

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 2012¹, 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 38A² and 38B³ 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 1990⁴ and meet the following basic conditions:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- not breach, and otherwise be compatible with EU obligations;
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁵

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

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

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

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

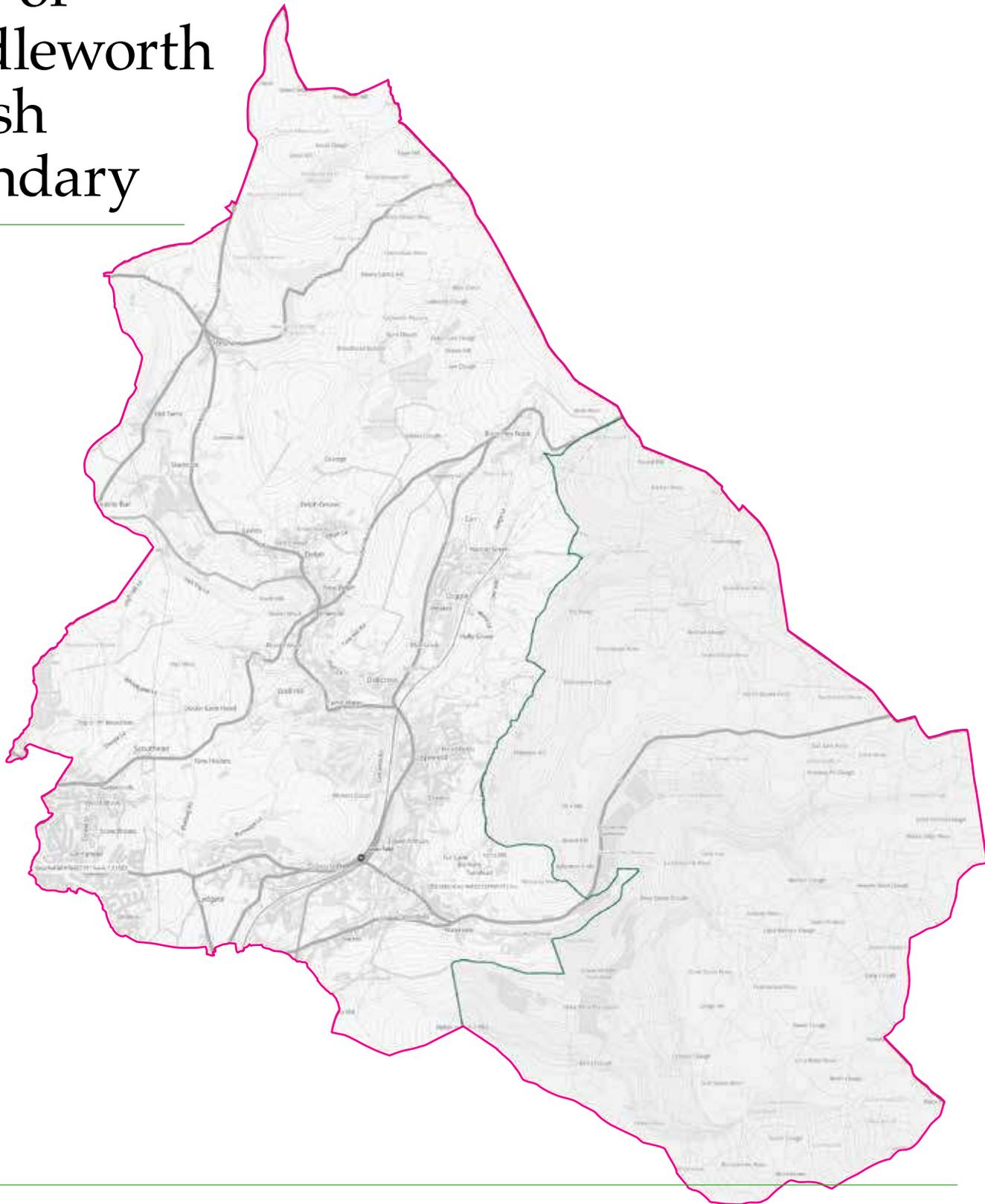
⁵ <http://www.legislation.gov.uk/uksi/2017/1012/part/6/chapter/8/made>

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;
- 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;
- Saddleworth’s Neighbourhood Plan (2025–2045) covers the period from 2025-2045.

Map of Saddleworth Parish boundary



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

National Planning Policy Framework

The table below describes how Saddleworth's Neighbourhood Plan (2025–2045) has regard to and is consistent with the National Planning Policy Framework (NPPF) (February 2019). 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">a) an economic objective ...b) a social objective ... andc) an environmental objective.	<p>Saddleworth’s Neighbourhood Plan has specifically addressed sustainable development in its identification of key issues (pages 8–9); its vision statement (page 9), 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 and 13), social (5, 6, 7, 8, 9, 14 and 17) and environmental (1, 2, 3, 4, 16 and 18) objectives; and through its policies which echo the economic objectives (19, 20, 21, 22 and 23), the social ones (10, 11, 13, 14, 15, 16, 17, 18, 24 and 27) and environmental (1, 2, 3, 4, 5, 6, 7, 8, 9, 25, 26 and 28).</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">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;b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas ...	<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>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
-----------	--

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.

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.

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, 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).

Chapter 3: plan-making	
------------------------	--

16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

Saddleworth’s Neighbourhood Plan must meet ‘basic conditions’, one of which is to ‘contribute to the achievement of sustainable development’. Part 4 of this document, and the appendices to this document, demonstrate how this achieved.

Saddleworth’s Neighbourhood Plan policies are positively prepared to permit development within the strategic constraints of the National Park and PDNPA strategic planning policies, and those put forward by Places for Everyone and Oldham’s Local Plan, as appropriate.

Saddleworth’s Neighbourhood Plan has been prepared in accordance with Regulations as outlined in the Consultation Statement.

Saddleworth’s Neighbourhood Plan policies are clear, with relevant supporting text providing the necessary accompanying detail where required.

Once adopted the policy maps will be on line and the area designated as “land adjacent to the National Park” will be shown on Oldham Council’s online maps portal.

Saddleworth’s Neighbourhood Plan policies have been designed in conjunction with the strategic planning teams at Oldham Council and the PDNPA, ensuring consistency with Places for Everyone and Oldham’s forthcoming local plan, and the PDNPA strategic planning policies, with clear indications where the PDNPA strategic planning policies take precedence.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.	Saddleworth’s Neighbourhood Plan contains only non-strategic policies.
23. Broad locations for development should be indicated on a key diagram, and land- use designations and allocations identified on a policies map.	Saddleworth’s Neighbourhood Plan does not allocate sites for development, which are allocated instead in Places for Everyone, and Oldham’s forthcoming Local Plan.
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.
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, education and wellbeing), 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), 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 allocation of sites contained with Places for Everyone and the forthcoming Local Plan, and provides additional complementary policies to ensure that development is well suited to the requirements of the Parish.

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>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>
<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 para 8 of Schedule 4B of the Town and Country Planning Act 1990.</p>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
Chapter 5: Delivering a sufficient supply of homes	
<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 9 (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 9 (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 the elderly and disabled, which promote accessibility.</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>
<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 9 (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>

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
-----------	--

84.Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

... b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

Policy 10 (design, character and heritage) sets out criteria to ensure that development secures the future use of heritage assets in a sustainable and constructive manner.

Policy 17 (derelict and empty properties and sites) specifically addresses the circumstances under which development would be supported which re-uses redundant or disused buildings.

Chapter 6: Building a strong, competitive economy	
---	--

Planning policies should:

a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;

... c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;

... e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.

Saddleworth’s Neighbourhood Plan’s vision statement identifies a clear economic vision and strategy ensuring that the Parish has a strong enough economic drive to ensure it does not become simply commuter-led housing, but also has the necessary transport infrastructure to ensure that travel for work is simple, cost-effective and sustainable, particularly through the chapter on travel and transport.

Policy 19 sets out support for modern economic development, particularly for support of micro- or small-businesses, while policy 21 (tourism and leisure) lays out support for one of the key economic areas for the Parish.

Policy 20 (homeworking and connectivity) is particularly designed to provide future-proofed and flexible development for unforeseen economic circumstances.

NPPF 2024 **Saddleworth Neighbourhood Plan (2025–2045)**

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Saddleworth’s Neighbourhood Plan lays out its vision for sustainable growth and expansion of all types of business in its vision statement, and specifically addresses the areas listed in: a) Policy 19 (Retail, commerce and industrial development); b) Policy 22 (Agricultural land); c) Policy 21: Tourism and leisure; and d) Policy 23 (Services).

Chapter 8: Promoting healthy and safe communities

96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Policy 12 (Chew Brook Vale) sets out particular criteria for a site allocation to ensure an effective mixed-use development with high quality pedestrian, cycle and public transport connections.

Policy 10 (design, character and heritage) requires all development to contribute positively to the quality of the public realm.

Policy 10 (design, character and heritage) and Policy 12 (Chew Brook Vale) requires new housing development to create character, ‘sense of place’ and define streets and spaces.

Policy 13 (Safety and wellbeing) sets out clear criteria to minimise crime and disorder, particularly through planning which contributes to the reduction of antisocial behaviour.

Policy 25 (cycling, pedestrian and leisure infrastructure) encourages links to pedestrian and cycle paths throughout all new development, while policy 26 (access to transport) and 27 (public transport) require high quality pedestrian and cycle access, cycle storage, and improved accessibility.

Policies 14 (Health, social care and education) and 23 (services) set out ways to address identified health needs and reduce inequalities, and provide local community facilities and services.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<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"> a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. 	<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)
<p>107. The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none">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; andc) local in character and is not an extensive tract of land.	<p>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.</p>
<p>Chapter 10: Promoting sustainable transport</p>	
<p>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:</p> <ul style="list-style-type: none">... 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; andf) 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.	<p>Policy 12 (Chew Brook Vale) sets out a specific for the integration of a well-designed public transport network into an allocated site for development.</p> <p>Policy 26 (accessibility to transport) specifies support for approaches to improve or develop new public transport infrastructure across the Parish.</p> <p>Policy 27 (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.</p> <p>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.</p>
<p>111. Planning policies should:</p> <ul style="list-style-type: none">... 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);	<p>Policy 27 (cycling, pedestrian and leisure infrastructure) lays 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.</p>

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"> a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. 	<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>
Chapter 11: Making effective use of land	
<p>125. Planning policies and decisions should:</p> <ul style="list-style-type: none"> a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; ... c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); 	<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"> ... b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. 	<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)

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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Policy 2 (biodiversity) sets out the approach to increasing tree planting across the Parish, while preserving specific alternative environments, such as peat bogs, particularly in the National Park which have great environmental benefits.

137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places.

Policy 16 (Consultation) places particular emphasis on the way that communities engage with the development process, laying out a preferred approach of consistent engagement throughout the development process.

Chapter 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.

NPPF 2024	Saddleworth Neighbourhood Plan (2025–2045)
<p>162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk,</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>164. New development should be planned for in ways that:</p> <ul style="list-style-type: none"> a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government’s policy for national technical standards. 	<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 8 (erosion and flooding) is specifically designed to ensure that development adequately mitigates flood risk, and maximises the use of SUDS.</p> <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>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"> a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers. 	<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>

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"> a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan. 	<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">a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;	<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>Policy 3 (protected spaces) specifically addresses the specific sites of biodiversity or geological value commensurate with their statutory status.</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 Broads⁶⁶. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</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.</p> <p>Policy 3 (protected spaces) specifically addresses the specific sites of biodiversity or geological value commensurate with their statutory status.</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>

Chapter 16: Conserving and enhancing the historic environment

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policies 10 (design, character and heritage), 11 (design masterplans) and 12 (Chew Brook Vale) are designed to ensure that development contributes positively and efficiently to create beautiful and sustainable places, and positively contribute to the conservation and enjoyment of the historic environment.

Policy 10 (design, character and heritage) also lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.

Policy 10 (design, character and heritage) lays out specific criteria for the preservation, enhancement and re-use of heritage assets. It further lays out criteria for ensuring that new developments enhance and contribute to local character and distinctiveness.

Planning Practice Guidance Issued by the Secretary of State

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

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.

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.”

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

Housing. “Within the administrative area of a National Park, the Broads Authority or a Development Corporation (where planning powers are conferred), each local planning authority should set a housing requirement figure for the proportion of the designated neighbourhood area which is covered by their administration.”

“Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.”

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 housing needs survey, demographic forecasts and community consultation responses have been used as evidence for the housing policies.

Evidence. “While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body.

Census and housing market data, the housing needs survey, demographic forecasts and community consultation responses have been used as evidence for the ‘housing’ policies.

Local Green Space. “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.

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.”

Of the Local Green Spaces designated in Saddleworth's Neighbourhood Plan, only one currently falls within the Green Belt, and none fall within the National Park.

For the one Local Green Space which is currently designated as Green Belt, Dawson's Field in Scouthead, this site is considered to be of particular importance to the local community, and to have significant justifications for protection which fall outside those which are covered by its Green Belt designation.

Part 4: Contributing to the achievement of sustainable development

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

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

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

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

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

The table below describes more broadly how BNP 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).</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

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, and Oldham's forthcoming Local Plan.

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, Oldham's forthcoming Local Plan and the PDNPA. All Neighbourhood Plan policies are shown to be in conformity with strategic policy.

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 Council’s Local Plan Green Infrastructure and Open Space Strategies</p> <p>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>
2: Biodiversity	<p>PfE Policy JP-G7: Trees and Woodland</p> <p>PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity</p> <p>The emerging Greater Manchester Local Nature Recovery Strategy</p> <p>GSP3: Development management principles</p> <p>L2: Sites of biodiversity or geodiversity importance</p> <p>CC3: Waste management</p>	<p>Yes. The Neighbourhood Plan lays out policies designed to enhance and significantly increase tree cover, and protect Ancient Woodlands.</p> <p>The Neighbourhood Plan also lays out policies to ensure development meets national and local targets for biodiversity net gain.</p>
3: Protected spaces	<p>PfE Policy JP-G5 ‘Uplands’</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>
4: Local green spaces	None	N/A

Neighbourhood plan policy and content	Development plan reference	Conformity
5: Character and quality of land adjacent to the National Park	PfE Policy JP-G5: Uplands Policy JP-P1 Sustainable Places PDNPLPF GSP2: Enhancing the National Park PDNPLPF GSP2: DS1: Development strategy PDNPLPF GSP2: L1: Landscape character and valued characteristics	Yes. This policy sets out additional protection for a clearly defined area adjacent to the National Park, where development would have specific impact on the National Park, thus protecting its landscape character, valued characteristics, and enhancing the National Park.
6: Conversion of agricultural buildings (barn conversions)		<i>This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.</i>
7: Protection of important views	None.	N/A
8: Erosion and flooding	PfE Policy JP-S4: Flood Risk and the Water Environment Draft Policy CC4 – Sustainable Drainage – Foul and Surface Water. CC1: Climate change mitigation and adaptation CC5: Flood risk and water conservation	Yes. The Neighbourhood Plan lays out specific

Neighbourhood plan policy and content	Development plan reference	Conformity
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>The Local Area Energy Plan for Oldham</p> <p>GSP3: Development management principles</p> <p>CC1: Climate change mitigation and adaptation</p> <p>CC2: Low carbon and renewable energy development</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>GSP3: Development management principles</p> <p>L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance</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>
11: Design masterplans		<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	Yes. The Neighbourhood Plan policy adds complementary policy detail to the existing site allocation and approach laid out in Places for Everyone.
13: Safety and wellbeing	None	N/A

Neighbourhood plan policy and content	Development plan reference	Conformity
14: Health, social care and education	<p>PfE Policy JP-P5: Education, Skills and Knowledge</p> <p>PfE Policy JP-P6: Health</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>
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>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	N/A
17: Derelict and empty properties and sites	None (policy L3 applies only in the area of the Neighbourhood Plan covered by the National Park)	<p>N/A</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>
18: Community and self build	None	<p>N/A.</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
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-J4: Industry and Warehousing Development</p> <p>PfE Policy JP-C8: Transport Requirements of New Development</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>
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>E1: Business development in towns and villages</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>Yes. The Neighbourhood Plan lays our criteria for the protection and enhancement 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	E2: Businesses in the countryside	<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>HC4: Provision and retention of community services and facilities</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>Yes. The Neighbourhood Plan lays out approach to ensure green and accessible transport provision.</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>
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-H4: Density of New Housing</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>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>

Neighbourhood plan policy and content	Development plan reference	Conformity
26: Accessibility to transport	<p>PfE Policy JP-C8: Transport Requirements of New Development</p> <p>GSP3: Development management principles</p> <p>T1: Reducing the general need to travel and encouraging sustainable transport</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>
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>T1: Reducing the general need to travel and encouraging sustainable transport</p>	<p>Yes. The Neighbourhood Plan supports and informs the provision of additional public transport infrastructure.</p>
28: Clean fuel vehicles	<p>PfE Policy JP-S5: Clean Air</p>	<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.</p>

Part 6: European Union obligations

Human Rights

An equalities impact assessment has not been undertaken, as no longer required under the Equalities Act 2010, and it is not considered the Plan discriminates unfairly or in a manner which is contrary to the Human Rights Act 1998. The Plan has been prepared in accordance with the obligations for Parish Councils under the Public Sector Equality Duty in the Equalities Act 2010. The Neighbourhood Plan has a neutral or positive impact on groups with protected characteristics.

Strategic Environmental Assessment

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

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

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. It concludes that significant effects are not likely. See Section 7 below for full details.

Part 7: Conservation of Habitats and Species Regulations

A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 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.

Habitats Regulations Assessment screening was undertaken to determine the likelihood of significant effects. This report concludes:

A number of the Objectives and 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 1 (Green Infrastructure) 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.