OLDHAM METROPOLITAN BOROUGH COUNCIL

SADDLEWORTH NEIGHBOURHOOD PLAN POST-EXAMINATION DECISION STATEMENT

Regulation 18 of the Neighbourhood Planning

(General) Regulations 2012 (as amended)

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the Council's response to each of the recommendations contained within the report to Oldham Council and the Peak District National Park Authority of the Independent Examination of the Saddleworth Neighbourhood Development Plan ("the Plan") by independent Examiner Mr Christopher Collison, which was submitted to the Council on
17th September 2026.

This decision statement, the independent Examiner's Report, the submission version of the Saddleworth Neighbourhood Plan and supporting documents and the Regulation
17A (2) consultation document can be viewed on the Council's website:
https://www.oldham.gov.uk/info/201235/neighbourhood_planning/2936/saddleworth_neighbourhood_plan

1.0 Background

Under the Town and Country Planning Act 1990 (as amended), Oldham Council ("the Council") has a statutory duty to assist communities in the preparation of neighbourhood (development) plans and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6, Chapter 3) sets out the Local Planning Authority's responsibilities under neighbourhood planning.

This statement confirms that the modifications proposed by the Examiner's Report

have been considered and accepted by the Council and the Peak District National Park Authority (PDNPA) and that subject to making the recommended modifications (and other minor modifications) the Plan may now be submitted to referendum.

The Saddleworth Neighbourhood Plan relates to the area that was designated as a Neighbourhood Area by the PDNPA on 11 November 2016 and the Council on 21 November 2016. This area is coterminous with the boundary of the parish of Saddleworth and falls within the local planning authority area of PDNPA and Oldham Council.

Saddleworth Parish Council undertook a pre-submission consultation on the draft Plan in accordance with Regulation 14. Consultation on the Pre-Submission Version took place between 2nd April and 10th June 2024.

Following the submission of the Saddleworth Parish Council to Oldham Council and the PDNPA on the 11th November 2025, the Council (acting also on behalf of the PDNPA) publicised the draft Plan for a six-week period between 10th June and 24th July 2026, and representations were invited in accordance with Regulation 16.

2.0 Independent Examination

The Council (acting also on behalf of the PDNPA) appointed Mr Christopher Collison BA (Hons) MBA MRTPI MIED IHBC, with the consent of Saddleworth Parish Council, to undertake the independent examination of the Saddleworth Neighbourhood Plan and to prepare a report of the independent examination.

The Examiner examined the Plan by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area.

The Examiner's Report was formally submitted on 17th August. The Report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum. The Examiner also recommends that the referendum area should be the same as the designated Neighbourhood Area, which is the same as the

administrative boundary for Saddleworth Parish.

Following receipt of the Examiner's Report legislation requires that Oldham Council and the PDNPA consider each of the modifications recommended, the reasons for them, and decide what action to take. The Council and PDNPA are also required to consider whether to extend the area to which the referendum is to take place.

3.0 Decision and Reasons

Having considered each of the recommendations made in the Examiner's Report Oldham Council and PDNPA, have decided to accept the recommended modifications to the draft Plan. These are set out in Table 1 below.

Oldham Council and PDNPA consider that, subject to the modifications being made to the Plan as set out in Table 1 below, the Saddleworth Neighbourhood Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country
Planning Act 1990 (as amended), is compatible with the Convention rights and meets
the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

As a consequence of the required modifications, the Council and PDNPA will modify the
Saddleworth Neighbourhood Plan accordingly, for it then to proceed to referendum.

The Examiner recommended that the Neighbourhood Plan should proceed to a referendum based on the designated Neighbourhood Area. Oldham Council and PDNPA have considered this recommendation and the reasons for it and has decided to accept it. The referendum area for the final Saddleworth Neighbourhood Plan will therefore be
based on the designated Saddleworth Parish Neighbourhood Area.

This decision will be made by Oldham Council on 22nd October 2026 and by PDNPA on 9th October 2026.

This decision statement will be dated 23rd October 2026.

Other information:

The Saddleworth Neighbourhood Plan document will be updated to incorporate all the
modifications required and re-titled Referendum Version. The date for the referendum and further details will be publicised shortly once a date is set by the Council and PDNPA.

Table 1: Examiner's Recommended Modifications

Saddleworth Neighbourhood Section / Plan Policy	Examiner's Report Reference[1]	Recommended Modification	Oldham Council / Peak District National Park Authority Consideration / Justification
Appendix 2 - Parish Actions	RM1; page 16-17	Before the list of actions insert: 'The following Parish Actions have been identified as community aspirations that will help improve the neighbourhood area but which are not suitable to be statutory planning policies and do not form part of the Development Plan.'	Agree with the modification for the reasons set out in the Examiners Report.
Page 6 - Map of Neighbourhood Plan	RM2; page 23	Retitle and adjust the content of the Map on page 6 of the Neighbourhood Plan so that it identifies the boundary of the Neighbourhood Area only	Agree with the modifications for the reasons set out in the Examiners Report.
Environment Policies			
Policy 1	RM3; page 28	In paragraph 1.1: Delete 'aim to' Bullet point 1 - delete '/deficiencies', and replace 'and an overall enhancement in the provision' with 'or an appropriate enhancement of existing' Bullet point 3 - delete 'create or enhance existing green space, and'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 2	RM3; page 28	In paragraph 2.1: Delete 'aim to' In paragraph 2.2:	Agree with the modifications for the reasons set out in

[1] RM stands for Recommendation Modification and the number is as per the Examiner's Report.

Saddleworth Neighbourhood Section / Plan Policy	Examiner's Report Reference[1]	Recommended Modification	Oldham Council / Peak District National Park Authority Consideration / Justification
		Replace 'encouraging' with 'encourage'	the Examiners Report.
Policy 4	RM3; page 29	Replace the text before the list of spaces with 'The following sites, identified on maps in Appendix 3 of the Neighbourhood Plan, are designated as Local Green Spaces' Delete the note commencing 'See'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 6	RM3; page 29	In paragraph 6.2: Bullet point 3 - replace 'and' with a semi-colon, and insert a bullet point before 'developments'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 7	RM3; page 29	After 'viewpoint' insert 'that is accessible to the general public' After 'interruption of' insert 'the following' Replace the final full stop with ': - Views of church spires and towers located within the Neighbourhood Area including: the Church of St Chad viewed from Pickhill Valley; St Anne's Lydgate viewed from the footpath from Coverhill Road; and St Paul's Church in Scouthead viewed from Woodbrook Valley. - Views of Pots and Pans War Memorial from any of the villages in the Neighbourhood Area.'	Agree with the modifications for the reasons set out in the Examiners Report.
Design Policies			
Policy 9	RM4; page 31	Part 9.3 - delete 'particularly'	Agree with the modification for the reasons set out in the Examiners

Saddleworth Neighbourhood Section / Plan Policy	Examiner's Report Reference[1]	Recommended Modification	Oldham Council / Peak District National Park Authority Consideration / Justification
			Report.
Policy 10	RM4; page 31	Part 10.1 - replace 'preserve' with 'conserve' Part 10.2, first sentence - delete the text before 'developments' and replace 'extent' with 'possible extent will be supported'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 11	RM4; page 31	Part 11.1, bullet point 8 - after 'management' insert 'and demonstrate consideration of implications for water supply infrastructure'	Agree with the modification for the reasons set out in the Examiners Report.
Housing Policies			
Policy 15	RM5; page 33	Delete 'in particular, preference will be given to' After accessibility insert 'will be supported'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 16	RM5; page 33	Delete	Agree with the modification for the reasons set out in the Examiners Report.
Policy 18	RM5; page 33	Delete 'particularly'	Agree with the modification for the reasons set out in the Examiners Report.

Saddleworth Neighbourhood Section / Plan Policy	Examiner's Report Reference[1]	Recommended Modification	Oldham Council / Peak District National Park Authority Consideration / Justification
Retail, commerce and tourism policies			
Policy 19	RM6; page 35	Part 19.1, second bullet point - after 'unacceptable' insert 'environmental or operational' Part 19.3 - delete 'businesses, particularly those defined as' and before the full stop insert 'businesses' Part 19.5 - replace the first sentence with 'Employment development shall re-use existing buildings unless it is demonstrated this is not viable or practical.' Part 19.6 - Delete 'strong', and after 'premises' insert 'unless it can be demonstrated the premises are unsuitable or not viable in their existing use'	Agree with the modifications for the reasons set out in the Examiners Report.
Policy 20	RM6; page 35	Replace 'within the economy' with 'for the site'	Agree with the modification for the reasons set out in the Examiners Report.
Policy 21	RM6; page 35	Part 21.5 - after 'scale of a' insert 'non-health or education'	Agree with the modification for the reasons set out in the Examiners Report.
Policy 22	RM6; page 35	Delete 'strong'	Agree with the modification for the reasons set out in the Examiners Report.

Saddleworth Neighbourhood Section / Plan Policy	Examiner's Report Reference[1]	Recommended Modification	Oldham Council / Peak District National Park Authority Consideration / Justification
Travel and transport policies			
Policy 29	RM7; page 37	Part 29.1 - Delete 'particularly' Part 29.2 - Replace with 'To be supported development that may cause damage, including through vibrations, to heritage assets or other adjacent buildings must demonstrate effective mitigation and monitoring measures.'	Agree with the modifications for the reasons set out in the Examiners Report.
Annex			
Minor Corrections to the Neighbourhood Plan	RM8; page 38	Modify general text and figures to achieve consistency with the modified policies; to achieve updates and correct identified errors; to achieve necessary clarifications; and to ensure sufficient regard for national policy.	Agree with the modifications for the reasons set out in the Examiners Report.