



SADDLEWORTH NEIGHBOURHOOD PLAN 2024–2044 SUMMARY CONSULTATION

We want to hear your thoughts on the draft Saddleworth Neighbourhood Plan

The Neighbourhood Plan provides specific planning policies for the Saddleworth Parish area.

The aim of the Neighbourhood Plan at all times is to ensure the highest possible standard of development in Saddleworth, doing the most to preserve and enhance the area and the communities with in it.

In each case, we have 1) identified an issue that affects the Parish, 2) set out what our objectives are in responding to that issue, 3) provided a policy which seeks to deliver those objectives, and 4) provided supporting evidence to back up that policy.

This summary provides a simplified version of each objective and policy for residents to easily respond to.

The Plan was developed in response to specific issues that affect Saddleworth identified in extensive consultation with local residents, organisations and schools. Before any policies were developed, over 12,000 questionnaires were printed and distributed across Saddleworth, as well as online versions distributed by email and social media. Discussions were also carried out with community associations, local organisations and schools.

Please note that any developments will only be supported which meet **all** of the relevant planning policies to that proposal, both in the Neighbourhood Plan and in other relevant planning legislation (for example, the National Planning Policy Framework).

The Plan does not identify any new locations for development. Instead it adds detail to the existing areas identified in other planning policies, to ensure that any development delivers as many positive benefits for the community as possible.

For monitoring purposes, please could you complete the following questions:

Your post code: _____

Your gender: _____

Your age group:

0–14 years; 15–24 years; 25–54 years;

55–64 years; 65 years +

All responses should be received by June 10, 2024. Please either complete the consultation online at www.saddleworthparishcouncil.org.uk/Xxxxx or return this paper version to FREEPOST XXXX.

Environment

These policies aim to protect and enhance recreation and nature conservation corridors, local green spaces and, in particular, the green belt; address flood risk, minimise energy use and promote sustainability; promote and encourage the stewardship and conservation of the rural landscape; and preserve and enhance existing heritage assets.

POLICY 1: GREEN INFRASTRUCTURE

Policy summary – developments will be supported which:

- provide new small open and/or green spaces, including the new Local Green Space designation;
- protect and enhance any existing wildlife;
- provide green infrastructure through provision of hedgerows, wildflower meadows and tree planting, particularly native species, and protect Ancient Woodland.

There should be particular consideration given to the Special Protection Area and Special Area of Conservation, Sites of Biological Importance and Sites of Special Scientific Interest (SSSIs).

Do you: AGREE DISAGREE

POLICY 2: CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK

Policy summary – developments in areas adjacent to the National Park will only be supported if they respect the setting of the Peak District National Park.

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE DISAGREE

POLICY 3: CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS)

Policy summary – developments for change of use of agricultural buildings or stables should have no detrimental impact on the agricultural economy, nor on the openness and people's enjoyment of the green belt, and for recent buildings must include a statement demonstrating active agricultural use for at least seven years.

Note: this policy covers conversions which are not already allowed under permitted development.

Do you: AGREE DISAGREE

POLICY 4: PROTECTION OF IMPORTANT VIEWS

Policy summary – developments will not be supported which detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development.

Do you: AGREE DISAGREE

POLICY 5: EROSION AND FLOODING

Policy summary – developments will be supported which:

- avoid flood risk and make use of natural techniques to minimise and mitigate it;
- are in line with national and local plan policy requirements, and subject to a satisfactory Flood Risk Assessment, if they are in flood risk areas.

Do you: AGREE DISAGREE



Green belt



Flora and fauna



Flooding



National Park



Farming and agriculture



Protected areas

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

Design

These policies aim to ensure the sustainable design and construction of all new development; support opportunities for renewable energy generation and the minimisation of energy use; conserve and enhance historic assets, and where possible bring unused heritage assets into new use; and work towards carbon neutral targets. All development in Saddleworth should be of a sufficient quality to create new heritage assets in the future. The design should complement and enhance the distinctive local character and identity of Saddleworth's villages.

POLICY 6: SUSTAINABLE CONSTRUCTION

Policy summary – developments will be supported which:

- use modern standards of design and construction to minimise their environmental impact, and where those are not used – such as matching traditional methods – still minimise their impact;
- meet or exceed national environmental guidelines and recommendations;
- include, where appropriate, small-scale and/or district energy provision, e.g. solar.

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE DISAGREE

POLICY 7: DESIGN, CHARACTER AND HERITAGE

Policy summary – developments will be supported which enhance or preserve Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting.

Any proposal that incorporates the partial or full loss of a heritage asset must demonstrate why the reuse of the asset is not applicable, with a detailed Heritage Statement and accompanied by structural/condition and viability surveys.

Do you: AGREE DISAGREE

POLICY 8: DESIGN MASTERPLANS

Policy summary – with particular regards to any large redevelopment sites, a comprehensive masterplan should be provided, showing the order of construction and what is included in each phase of the development. The masterplan should be developed with the opportunity for timely participation from the local community.

Do you: AGREE DISAGREE

POLICY 9: CHEW BROOK VALE

Policy summary – the former Fletcher's Mill site in Greenfield (designated Chew Brook Vale in the Places for Everyone plan) is subject to extra requirements. It should:

- create a village-style setting similar to existing nearby ones;
- include a masterplan and design code to distinguish it from estate housing, and keep some of the existing buildings of particular character;
- provide a minimum of 1,000sqm of commercial, leisure or retail; and
- provide any necessary public bus services and associated facilities.

Do you: AGREE DISAGREE



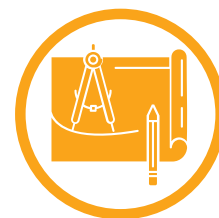
Energy provision



Sustainable construction



Heritage



Masterplans

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

Health, wellbeing and education

These policies aim to promote developments which improve physical and mental health and wellbeing; are designed with public safety in mind, and ensuring that publicly accessible open areas have considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.

POLICY 10: SAFETY AND WELLBEING

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

- open spaces which will provide benefits for physical and mental health;
- well-designed, safe, inclusive, easy to understand, well-connected outdoor areas which are accessible to the public, while minimising the risk of anti-social behaviour (ASB).

Do you: AGREE DISAGREE

POLICY 11: HEALTH AND EDUCATION SERVICES

Policy summary – developments will be supported which provide new health, social care and education services; and increase accessibility to education, social care and healthcare for isolated or inaccessible communities.

Major developments should provide a report about what healthcare provision exists, how it is accessed with a view to ensuring services are within 20 minutes of it, and the impact of that development on the existing healthcare facilities.

Do you: AGREE DISAGREE

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



Safety & wellbeing



Social care



Education



Health

Housing

These policies aim to address particular housing needs in Saddleworth. There should be suitable affordable (including social) housing stock for first time buyers and renters looking to stay in the area, and provision for older people to move into properties which are easily maintained and meet their needs.

POLICY 12: HOUSING

Policy summary – developments will be supported which deliver a range of housing types, with specific focus on the provision of affordable, social and intermediate housing. In particular, preference will be given to developments which include one-bedroom accommodation targeted at young people, allowing those leaving family homes for the first time to remain in the area, and appropriate homes for the elderly and disabled, which promote accessibility.

Do you: AGREE DISAGREE

POLICY 13: CONSULTATION

Policy summary – major developments will be supported which have as a condition of their approval, the formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion. (This would ensure continued engagement between local residents and the developer after the application stage.) All planning applications for development which are likely to have an impact beyond the immediate site should be accompanied by a Statement of Community Engagement.

Do you: AGREE DISAGREE



Affordable & social



Consultation

POLICY 14: DERELICT AND EMPTY PROPERTIES AND SITES

Policy summary – developments will be supported which bring derelict/empty properties back into use.

The Local Plan for Oldham has a specific policy to make the most efficient use of brownfield land, which is strongly supported for development in Saddleworth

Note: the Peak District National Park has separate planning policies which cover those parts of Saddleworth in the National Park.

Do you: AGREE DISAGREE

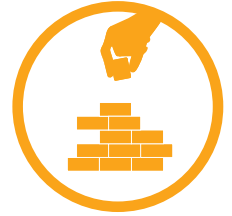
POLICY 15: COMMUNITY AND SELF BUILD

Policy summary – developments will be supported which are individual self-build or community led projects which can demonstrate that they have a local connection, and will maintain that after occupation.

Do you: AGREE DISAGREE



Derelict & empty



Self build

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

Retail, commerce and tourism

These policies aim to retain employment sites, to support existing traditional industries, take advantage of the highly-qualified workforce, to develop opportunities in emerging and future technologies and business; to ensure that there is adequate infrastructure – including communications, with support both for people who commute, and those who work within Saddleworth. It aims to ensure the provision of sporting, leisure and recreational facilities and spaces; to support tourism with a view to strengthening the local economy; to recognise the importance of farming. It also aims to ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.

POLICY 16: RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Policy summary – new office, retail and commercial developments will be supported which:

- would not have significant harmful impacts on the amenities or existing commercial activity of adjoining sites;
- and would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.

In addition to site allocations in the Local Plan for Oldham, proposals will be supported which result in the creation or sustainable expansion of existing and new businesses which: are outside the green belt; support new investment; accommodate car parking; and improve sustainability.

Developments will not be supported which involve the loss of commercial premises, or land which provides employment.

Do you: AGREE DISAGREE



Traffic



Economy

POLICY 17: HOMEWORKING AND CONNECTIVITY

Policy summary – developments which promote the role of homeworking within the economy will be supported, including superfast communications technology, and flexible spaces.

Do you: **AGREE** **DISAGREE**

POLICY 18: TOURISM AND LEISURE

Policy summary – developments will be supported which encourage an even spread of tourism; create a balance of long and short stay provision, provide facilities of use to the local community, are appropriate to the landscape, and support local job opportunities.

Development of community, leisure and sports facilities which contribute to the improvement of the health and well-being of the population will be supported.

Development proposals which enhance or improve existing community facilities will be supported.

Development proposals that will result in the loss or reduction in scale of a community facility will be resisted unless alternative facilities of equal or better accessibility, size and suitability are provided; or the community facility is no longer viable.

Do you: **AGREE** **DISAGREE**

POLICY 19: AGRICULTURAL LAND

Policy summary – developments will not be supported which result in the loss of the best and most versatile agricultural land.

Do you: **AGREE** **DISAGREE**

POLICY 20: SERVICES

Policy summary – developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular those within a short distance of all local residents.

Do you: **AGREE** **DISAGREE**



Communications



Tourism



Farming and agriculture

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

Travel and transport

These policies address the lack of parking provision across Saddleworth, and seek to improve cycling and pedestrian networks, improve access to and provision of public transport (in particular bus and train), and improve air quality and reduce sound pollution.

Saddleworth Parish Council aims to work with the Peak Park Authority, the Canal and River Trust, and with transport organisations on integrated plans for the region.

POLICY 21: PARKING STANDARDS FOR HOUSING

Policy summary – developments will be supported which:

- provide two parking spaces per dwelling (fewer for one-bedroom developments or similar);
- provide visitor parking and cycle parking.

If these can't be delivered (where for example, there are physical limits on space) there will need to be a clear demonstration of how public transport can meet the needs of residents.

Do you: AGREE DISAGREE

POLICY 22: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

Policy summary:

- Major developments to include cycle and pedestrian access;
- Commercial developments should include facilities such as changing rooms and shower rooms for cyclists;
- Any diverted public rights of way should still be routed through open space.

Do you: AGREE DISAGREE

POLICY 23: ACCESSIBILITY TO TRANSPORT

Policy summary – developments will be supported which:

- provide access to public transport that complies with recommended guidelines
- include pedestrian access, and cycle access and storage in public transport development;
- provide improved accessibility for walking, cycling, and wheelchairs, prams and buggies.

Do you: AGREE DISAGREE

POLICY 24: PUBLIC TRANSPORT

Policy summary – developments will be supported which:

- provide improved access to current or future train stations;
- increase public transport network capacity (e.g. a new train station).

Do you: AGREE DISAGREE

POLICY 25: CLEAN FUEL VEHICLES

Policy summary – developments will be supported which ensure provided parking allows for electric (or other renewable) charging.

Do you: AGREE DISAGREE



Pedestrians



Air quality



Public transport



Cycling



Parking



Renewable fuels

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



The Saddleworth Neighbourhood Plan covers the entirety of the area which falls under Saddleworth Parish Council. It should be noted that there are two planning authorities which cover this area – Oldham Council and the Peak District National Park Authority.

The full neighbourhood plan is available from the Saddleworth Parish Council website at www.saddleworthparishcouncil.org.uk or from the Saddleworth Parish Council offices at Uppermill Civic Hall, Lee Street, Uppermill OL3 6AE. You can also request a copy by calling 01457 876665.

You can respond by returning this summary consultation document to us at FREEPOST Xxxx by June 10, 2024. You can also submit your responses online at www.saddleworthparishcouncil.org.uk/Xxxxxx by June 10, 2024.

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