

Date: 9 September 2026

Our refs: LBC/355317/25, LBC/355318/25, LBC/355315/25, LBC/355319/25,
LBC/355320/25, LBC/355321/25, LBC/355322/25

Your ref: DPI/G4240/25/18



**Secretary of State for Housing,
Communities and Local Government
c/o Planning Casework Unit
23 Stephenson Street
Birmingham
B2 4BH**

Place Directorate
Planning (Development Management)
Spindles Shopping Centre
Oldham, OL1 1LA

Dear Sir / Madam,

The Stalybridge to Diggle (Saddleworth) Enhancements Order (DPI/G4240/25/18)

I refer to your undated Note received by email on 2 September seeking views on the relevance of the recently published National Planning Policy Framework (NPPF) insofar as it relates to the consideration of the request made through the Order for deemed planning permission, the application for an open space certificate, and applications for listed building consent.

This response is made solely in relation to the representations made by Oldham Council on 19 December 2025 to the seven listed building consent applications submitted alongside the Transport Works Act Order (TWAo). The Council has reviewed the updated NPPF and considers that the substance of the original representation remains materially unchanged. The revised NPPF continues to recognise heritage assets as an irreplaceable resource and requires decision-makers to give great weight to their conservation, irrespective of the level of harm proposed. It also retains the requirement for any harm to the significance of designated heritage assets to be supported by clear and convincing justification and, where substantial harm or total loss is identified, for that harm to be weighed against the public benefits of the proposal.

The Council maintains its assessment of the level of harm arising to the identified listed structures and continues to consider that the Secretary of State must give considerable importance and weight to those heritage impacts when undertaking the overall planning balance. The publication of the revised NPPF does not alter the Council's conclusions regarding the significance of the affected heritage assets or the need for a robust and transparent balancing exercise between heritage harm and the public benefits arising from the TransPennine Route Upgrade.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter Richards".

Peter Richards
Assistant Director Planning, Transport & Housing Delivery