Yes. The Neighbourhood Plan lays out approaches for future-proofed and flexible housing to promote working from home.</p> <p>Proposals for homeworking must be of an appropriate scale.</p>
21: Tourism and leisure	<p>PfE Policy JP-P3: Cultural Facilities</p> <p>PfE Policy JP-P7: Sport and Recreation</p> <p>Joint DPD Policy 1 Climate Change and Sustainable development (seeks to promote leisure in centres such as Uppemill) Policy 4 Promoting Sustainable Regeneration and Prosperity (partially - part superseded by PfE); Policy 12 Supporting Oldham's Economy; Policy 15 Centres; Policy 16 Local Services and Facilities</p> <p>Oldham Draft Local Plan Policy C1 Centres</p>	<p>Yes. The Neighbourhood Plan lays out our criteria for the protection of community facilities, including those for cultural and sporting purposes.</p> <p><i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i></p>
22: Agricultural land	<p>PDNPA policy E2: Businesses in the countryside.</p> <p>PfE Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.</p> <p>Joint DPD Policy 1 Climate Change and Sustainable Development</p>	<p>Yes. This policy seeks to promote, protect and enhance the use of existing agricultural land for farming use.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
23: Services	<p>Policy JP-C1: An Integrated Network</p> <p>PDNPA policy HC4: Provision and retention of community services and facilities</p> <p>Joint DPD Policy 3 An Address of Choice (policy partially superseded by PfE)</p>	<p>Yes. The Neighbourhood Plan sets out approaches for confirming with a 20 minute neighbourhood approach, ensuring that wherever possible local services are available without the need for additional travel.</p>
24: Parking standards for housing	<p>PfE Policy JP-C8: Transport Requirements of New Development</p> <p>Joint DPD Policy 5 Promoting Accessibility and Sustainable Transport Choices (part superseded by PfE)</p> <p>Draft Oldham Local Plan Policy T3 Car Parking Standards in Oldham</p>	<p>Yes. The Neighbourhood Plan lays out our approach to ensure new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.</p> <p>Given the current low provision of public transport in the neighbourhood, it sets out conditions for either a balance of private parking provision, or high accessibility being proven. This policy should be particularly read in conjunction with Policy 28 on clean fuel vehicles to minimise the negative effects of car dependency.</p> <p>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park. Peak District National Park parking standards can be found in Appendix 9 of the Development Management Policies (DMP) document, and are the relevant standard for developments in the National Park.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
25: Cycling, pedestrian and leisure infrastructure	<p>PfE Policy JP-Strat14: A Sustainable and Integrated Transport Network</p> <p>PfE Policy JP-S5: Clean Air</p> <p>PfE Policy JP-C1: An Integrated Network</p> <p>PfE Policy JP-C5: Streets for All</p> <p>PfE Policy JP-C6: Walking and Cycling</p> <p>PfE Policy JP-C8: Transport Requirements of New Development</p> <p>PDNPA policy T6: Routes for walking, cycling and horse riding, and waterways</p>	<p>Yes. The Neighbourhood Plan lays out approaches to ensure the adequate provision of a sustainable transport network, including active travel approaches, resulting in clear air improvements.</p>
26: Accessibility to transport	<p>PfE Policy JP-C8: Transport Requirements of New Development</p> <p>PDNPA policy GSP3: Development management principles</p> <p>PDNPA policy T1: Reducing the general need to travel and encouraging sustainable transport</p> <p>Joint DPD Policy 5 Promoting Accessibility and Sustainable Transport Choices (part superseded by PfE)</p> <p>Draft Oldham Local Plan Policy T1 Delivering Oldham’s Transport Policies</p>	<p>Yes. The Neighbourhood Plan sets out guidance on ensuring new developments provide good access to public transport and makes provision for active travel.</p>

Neighbourhood plan policy and content	Development plan reference	Conformity
27: Public transport	<p>PfE Policy JP-Strat14: A Sustainable and Integrated Transport Network</p> <p>PfE Policy JP-C1: An Integrated Network</p> <p>PfE Policy JP-C3: Public Transport</p> <p>PDNPA policy T1: Reducing the general need to travel and encouraging sustainable transport</p>	Yes. The Neighbourhood Plan supports and informs the provision of additional public transport infrastructure.
28: Clean fuel vehicles	<p>PfE Policy JP-S5: Clean Air</p> <p>Draft Oldham Local Plan Policy T4 Providing for electric vehicle charging points</p>	Yes. The Neighbourhood Plan makes specific provision for charging of clean fuel vehicles, both EV charging, but also for alternative clean fuel vehicles, to minimise air pollution.

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## Part 6: European Union obligations

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### Human Rights

**An equalities impact assessment has been undertaken, provided as a supplement to this document, which has found that all the objectives contained within the Neighbourhood Plan are found to either have positive or neutral outcomes for people with protected characteristics.**

The Plan has been prepared in accordance with the obligations for Parish Councils under the Public Sector Equality Duty in the Equalities Act 2010.

### Strategic Environmental Assessment

EU Directive 2001/42 requires “an environmental assessment is carried out of certain plans and programmes”.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).

Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

A Strategic Environment Assessment screening concluded that a full Strategic Environmental Assessment was not required for the Neighbourhood Plan.

No neighbourhood orders have been developed and the plan does not include any site allocations.

### The conservation of natural habitats, wild fauna and flora and wild birds

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds require an appropriate assessment of Saddleworth’s Neighbourhood Plan to determine the likelihood of significant effects of a site’s conservation objectives.

In order to satisfy the above requirement a Habitat Regulations Assessment (HRA) screening report has been completed.

Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order. However, the HRA screening has taken water and air impacts into consideration, so it is not considered that the Neighbourhood Plan is in conflict with any of these directives.

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## Part 7: Conservation of Habitats and Species Regulations

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A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 of The Conservation of Habitats and Species Regulations 2017 or to enable it to determine whether that assessment is required.

Regulation 105 states that where a land use plan

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.

The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

A Habitats Regulations Assessment screening was undertaken by Greater Manchester Ecology to determine the likelihood of significant effects. This report concludes:

A number of Polices within the Plan were initially Screened In as potentially having a damaging effect on European Sites due to increased recreational use, air pollution effects or effects on functionally linked land. Following further Assessment, air pollution effects were ruled out, but potential effects on functionally linked land, and through increased recreational disturbance, were further considered.

Wording included in Policy 3 (Protected Spaces) will act to mitigate for any possible likely significant effects of the Plan on designated sites. It is therefore concluded that it should be entirely possible to avoid and mitigate any adverse impacts on designated sites as a result of the operation of the Neighbourhood Plan, either alone or in combination with other plans or projects.

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## Part 8: Conclusion

In summary, Saddleworth Parish Council is confident that the Neighbourhood Plan has been produced in full accordance with the requirements of the Neighbourhood Planning (General) Regulations 2012, and is consistent with all appropriate planning policies and legislation.