#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 11:32:43 PM
Last Modified: Monday, December 22, 2025 12:32:29 AM
Time Spent: 00:59:45
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I think that the vision sounds very good in theory. However, I am particularly concerned that current green spaces will be ravaged in the process. These are places that cannot be replaced. I also believe that the traffic situation, particularly on Huddersfield Road, which has been generally and increasingly deteriorating over the past 2 decades as more and more houses have been built will only get worse. Trying to exit our estate onto Huddersfield Road turning right can be a nightmare. Once one stream of traffic has ended, then another comes in the opposite direction. As a pedestrian, crossing the road on foot can be a frustrating exercise.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

This land was originally part of a much larger plot of land, that was developed as Cyprus Oakes, but this field was left, we were told, as it was too marshy for development - much to the relief of local residents. This field is accurately described as "open farmland/grassland bounded by residential streets, gently sloping and largely undeveloped, forming a green buffer within a suburban setting". That field is currently used to keep horses on. The area is also home to an abundance of wildlife. We often see deer, foxes etc. as well as a variety of birds. There is very likely a much bigger population of wildlife than what I have described as this field borders onto the path that locals call "The Yellow Brick Road" and further onto the canal. This is a corridor for wildlife. Aside from the negative effect which any development would have on the wildlife, the building of houses in this area would have profound effect on the local infrastructure. The official notice mentions that the field could have 35 houses built upon it. Where would the access road lie? What size houses? If it's "affordable" houses then what does that mean? Does it mean 3 bed houses, or apartments or are you talking about 4 bed which would price them above the idea of "affordable" houses for most young people looking for their first homes. Huddersfield Road is a nightmare which the council will be well aware of. Trying to turn right out of our estate can take a ridiculous amount of time. And this proposed siting of 35 houses would increase traffic even more. Once one stream of traffic has passed then there's a stream of traffic coming from the opposite direction. I am able to use the pedestrian crossing outside of Copley Academy to cross the road when on foot, but between that crossing and the one outside St Paul's its really a game of chance getting across the road. Those not living close to a crossing have to walk some distance to cross the road safely as it is. What about the power lines? Would any development mean that they would have to be re-routed again? Any decision to build houses outside of the town centre should only be visited once the current traffic situation has been resolved. But please do not develop this field. It really does provide necessary green space.I do not think that this field should be built on. I also do not think that any more houses, outside of the town centre should be built until the road situation is resolved.

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#382

INCOMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:03:01
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

National Women's Register

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#495

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 06, 2026 10:46:55 AM
Last Modified: Friday, February 06, 2026 11:13:51 AM
Time Spent: 00:26:56
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The site of the development does not take into consideration the current congestion and disruption to travel. The amount of new housing situated Two Trees is and was terrible when the school was open. Let alone the amount of household being proposed. Mill Lane and Stockport road congestion struggles to cope currently. When traffic already backing up to access the M60 M67. The size of the development is to great for the infrastructure in our surrounding village hough green and the town of Denton. This amount of congestion will already impact on the lack of free limited parking available in surrounding areas. This proposed housing development is a complete contradiction to the homes, spaces places vision.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

As stated previously

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Too much as stated previously.

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

As stated previously.

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

As stated previously

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

As stated previously

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

As stated previously

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

As stated previously

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

As stated previously

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

As stated previously.

Q17

What are your thoughts on Policy HSP S2F: Denton?

As stated previously

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

As stated previously

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

As stated previously

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

No comment.

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

No comment.

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

No comment

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

No comment

Q24

What are your thoughts on Policy HSP S2I: Hyde?

As stated previously

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

As stated previously.

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

As stated previously

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

No comment

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

No comment

Q29

What are your thoughts on Policy HSP S2K: Mossley?

No comment

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

No comment

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

No comment

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

No comment

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

No comment

Q34

If you have any further comments on the Spatial Framework, please provide them below.

The consultation is think has been designed to long winded and complicated which means most individuals will not share there views via this process. Which will not accurately reflect the level of objections to the amount of development change to the surrounding areas. This in my opinion is to decrease the number of objections from the public

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Objectives will not be able to be achieved. They are misleading and aspirational.

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Q46

What are your thoughts on the strategic objective for Environment?

Asstated below. Devil in the detail on how it is to be achieved. I have an objective to retire at 60. Will it happen no! Same concept.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Pipe dream. Not achievable increasing the population in areas of depravation does not improve lives we already have strains on local schools, health care, infrastructure without increasing the population. I do agree with affordable housing this concept is good but the extent and number is too great. The effect will have a detrimental impact on the area. The housing will not necessarily be occupied by those from the area that need it.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Q80

Respondent skipped this question

What are your thoughts on the strategic objective for Travel?

Q81

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Page 16

Q82

Respondent skipped this question

What are your thoughts on Policy HSP T1: General Approach?

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

Respondent skipped this question

What are your thoughts on Policy HSP T5: Facilities for Buses?

Q87

Respondent skipped this question

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Q88

Respondent skipped this question

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- Plans to put houses (or dwellings) on lnad opposite Exeter Avenue on Haughton Green.
- When I moved to Haughton Green 33 years ago, I was told that this patch of land was unsafe to build on as very old cola mines were below the ground. The vertical shafts for the mines were filled in after a young girl fell don a shaft while she was playing there, but the horizontal part of the mines were not filled in. the primary school on Cemetery Road was originally going to be on this land, but was moved to the ‘other side’ of the old railway coal track which ran along the ponds and pits for coal mining, because the land was unsafe for the school. Also when Reading Walk was built the land was leaning and this was found out when some of the residents could watch their bedroom furniture slide from one side of the room to the other.

#539

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 10, 2026 5:53:17 PM
Last Modified: Tuesday, February 10, 2026 6:52:44 PM
Time Spent: 00:59:27
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

None.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Not enough houses which are affordable being built. Only Expensive housing which is out of most people's finances which will bring in extra people who don't live in the area, the jobs aren't in the towns so the people will have to travel by public transport or make our over congested roads even more crowded. Trains have already said that they can't add more carriages ie Godley. As to making the places more greener for the children growing up how is destroying all the fields doing that by building on all the pastures and building very expensive houses on them all rather than making all developers build on the brownfield land which will leave the fields alone. As to protecting our cultural places I wish they'd repaired the large greenhouse in Stamford Park. It would have been a wonderful place to ,once it was filled with different species of plants and flowers be a lovely cultural place for our children to appreciate but no it was destroyed. Stalybridge Market a lovely building full of stalls selling everything one would need from School Uniforms, jewellery shops bakery shops butchers two Cafes and a book stall a sweet shop and pet shop, what is it now My vision would be to reopen it it would bring businesses back into this town..

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

I've put all my thoughts down

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Again I've put my thoughts down

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Again

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Again

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Again

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Again

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Again

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Again

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Again

Q17

What are your thoughts on Policy HSP S2F: Denton?

Again

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Again

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Again

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Again I don’t live in any of these towns so can’t say what my thoughts are.

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Aain

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Again

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Again

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Money wasted on umbrellas in Hyde Market.-

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

-

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

-

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

-

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

—-

Q29

What are your thoughts on Policy HSP S2K: Mossley?

___

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Have given you my thoughts on Stalybridge.

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Again

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Again a waste of money building a multi story car park on the outskirts of the town if new businesses aren't brought into Stalybridge

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Don't agree unless housing is affordable for all and not just the few.

Q36

No - if No, we'll move on to the next strategic objective, 'Environment'

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Q46

What are your thoughts on the strategic objective for Environment?

It will be a project that is put on hold till the next survey.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Only if it is on previously developed land. Then i agree to new homes

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Bring the right jobs to the right places

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Provide more hospital nurses and doctors more G. Ps and dentists

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

If unlimited housing builds transport has to be a main objective the roads cant cope with the traffic now.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Its just another survey which will be ignored like the previous ones

Q93

No - if No, we'll move on to the Policies Map and Integrated Assessment

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

Respondent skipped this question

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Q108

If you have any comments on the Policies Map, please provide these below.

Don’t build on Greenbelt ie Godley Green Hyde

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

Another survey which will be ignored

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

/

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

////

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#336

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 14, 2026 10:48:05 AM
Last Modified: Wednesday, January 14, 2026 11:08:27 AM
Time Spent: 00:20:22
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

No

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

It's a good idea in theory.
More houses are needed but they have to be in the right place where there is access to jobs, schools, health care. But also having minimal impact on traffic

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q17

What are your thoughts on Policy HSP S2F: Denton?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

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Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

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Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q24

What are your thoughts on Policy HSP S2I: Hyde?

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Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

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What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Any policy has to work in its intended area. No point in additional additional houses if the infrastructure doesn't work because of the additional people occurring them

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

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What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

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Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

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Q42

Respondent skipped this question

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Q43

Respondent skipped this question

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Q44

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What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

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Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

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Q50

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What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

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If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

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Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

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Q60

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If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

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Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

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Q66

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What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

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If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

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Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

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Q71

Respondent skipped this question

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Page 15

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Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Page 16

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Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

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Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

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Page 18

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Respondent skipped this question

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What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Muse

Tameside Metropolitan Borough Council
Strategic Planning
Clarence Arcade
Stamford Street
Ashton-under-Lyne
Tameside
OL6 7PT

20/02/2026

Dear Sir/Madam,

Muse Places Ltd welcomes the opportunity to provide comments on the Preferred Option consultation for the Home, Spaces, Places Draft Local Plan.

These representations relate to Ashton Moss East (Plot 3000), identified as HSP S2D Allocation 4 for employment development.

Muse strongly supports the proposed employment allocation. The site is a coherent and well-located development parcel, benefitting from direct access to the strategic highway network via Junction 23 of the M60, and excellent public transport links, including the Ashton West tram stop immediately adjacent to the site and Ashton-under-Lyne rail station within walking distance.

The site contains no heritage assets, lies entirely within Flood Zone 1, and presents no known ecological constraints. On this basis, there are no apparent factors that would restrict the site's suitability for employment use.

The allocation also aligns with the Council's 2024 Ashton Moss Innovation Park Development Framework, which identifies capacity for significant commercial floorspace across the wider area. Within this context, Ashton Moss East is assessed as being capable of accommodating 22,568–45,137 sqm, depending on building height.

Muse
Riverside House,
Irwell Street,
Salford, M3 5EN
T. [redacted]

Registered Office:
Kent House
14-17 Market Place
London, W1W 8AJ

The site is available for early delivery, following the recent removal of telecommunications apparatus.

I trust these representations are helpful. Should any further clarification be required, please do not hesitate to contact me.

Yours sincerely,

[redacted]
Development Manager

[redacted]

Muse
Riverside House,
Irwell Street,
Salford, M3 5EN
T. 0161 877 3400

Registered Office:
Kent House
14-17 Market Place
London, W1W 8AJ

A Morgan Sindall Group Company

museplaces.com

Registered in England and Wales No. 2717800

#540

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 10, 2026 8:00:45 PM
Last Modified: Tuesday, February 10, 2026 8:02:51 PM
Time Spent: 00:02:06
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

No really viable

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

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What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

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Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

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Q23

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Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

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Q27

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Respondent skipped this question

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Q33

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

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Q44

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What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

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If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

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Page 8

Q48

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If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

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What are your thoughts on the strategic objective for Homes?

Q53

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Page 10

Q54

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Q60

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If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

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What are your thoughts on Policy HSP J4: The Visitor Economy?

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If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

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What are your thoughts on the strategic objective for People?

Q69

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Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

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Q79

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Page 15

Q80

What are your thoughts on the strategic objective for Travel?

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Page 16

Q82

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Q91

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Page 17

Q92

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Q93

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Page 18

Q94

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Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 17 February 2026 19:36
To: Plan Policy
Cc: [redacted]; Planning Mail
Subject: FORMAL OBJECTION - Site HSP S2J: Allocation 1 (Kerry Way)

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted] or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'
##########
To the Planning Policy Team,

I am a resident of [redacted] and I am writing to formally object to the Kerry Way (HSP S2J:1) industrial allocation. This proposal is legally unsound and non-compliant with the NPPF.

1. Procedural Unfairness: A site notice was only displayed on Feb 13th, just 7 days before the deadline. This is a breach of the Gunning Principles and the Council's own Statement of Community Involvement. We have been denied a fair chance to consult.

2. Impact on Children & Health: Building a 24/7 heavy industrial site next to the Discovery Academy is a breach of the Public Sector Equality Duty. The noise and air pollution from constant HGV traffic will directly harm the health of local children and elderly residents.

3. Traffic Danger: Hattersley Road West cannot handle the volume of HGVs proposed. Under NPPF Paragraph 115, this will create a "severe" impact on road safety and local congestion.

4. Residential Amenity: The plan fails to provide adequate, enforceable noise and landscape buffers to protect the homes at Kerry Way and the proposed Manley Grove housing.

I urge the Council to remove this site from the plan immediately. I reserve the right to seek a Judicial Review based on these procedural and substantive flaws.

Regards,
[redacted]

#401

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 21, 2026 9:31:40 PM
Last Modified: Wednesday, January 21, 2026 9:34:47 PM
Time Spent: 00:03:07
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Yes, I agree. I think it is important to improve the local town centres and link with the wider opportunities. Manchester City Centre is not very far, the development of the Co-Op brings huge opportunities but the lack of development here means there is no spill over or growth here.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#14

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, December 19, 2025 8:39:26 PM
Last Modified:	Friday, December 19, 2025 8:41:57 PM
Time Spent:	00:02:31
IP Address:	[redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I just hope that all towns in Tameside are given the funding and opportunities to thrive as Droylsden has been consistently overlooked for decades

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#28

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 20, 2025 4:18:49 PM
Last Modified: Saturday, December 20, 2025 4:21:11 PM
Time Spent: 00:02:22
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Not good unless all local residents have a fair say in any proposed locations. Green spaces disappearing rapidly!!

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

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Respondent skipped this question

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

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Q17

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Q18

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Q19

Respondent skipped this question

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What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

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Q107

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Page 19

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If you have any comments on the Policies Map, please provide these below.

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Please give a reason for your answer

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If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 20 February 2026 22:27
To: Plan Policy
Cc: JustynaNatalie
Subject: Objection to Allocation 6 – Cedar Avenue (HSP S2L)

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'
##
Dear Planning Policy Team,

I am writing to formally object to the proposed development of approximately 35 new homes on Allocation 6 – Cedar Avenue (2.03 hectares).

My objection is based on the following concerns:

1. Impact on Local Infrastructure
The surrounding roads, particularly around Spindle Point and Cedar Avenue, already experience congestion at peak times. An additional 35 homes would significantly increase traffic, parking pressures, and road safety risks, particularly for pedestrians and school children.

2. Pressure on Local Services
Local GP surgeries, schools, and other community services are already stretched. There is no clear evidence that infrastructure improvements will be delivered alongside this development to accommodate increased demand.

3. Loss of Green/Open Space and Wildlife Habitat The site currently provides valuable open space that contributes to local biodiversity and offers visual relief within a densely developed residential area. Development would result in the loss of habitat for wildlife and reduce green space accessible to residents.

4. Character of the Area
Cedar Avenue and the surrounding neighbourhood consist largely of established housing with a defined character and spacing. A new housing estate of this scale risks overdevelopment and would be out of keeping with the existing layout and density of the area.

5. Drainage and Flood Risk
Given increasing incidents of heavy rainfall, there are concerns about surface water drainage. Developing this land may exacerbate flooding risks in surrounding residential streets unless substantial mitigation measures are guaranteed.

For the reasons outlined above, I respectfully request that this site allocation be reconsidered and removed from the Preferred Option Plan.

Thank you for the opportunity to comment on this proposal.

Yours faithfully,
[redacted]

#327

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 13, 2026 4:09:18 PM
Last Modified: Tuesday, January 13, 2026 4:10:23 PM
Time Spent: 00:01:04
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

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If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

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Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

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fisher german

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

t [redacted]
fishergerman.co.uk

Our Ref: 105181-024

04 February 2026

Tameside Borough Council
planpolicy@tameside.gov.uk
via email only

Dear Sir /Madam,

Tameside Homes, Spaces, Places Local Plan Regulation 18 Consultation – February 2026 Representations on behalf of National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET.

Proposed development sites crossed or in close proximity to NGET assets

Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed by or in close proximity to NGET assets. Details of the sites affecting NGET assets are provided below.

Development Plan Document Site	Asset Description
HSP S2 – Allocations (HSP 2L: Allocation 6: Cedar Avenue)	ZZC ROUTE TWR (001 - 040R): 400Kv Overhead Transmission Line route: BREDBURY - STALYBRIDGE and MACCLESFIELD - STALYBRIDGE – STOCKSBRIDGE

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HSP S2 – Allocations (HSP 2L: Allocation 8: Millbrook)	4ZO ROUTE TWR (200 - 252B): 400Kv Overhead Transmission Line route: STALYBRIDGE - THORPE MARSH and MACCLESFIELD - STALYBRIDGE - STOCKSBRIDGE

A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.
https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps

NGET advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage overhead lines and other NGET assets.

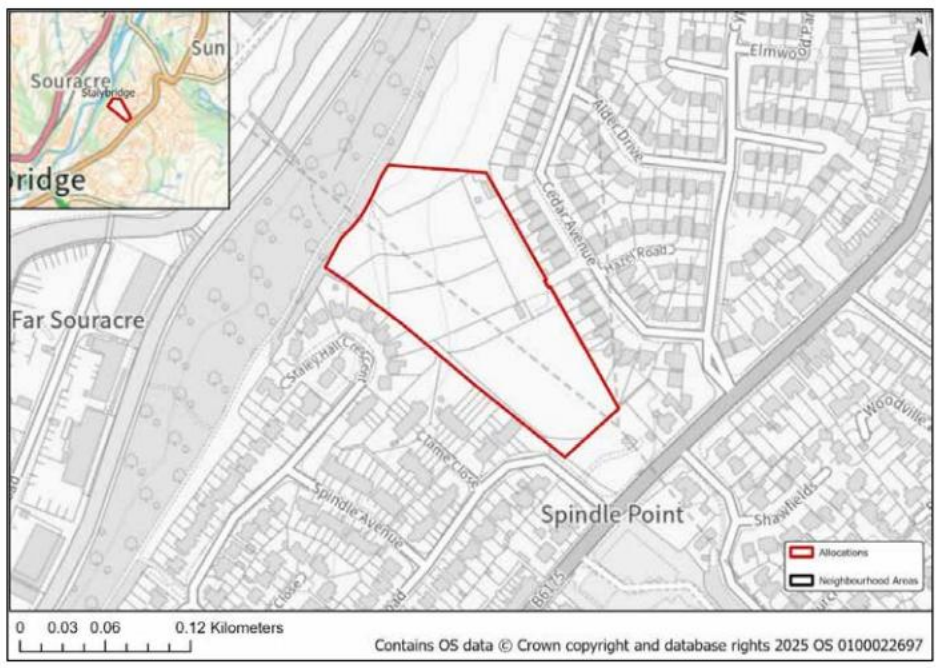
HSP S2 – Allocations 6 (Cedar Avenue) and 8 (Millbrook)

We propose that in future iterations of the Local Plan, policies for each of the above listed allocations or appropriate overarching policies (such as policies setting out design requirements for new developments) include wording which appropriately recognises and responds to the presence of NGET infrastructure within the sites. Wording to the following effect may be suitable:

"*The development will include a strategy for responding to the NGET Overhead Cable Route present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.*"

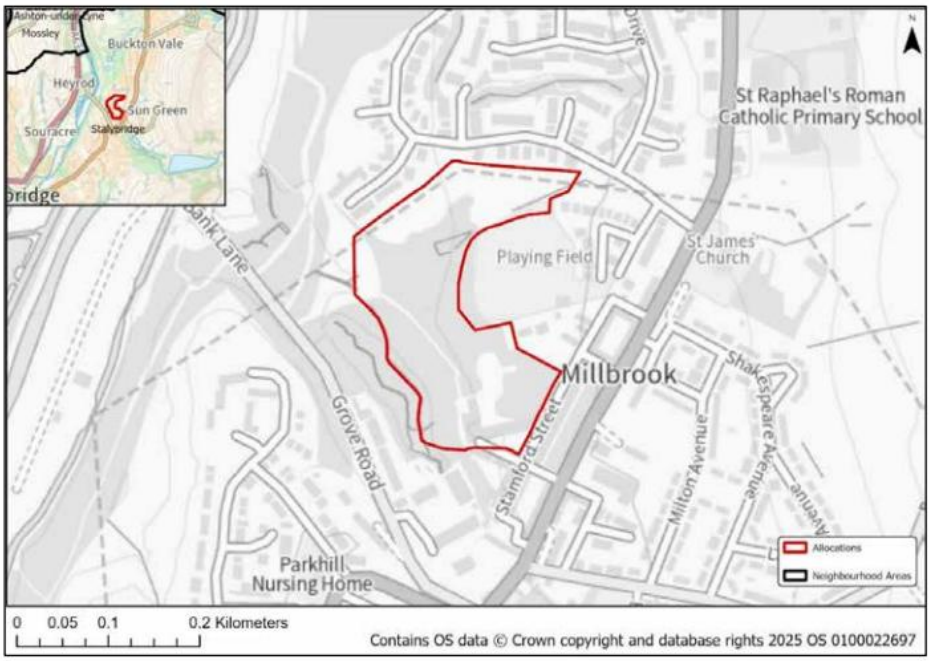
Without appropriate acknowledgement of the NGET assets present within the sites listed above, there is a risk that their associated policies will not be effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.

Extracts from the draft Local Plan showing the extents of the allocations are included below.



HSP S2L: Allocation 6: Cedar Avenue (2.03 hectares): for around 35 new homes

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HSP S2L: Allocation 8: Millbrook (4.2 hectares): for around 110 new homes

Policy HSP E1 – Solar PV Opportunity Areas

We have identified that NGET assets cross designations pursuant to Policy HSP E1. Whilst we acknowledge the designation is broad, and does not specify individual development sites, it will be acting as a vehicle for future development sites. In order for Policy HSP E1 to be effective, it needs to be cognisant of the presence of existing NGET assets which cross designations pursuant to it, so that future development sites to accommodate solar proposals can appropriately react to the presence of NGET assets, where applicable.

With the above in mind, we propose the following wording, or wording to similar effect is added to Policy HSP E1 to appropriately recognise the presence of existing NGET assets within the designations to ensure any future solar development sites adequately respond to their presence:

"*where applicable, proposals for solar PV development should include a strategy for responding to any NGET Overhead Cable Routes present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.*"

Without appropriate acknowledgement of the NGET assets present within Solar PV opportunity areas, there is a risk that the policy will be ineffective as future development sites may not be deliverable unencumbered by the constraints posed by the presence of NGET infrastructure.

New Infrastructure

Demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources.

The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective.

National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation.

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The way NGET generates electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea. Taking this context into account, In planning for the area the Council should:

- Safeguard all existing NGET transmission assets, including overhead lines, underground cables and substations.
- Support future reinforcement and expansion, including works required for the Great Grid Upgrade and other strategic national infrastructure projects.
- Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion.
- Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.
- Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured.
- Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process.

Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security.

Further Advice

NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.

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We would be grateful if you could add our details shown below to your consultation database, if not already included:

[redacted] MRTPI, Partner

ngplanning@fishergerman.co.uk

Fisher German LLP
The Estates Office
Ashby de la Zouch
LE65 2UZ

[redacted], Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[redacted] MRTPI
Partner

For and on behalf of Fisher German LLP

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Further Guidance

NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

NGET's 'Design guidelines for development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgrid.com/document/345326/download

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

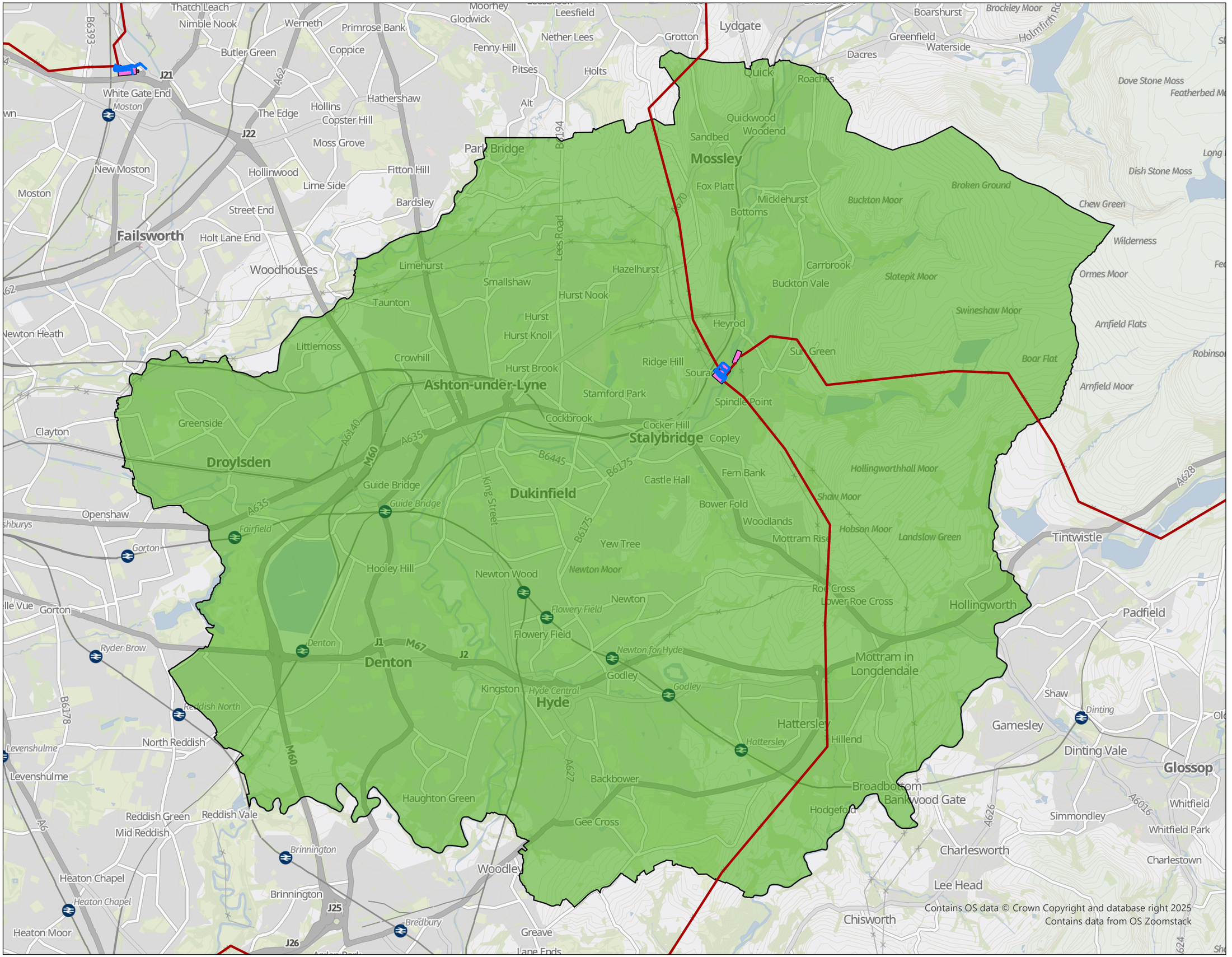
NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: https://www.nationalgrid.com/document/349291/download

How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/

For local planning policy queries, please contact: ngplanning@fishergerman.co.uk

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W E
S
0 0.42 0.85 1.7
Kilometers

OVERVIEW WINDOW

LEGEND:
- Cable
- OHL
- Substation
- LPA Area

REVISION: A

CLIENT: nationalgrid

SCHEME:
PLANNING INTERACTION

TITLE:
LPA ASSET INTERACTION

FP: 105181-024

SCALE: 1:47,000 @ A3
DATE: 20/05/2025

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The Estates Office, Norman Court
Ashby de la Zouch,
Leicestershire, LE65 2UZ
01530 412821
fishergerman.co.uk

DRAWING REF:
NG-2025-03-MT-OP-LPA- Tameside

Our ref: NH/25/14257
Your ref:

[redacted]
National Highways
Piccadilly Gate
Store Street
Manchester
M1 2WD

Tel: [redacted]

17 February 2026

Planning Policy Team
Tameside One
PO Box 304
Ashton-under-Lyne
Tameside
OL6 0GA

Dear Sir / Madam

Homes, Spaces, Places Options and Preferences Plan Consultation

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015. We are responsible for operating, maintaining and improving the Strategic Road Network (SRN) in England, in accordance with the Licence issued by the Secretary of State for Transport (April 2015) and Government policies and objectives.

Our response to this consultation on the Homes, Spaces, Places Options and Preferences Plan ('the Plan') is written in the context of statutory responsibilities as set out in National Highways' Licence, and in the light of Government policy and regulation, including the:

- National Planning Policy Framework (NPPF);
- Town and Country Planning Development Management (Procedure) Order (England) 2015 (DMPO); and
- DfT Circular 01/2022 The Strategic Road Network and the delivery of sustainable development ('the Circular').

As a statutory consultee in the planning system, National Highways has a regulatory duty to co-operate. Consequently, we are obliged to give consideration to all proposals received and to provide appropriate, timely and substantive responses.

Our desire to be a proactive planning partner goes beyond this statutory role and follows the spirit of the Licence which stipulates that National Highways should: "Support local and national economic growth and regeneration".

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We encourage all parties promoting and preparing Plans that may have an impact on the SRN to engage with us as early as possible, to enable collaborative working and to deliver positive outcomes in a timely manner.

Previous Response

We submitted a response to the last consultation in June 2025, which outlined in detail National Highways' position regarding how we engage in the planning process, what we might expect to see at the Local Plan stage and responses to specific policies at that time. Rather than repeat much of what was said previously, I have attached that response to this document as Appendix A. The remainder of this response will focus solely on those areas which have changed since June 2025.

Comments Regarding Homes, Spaces, Places

We note there are no changes to the Vision or Objectives that underpins the Local Plan. The comments provided in the previous review remain and we continue to support the Vision and its Objectives, which seek to enforce policies set out in DfT Circular 01/2022, supporting the Vision-led agenda.

Additionally, we would encourage collaboration with Tameside Council and National Highways Plan develops to ensure that the Vision is underpinned by robust transport evidence and the SRNs role in supporting growth in the area is sustainable and fully integrated, particularly as there are known issues regarding congestion and delays on the SRN within the Borough.

As highlighted in the June 2025 response, National Highways will require further understanding as to how the transport impacts on the SRN have been assessed and are planned to be mitigated against, if required, for sites that will generate traffic which is likely to use identified SRN junctions and links both within and outside the Borough.

General Feedback on Changes to the Plan

In response to feedback received during the original consultation, we note that updates to the Plan include stronger emphasis, and alignment, to PfE Policies as well as greater definition of policy statements, which has resulted in changes to several Policy topics / themes. This approach is appropriate at this draft Local Plan stage, and we are supportive of these changes.

To ensure that transport and highways matters have been reviewed fully in this latest iteration of the Plan, we have provided comments specifically addressing these within the following sections of this document. This does not encompass all Policy changes (with

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acknowledgement that some policies but will focus on ‘Spatial Framework’, ‘Homes’ and ‘People’ Policies, as these Policies are most likely to have notable impacts the SRN.

Location Policies Map

We note that specific allocations are dispersed across the Borough and are largely contained in town centres, with the PfE allocations located near to the SRN. Individually, these sites are unlikely to impact the SRN in isolation (excluding PfE allocations); however, cumulatively could impact the SRN if the proposed allocation is not located in the right places to complement existing uses or benefit from good active travel and public transport links.

Local Plan Policies: Spatial Framework

HSP S1: Overall Spatial Strategy

It is noted that the growth ambitions outlined in HSP S1: Overall Spatial Strategy have changed since our previous response, with an increase noted for office floorspace (17,055 sqm previously vs. 42,100 sqm now), a reduction in supply of new industrial and warehousing floorspace (277,930sq.m previously vs. 221,900sq.m now) and planned growth for dwellings remaining the same (9,700 new additional dwellings).

We would ask for clarity on these changes, particularly as there is a significant increase in the targeted growth of office floorspace and there is no change to housing numbers even though housing and employment Allocation 1: Land northwest of Junction 24 has been removed from the Plan. The Plan states the growth will include *‘at least’* the amount of growth, so it should be clarified if the growth numbers could vastly exceed the numbers quoted.

Confirmation on the anticipated locations for the significant increase in office floorspace would be useful to understand and the earliest stage to ensure that the locations are primarily accessed by active travel and public transport. Locations near to the SRN may be required to provide mitigation in order to ensure that development is not reliant on the network, which could compromise its operation and safety.

HSP S2A: Eastern Growth Corridor

The Eastern Growth Corridor is one of a number of GMCA growth locations identified within the PfE, with funding and investment targeted through a number of areas identified through the Plan Policies.

We are supportive of the approach outlined within the Policy, particularly in relation to the utilisation of the Bee Network to increase connectivity between economic and residential

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nodes via the use of active travel and public transport, as this may reduce the impact of proposed developments on the SRN through Tameside at M60 Junctions 23 and 24, and the M67. It is noted that development within this area will be focused on the existing locales of Tameside, as opposed to facing Manchester City Centre as primary residential and employment attractors.

We would wish to work together with both Tameside Council and GMCA partners to enable and facilitate growth within the corridor and identify the cumulative impacts which may be seen on the SRN early to allow for any required mitigations to be considered prior to occupation of sites. Although the growth corridors were referenced in the PfE plan, they were not themselves assessed for impact on the highway networks as allocated sites. As such, it will be important for us to gain an understanding of how these locations might impact the network as the Plan develops.

HSP S2B: Ashton Mayoral Development Zone

National Highways is supportive of the regeneration initiatives identified as part of the AMDZ, particularly the focus on Ashton Town Centre and its' intensification of uses for residential and employment uses.

Of particular focus is the location of Ashton Moss, an employment and Innovation Park development located adjacent to the M60 at Junction 23. A 70ha site, allocated within Places for Everyone at JPA27 (Western site only), with an accompanying Eastern site, may have impacts on the operation of Junction 23 once operational, and it is recommended that Tameside Council liaises with National Highways as to the potential mitigations which may be required to support this development. It is noted that the site is proposed to also be supported by the development of a railway station to the north of the site which may reduce commuting to the site for employment in addition to the existing Metrolink stop at Ashton Moss.

HSP S2C: Hyde Triangle

We are supportive of the proposed intensification of uses within Hyde Town Centre and the Hattersley Regeneration Programme. Of particular focus is the increased interconnectivity through the Bee Network programme which could result in mitigated impacts to the M67 corridor through the town centre.

It is noted that the Hyde Triangle incorporates the Godley Green Garden Village allocation (PfE site JPA28) which is currently in the planning stages, and has been assessed previously by National Highways with regards to the potential impacts to the SRN.

HSP S2D: Ashton-Under-Lyne

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National Highways is supportive of the proposed regeneration aspects identified within this Policy. It is noted that, whilst it is proposed that 2,230 homes be constructed during the Local Plan period, these sites are proposed seen to be primarily brownfield-led infill developments within the existing urban areas, reducing potential impacts to the local and Strategic Road networks.

Notwithstanding SP2 S2D Allocation 4 (Ashton Moss East) is identified for approximately 22,568sqm of employment floorspace to complement to PfE Allocation JPA27. It is recommended that Tameside Council work with National Highways to enable the site to come forward to support its allocation whilst identifying any potential impacts to M60 Junction 23 to the west of the site, with awareness of the potential cumulative impacts with PfE Allocation JPA27.

HSP S2E: Audenshaw

It is noted that the boundary of the area is adjacent to the M60 Junction 23 and, as such, future developments should be bought forward in awareness of potential impacts to the operation of the junction.

Within the policy, the importance of Snipe Retail Park to the area is recognised, which may impact the operation of the junction during peak periods and weekends due to the retail and leisure offerings of the site. It is therefore recommended that is any further intensification of the retail park be proposed that Tameside Council consult with National Highways with how to mitigate any impacts of these proposals.

It is also noted that HSP S2E Allocation 2 (Audenshaw Tram Stop) is located adjacent to Snipe Retail Park and any development at this location may have an impact on the operation of the A635 corridor, which connects both sites to M60 Junction 23. This corridor is identified as suffering from congestion during the AM peak period towards Manchester City Centre and any further development should be assessed for any required mitigations to reduce the potential for impact on M60 Junction 23, to the east.

HSP S2F: Denton

With regards to the proposed allocation sites identified within this Policy, it is seen that these sites individually are unlikely – due to either size or location – to significantly impact the operation of the SRN through the area of M60 Junction 24 or the M67 corridor. This is in conjunction with proposals to increase active travel and public transport connectivity, which may reduce vehicle uses within the town centre. However, it is recommended that Tameside Council work with National Highways to identify any potential cumulative impacts of these sites on the operation of the network, noting that currently Denton is poorly served by public transport routes.

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It is also noted that one of the central policy aspects identified long-term reconfiguration of M60 Junction 24 (Denton Island), which will have a significant impact on the operation of the SRN through the area and potential wider impacts on adjacent local authorities (Oldham, Stockport). It is therefore recommended that Tameside Council engage early with National Highways to identify any potential alterations to the junction which both allow development to be bought forward within the Borough whilst also mitigating any potential construction impacts at the junction if options are taken forward in the future.

HSP S2G: Droylsden

It is seen that the proposed aspects of this Policy relate to the provision of new public transport provision (new stations at Littlemoss and Ashton Moss) and the development of new housing sites along the route of the existing Metrolink corridor between Manchester City Centre and Ashton.

Whilst there is the likelihood that any development along this corridor will see commuting trips oriented towards Manchester City Centre and primarily undertaken by public transport, it is recommended that cumulative impacts on the A662 corridor be taken into account in liaison with Tameside Council due to congestion on the corridor during the AM peak periods, particularly around Edge Lane, which may further impact towards Audenshaw.

HSP S2H: Dukinfield

Dukinfield is noted to be isolated from the SRN through Tameside and oriented towards providing residential amenity for the adjacent local centres of Ashton and Stalybridge. We therefore have no further comment on this policy.

HSP S2I: Hyde

The identified allocations within Hyde are noted to provide intensification of retail and employment and infill residential development. These are primarily located away from the SRN at M67 and, therefore, are unlikely to have a significant impact on the operation of the SRN.

HSP S2J: Longdendale

We note that there is mention of a Hollingworth and Tintwistle bypass, further to that of the under-construction A57 Links Road at Mottram. As previously stated, it is not National Highways' intention to bring forward any further work in this location beyond the extents of our current A57 Link Roads scheme. If Tameside wish to promote a further bypass of Hollingworth and beyond, National Highways should be consulted as soon as is practicable.

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HSP S2L: Stalybridge
It is noted that the regeneration is proposed surrounding Stalybridge Town Centre, with further connectivity surrounding primarily around Stalybridge station. It is viewed that, whilst there may be minimal impact of the proposed developments on the SRN, this should be viewed in the context of the proposals at Ashton. Therefore, it is recommended Tameside Council liaise with National Highways with regards to potential cumulative impacts of proposals at M60 Junction 23 and the wider A635 corridor.

Local Plan Policies: Homes

HSP H2: Meeting Affordable Housing Needs, HSP H3: Meeting Specific Housing Needs and HSP H4: Build to Rent
In line with comments provided for our previous response in June 2025, we supports this new Policy, ensuring that early transport considerations are given to the locality of these dwellings, via existing connections or through the construction of new connections, so that active travel and public transport modes are the primary choice when travelling to and from the dwellings.

Regarding HSP H4 specifically, we note in the Plan that there is a growing demand for Build To Rent homes in Tameside, particularly for people who are unable to purchase a property. This emphasises the need to ensure that these homes are located in areas that are well served by walking, cycling and public transport, as those renting are less likely to have regular access to a vehicle, and for this approach to align with NPPF requirements and Policy outlined in DfT Circular 01/2022.

Local Plan Policies: People
National Highways supports the updated ‘People’ theme.

In line with comments provided in our last response, the protection of green spaces is positive with active travel to these spaces strongly encouraged. Regarding strategic recreation spaces, including the Peak District National Park, priority should be given to accessing these areas by public transport and active travel modes, where possible, and reduce access via the SRN to these areas. This is in order to protect the designated importance of those spaces and to not harm its environmental significance and to align with the NPPF and Circular 01/2022. Any negative impacts should be mitigated appropriately with relevant stakeholders.

In addition, we note that new Policy HSP PE8 Provision Of Health And Social Care Facilities outlines that primary health care facilities will be co-located with other public

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facilities where possible to promote linked trips, whilst Policy HSP PE9 Tameside General Hospital will encourage a greater proportion of staff, patients and visitors to access the hospital via active travel and public transport and minimise the adverse impacts of traffic and car parking on the surrounding area. We support of these policies.

Local Plan Policies: Travel

It is noted that there have been no changes to the 'Travel' policies since our last response, of which National Highways was supportive. We would re-emphasise the importance of encouraging modal shift (Policy HSP T1: General Approach) that aligns to the requirements of DfT Circular 01/2022 and the use of sustainable transport:

> *"New development should be facilitating a reduction in the need to travel by private car and focused on locations that are or can be made sustainable. In this regard, recent research on the location of development found that walking times between new homes and a range of key amenities regularly exceeded 30 minutes, reinforcing car dependency. Developments in the right places and served by the right sustainable infrastructure delivered alongside or ahead of occupancy must be a key consideration when planning for growth in all local authority areas."*

With regard to HSP H2: Trunk Road Developments, construction has commenced for the A57 Links Road Scheme, and the policy still proposes protection of the remaining element of the Mottram to Tintwistle Bypass, from the A57 Links Road intersection to the Derbyshire border. As noted previously, it is not National Highways' intention to bring forward any further work in this location beyond the extents of our current A57 Link Roads scheme. If Tameside wish to promote a further bypass of Hollingworth and beyond, National Highways should be consulted as soon as is practicable.

Evidence Base

National Highways has not undertaken a detailed review of the Travel evidence base documents for this stage of the Local Plan process. We have previously engaged with SYSTRA, who have been commissioned by Tameside Council to produce the supporting transport evidence for the Plan.

We are awaiting receipt of the transport evidence being prepared by SYSTRA to enable further review to be completed. We would expect the evidence to link to the Transport for Greater Manchester 2050 Strategy, including other region-wide policy documents and adjoining council boundary Local Plans, to ensure that the evidence documents are linked and align to bring forward a joint plan.

In light of the above, our response from June 2025 still applies. We would expect to be consulted as the Transport Strategy progresses. This is due to several allocations being

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located next, or near, to the SRN and it is important that National Highways understands the cumulative impact of potential development locations in order to ensure that the current operations and safety of the SRN are maintained.

Future Engagement

We welcome further engagement with Tameside Borough Council as you progress your Local Plan, and to that end will be keen to arrange future meetings to discuss the Plan's progress and how we might assist in its development.

In the meantime, if you would like to discuss anything further, please let me know at the email address below.

We look forward to working with you as your Local Plan develops.

Yours faithfully

[redacted]
Spatial Planning Team
Email: [redacted]

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APPENDIX A – PREVIOUS RESPONSE

Our ref: NH/25/10802
Your ref:

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Tameside
OL6 0GA

Adam Johnson
National Highways
Piccadilly Gate
Store Street
Manchester
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Tel: 07917 426 500

2 June 2025

Dear Sir / Madam

Homes, Spaces, Places Options and Preferences Plan Consultation

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Our response to this consultation on the Homes, Spaces, Places Options and Preferences Plan ('the Plan') is written in the context of statutory responsibilities as set out in National Highways' Licence, and in the light of Government policy and regulation, including the:

- National Planning Policy Framework (NPPF);
- Town and Country Planning Development Management (Procedure) Order (England) 2015 (DMPO); and
- DfT Circular 01/2022 The Strategic Road Network and the delivery of sustainable development ('the Circular').

As a statutory consultee in the planning system, National Highways has a regulatory duty to co-operate. Consequently, we are obliged to give consideration to all proposals received and to provide appropriate, timely and substantive responses.

Our desire to be a proactive planning partner goes beyond this statutory role and follows the spirit of the Licence which stipulates that National Highways should: "Support local and national economic growth and regeneration".

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We encourage all parties promoting and preparing Plans that may have an impact on the SRN to engage with us as early as possible, to enable collaborative working and to deliver positive outcomes in a timely manner.

National Highways' Approach to Plan Making

The Circular, published December 2022, is national policy which sets out the framework for working with National Highways on the SRN that emphasises the need for developments to come forward in a sustainable manner. Paragraph 11 states:

> *The company* [National Highways] *will act in a manner which conforms to the principles of sustainable development. In this context, the company's licence agreement defines sustainable development as encouraging economic growth while protecting the environment and improving safety and quality of life for current and future generations.*

Paragraph 15 goes on to state a shift in policy from the traditional 'predict and provide' approach to transport planning, to planning for the outcomes that communities want to achieve in terms of sustainability and providing transport solutions for those outcomes.

With this in mind, National Highways seeks to encourage new developments that facilitate a reduction in the need to travel by private car and focussed on locations that are or can be made sustainable. In the first instance, new developments should give priority to walking, wheeling and cycle movements and facilitate access to high-quality public transport where possible. For residential-led developments, due consideration should be given to home and street layouts, broadband infrastructure, safe and secure cycle parking, and access to local amenities and open space in support of these aims, while mobility or micromobility hubs should be provided in larger schemes.

The Local Plan should be fully cognisant with further policies outlined in the Circular; particularly paragraphs 26 to 38 that details National Highways' strategy on 'Engagement with plan-making'.

The Circular also establishes National Highways' commitment to limiting its environmental impact. This includes the selection and allocation of development sites, to ensure that they are not reliant on the SRN for transport access. Rather, National Highways' approach is set out in Paragraph 28:

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When the company assists local authorities in the development of their plans and strategies, the local authority should ensure that the SRN is not being relied upon for the transport accessibility of site allocations except where this relates to roadside facilities or SRN-dependent sectors (such as logistics and manufacturing). The company will also work with local authorities to explore opportunities to promote walking, wheeling, cycling, public transport, and shared travel in plan-making, in line with the expectations set out in the NPPF and the Transport Decarbonisation Plan.

Preparation of a Local Plan Transport Evidence Base

When producing the Local Plan, it is key to National Highways that any future development will not negatively impact the functionality and safety of the SRN, and that the transport evidence base ensures this. This is set out in Paragraph 26 of the DfT Circular:

In relation to the preparation of local plans and spatial development strategies, the government expects that the relevant authorities will engage with the company from the outset of this process, to understand the interaction between land use designations and the impacts on road safety and future performance of the SRN. The involvement of the company will ensure that the strategic transport evidence base will provide a robust assessment of any positive and negative impacts on the SRN and inform a transport strategy and the Strategic Environmental Assessment (SEA) for the study area that aligns with the safe operation and long-term integrity of the SRN.

In line with Paragraph 42 of the Circular, all parties preparing plans that could impact the SRN are encouraged to engage with National Highways at the earliest opportunity. We therefore welcome the early engagement on Local Plan Duty to Co-Operate matters.

The Local Plan's supporting evidence base will need to be robust. National Highways will wish to review technical papers to satisfy itself that the model development is robust and accords with DfT requirements. National Highways would also welcome other transport evidence such as accessibility assessments, and/or analysis of likely average vehicle kilometres generated by new development, associated with sites being considered for allocation in the plan. The preparation of the transport evidence will require a collaborative approach between Tameside Metropolitan Borough Council, National Highways as the strategic highways company, the Greater Manchester Combined Authority (GMCA), Transport for Greater Manchester (TfGM) and neighbouring authorities as appropriate.

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It is important that the Local Plan is based on transport evidence which demonstrates that suitable schemes and mitigation have been considered, and will be implemented, that will shift demand into less carbon-intensive forms of travel. This is set out in Paragraph 33:

> *A robust evidence base will be required, including demand forecasting models, which inform analysis of alternatives by accounting for the effects of possible mitigation scenarios that shift demand into less carbon-intensive forms of travel.*

The Local Plan should be produced in line with the Circular, paying due cognisance to its position as National Highways' policy.

Furthermore, the plan should be developed using the 'Transport Evidence Bases in Plan Making and Decision Taking' guidance which has been published by the Department for Levelling Up, Housing & Communities and the Ministry of Housing, Communities & Local Government. Whilst the full guidance should be reviewed and considered whilst preparing the Local Plan, the following key issues should be considered whilst preparing and developing the transport evidence base:

- *Assess the existing situation and likely generation of trips over time by all modes and the impact on the locality in economic, social, and environmental terms.*
- *Assess the opportunities to support a pattern of development that, where reasonable to do so, facilitates the use of sustainable modes of transport.*
- *Highlight and promote opportunities to reduce the need for travel where appropriate.*
- *Identify opportunities to prioritise the use of alternative modes in both existing and new development locations if appropriate.*
- *Consider the cumulative impacts of existing and proposed development on transport networks.*
- *Assess the quality and capacity of transport infrastructure and its ability to meet forecast demands; and*
- *Identify the short, medium, and long-term transport proposals across all modes.*

The MHCLG guidance provides further advise and detail) on the preparation of a Local Plan evidence base in relation (but not limited to) the following:

- *When the transport assessment of the Local Plan be undertaken.*
- *What baseline information should inform a transport assessment of a Local Plan.*
- *What detailed information is required for the transport assessment of the Local Plan.*

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Highways England Company Limited registered in England and Wales number 09346363

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- *How a transport assessment of the Local Plan be undertaken.*
- *How safety considerations be addressed, and accident analysis used effectively in the transport assessment of the Local Plan.*
- *How the impact of land allocations should be considered in assessing the transport implications of Local Plans.*

Both the Circular and the Transport Evidence Bases in Plan Making and Decision Taking guidance should be thoroughly considered whilst preparing a Local Plan.

Approach to Traffic Assessment and Modelling

It is anticipated that the assessment methodology and supporting traffic modelling tools may involve all tiers of traffic models:

- Strategic Modelling (such as SATURN).
- Micro-Simulation Modelling (such as PARAMICS or VISSIM).
- Local Junction Modelling (ARCADY, PICADY and LINSIG).

Early engagement with National Highways is therefore important and should be undertaken to agree the approach to traffic assessment so that key parameters and assumptions for elements can be agreed such as, but not limited to:

- The traffic Data being used.
- The type(s) of traffic modelling tools being used and their location.
- The Calibration / Validation of any Base Traffic Models/Modelling.
- The traffic forecasting Methodology and Local Plan scenarios that are to be tested.

National Highways highlight the need for Tameside Metropolitan Borough Council to ensure that sufficient time is allowed for the evaluation of the transport evidence given the need for iteration throughout its development.

National Highways is committed to working with local authorities and plan-making bodies prior to and between formal consultation periods to contribute to the thinking, and to support the analysis of options and development of strong plans and proposals that take full account of highways issues.

The preparation and delivery of Local Plans provides an opportunity to identify and support a pattern of development that minimises trip generation at source and

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encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all. This can contribute to environmental objectives and also reduce the cost to the economy arising from the environmental, business and social impacts associated with traffic generation and congestion.

In framing our contribution to the development of Local Plans, our aim will be to influence the scale and patterns of development so that it is planned in a manner which will not compromise the fulfilment of the primary purpose of the SRN. To that end, we look forward to gaining an understanding of the likely impact of any proposed allocations and policies on the SRN, and where work is being undertaken to develop a Transport Strategy for the borough.

In order to develop a robust transport evidence base, we will look to work with Tameside Metropolitan Borough Council to understand the transport implications of development options. This will include assessing the cumulative and individual impacts of the Local Plan proposals upon the ability of the road links and junctions affected to accommodate the forecast traffic flows in terms of capacity and safety. Such assessments should be carried out in line with current Department for Transport guidance or on a basis otherwise agreed with the National Highways.

Through the production of Local Plans, development should be promoted at locations that are or can be made sustainable, that allow for uptake of sustainable transport modes and support wider social and health objectives, and which support existing business sectors as well as enabling new growth.

We will look to work with Tameside Metropolitan Borough Council and developers to identify opportunities to introduce travel plan and demand management measures through the Plan. These will be based on existing and proposed patterns of development in a manner that will support sustainable transport choice and retain capacity within the transport network so as to provide for further development in future Plan periods.

Net-Zero Carbon Transition

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The National Planning Policy Framework supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

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Highways England Company Limited registered in England and Wales number 09346363

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Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be taken into account within any relevant Local Plan policies to ensure that future planning decisions are in line with the necessary transition to net zero carbon.

Strategic Road Network

The M60 and M67 run through the borough and provide access to other parts of Greater Manchester as well as offering a connection towards Glossop and over the Pennines to Sheffield.

M60 Junctions 23 and 24 are situated within the borough, with M60 J24 being a key, busy junction providing access to Manchester city centre to the west via the A57. M60 J23 also provides access to Manchester city centre to the west via the A635 and Ashton-under-Lyne to the east. The M60 provides access to the neighbouring local authorities of Oldham to the north and Stockport to the south.

M67 J1A begins at M60 J24 (Denton Island) and ends at M67 J4 in Hattersley, where National Highways are currently working on the A57 link road project. This project aims to enhance connectivity between Manchester and Sheffield and reduce local road congestion along the route. The A57 and A628 which passes through Hollingworth and Tintwistle and subsequently to Sheffield via the 'Woodhead Pass' is an all-purpose link on the SRN.

Places for Everyone Joint Plan

National Highways would expect any Local Plans and supporting Infrastructure Development Plans within Greater Manchester to be in conformity with the Places for Everyone Joint Plan (PfE). It should be noted that as part of the PfE process, a Statement of Common Ground (SoCG) was jointly agreed and signed by National Highways and the GMCA representing the nine Greater Manchester Districts involved in the PfE.

Section 5 of the SoCG set out the requirement for future collaboration between National Highways and the nine PfE Local Authorities as follows:

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On-going work will be required to confirm the details and phasing of any enhancements that may be required to the SRN and adjacent local highway network in the short, medium, and longer term.

Dependant on the locations in question, and potential for additional traffic generation impacting the operation of the SRN, this ongoing workstream will include:

- *Masterplanning (including phasing) of the larger sites to better understand the timescales within the plan period when significant impacts are expected as a result of the PfE allocations;*
- *Further, more detailed studies to develop the detail of schemes that may be required to mitigate the potential impacts of the PfE allocations on the SRN, broadly in accordance with when those sites come forward in the planning process (building on masterplanning work where appropriate);*
- *Use of the most appropriate traffic modelling tools supported by observed traffic data that is reflective of prevailing traffic conditions of the strategic and local road network being considered; and*
- *Inclusion of the schemes required to mitigate traffic impacts on the SRN within Local Implementation Plans (LIPs).*

Each of the nine Local Authorities will continue to engage with National Highways on the development of their:

- *Local Implementation Plan for the GM Transport Strategy 2040.*
- *Local Plan.*
- *Local Transport Plan and local transport strategy.*

A summary of key considerations and areas which are currently the subject of studies and ongoing collaboration with National Highways for Tameside Metropolitan Borough was set out as follows

Tameside

i. *Tameside Council will continue to work with National Highways and neighbouring Local Authorities as development proposals come forward, most notably sites at Godley Green and Ashton Moss.*

ii. *Tameside Council continues to cooperate with National Highways and Derbyshire County Council in respect of the A57 Link Roads project at Mottram,*

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Highways England Company Limited registered in England and Wales number 09346363

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as the scheme progresses.

iii. *Tameside Council notes the ongoing work by National Highways in respect of the M60 South-East Junction Improvements Study and looks forward to working closely both with National Highways, neighbouring Local Authorities including Stockport Council, and other stakeholders as this study progresses, with a particular interest in potential options at M60 J24 Denton.*

Comments Regarding Homes, Spaces, Places

Below are National Highways' comments on policies within the draft Plan and associated documents for your consideration.

Spatial Framework

HSP S1: Overall Spatial Strategy
It is acknowledged by National Highways that the draft Plan recognises the residential development identified through the PfE Policy JP-H1, which includes at least 8,245 (an annual average of 485 homes) of the total minimum 175,185 homes. This is likely to have a notable impact on the SRN through the proposed additional dwellings. Careful planning will be required to ensure that the SRN has sufficient capacity to accommodate these changes whilst promoting sustainability and resilience.

The significant volume of new industrial and warehousing floorspace has the propensity to be located near to the SRN given the nature of these operations as typically being road reliant and could be expected to impact the SRN.

National Highways will engage in scoping discussions with Tameside and developers, where required, to ensure that impacts of development sites on the SRN are managed and minimised to ensure the capacity and safety of the SRN.

HSP S2: Neighbourhood Spatial Policies
The Plan states that allocations for the above will be set out in the neighbourhoods' policies, including criteria for their development and so it is not clear the exact scale of impact these developments will have on the SRN. However, it is expected that large development sites such as the Economic and residential growth in the Eastern Growth Cluster, Ashton Mayoral Development Zone, and Hyde Triangle will lead to an increase in demand on the SRN.

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Highways England Company Limited registered in England and Wales number 09346363

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Therefore, effective management of the SRN and access using sustainable means of transport to and from these development clusters should be a key consideration in the criteria for development. National Highways will work with Tameside to enable these development aspirations to be bought forward whilst managing and mitigating, where required, the impacts to the SRN.

Centres

HSP C1: Network, Hierarchy and Designation of Centres
It is seen that there is a particular focus on development being contained in main town centres, inclusive of having local and district town centres which will reduce the requirement for travel for smaller shopping / leisure trips which will not place further constraint on the SRN.

It is recommended that the policy should provide more detail on, or provide reference to, transport related matters and the proposed provisions required to access these centres. Additionally, further information is requested if developments are to take place to improve sustainable transport access to the town centres and between towns in Tameside.

HSP C2: Primary Shopping Areas
National Highway acknowledges that the policy is in line with the approach outlined in the Circular 01/2022, allowing individual centres to become self-sufficient and reducing the need for long-distance travel. In providing fewer reasons to travel greater distances by private vehicle, this policy should contribute significantly to a reduction in new development trips on the SRN.

HSP C3: Local Shopping Areas and Parades
If any new or redeveloped sites come forward where there may be an impact on the SRN due to the expectation of an increase in the number of vehicles travelling to and from the site, it is expected that National Highways should be consulted to allow input into any potential mitigation measures to alleviate this.

It is recommended that once these units have been identified, it will be beneficial to have these mapped on the Policies Map in the final version of the Plan.

HSP C4: Development involving Retail and Leisure Uses
National Highways is supportive of this policy as it may potentially help reduce additional traffic being diverted to the designated centres and hence help reduce impact on the SRN. It is appreciated that an impact assessment will be carried out based of the above

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Highways England Company Limited registered in England and Wales number 09346363

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criteria and where development proposals add significant additional traffic onto the SRN, mitigation measures should be proposed.

HSP C5: Markets
National Highways has no comment on this aspect of the Plan.

HSP C6: Healthier Food Markets
National Highways has no comment on this aspect of the Plan.

Environment

HSP E1: Renewable Energy Opportunities
National Highways is supportive of this approach to support renewable energy opportunities.

HSP E2: Critical Drainage and Water Demand
National Highways has no comment on this aspect of the Plan.

HSP E3: Biodiversity
National Highways is supportive of this approach to support and protect the borough's protected sites.

Whilst improving air quality is mentioned in the Plan, there is no specific reference to particular issue areas. It is noted that there is an Air Quality Management Area (AQMA) along the M60 and M67 corridor in the borough, which also includes the A57 in Hyde. National Highways supports plans and strategies which seek to address air quality issues.

Homes

HSP H1: Housing Type, Mix, Tenure and Affordability
National Highways is supportive of this policy as it provides a strong evidence base for the requirement of additional housing needed in the borough.

In line with NPPF, early transport considerations should be made and where large housing development take place an impact assessment of the development on the SRN should be completed. If required, any appropriate mitigation measures should be suggested to reduce any adverse impact or additional traffic on the SRN.

HSP H2: Houses in Multiple Occupation (HMO)

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Highways England Company Limited registered in England and Wales number 09346363

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In line with NPPF, early transport considerations should be made and where large housing development take places, an impact assessment of the development on the SRN should be completed and appropriate mitigation measures should be suggested to reduce any adverse impact or additional traffic on the SRN.

National Highways recommends that access using public transport and active travel is added to the criteria for consideration for HMO applications.

HSP H3: Gypsy, Traveller and Travelling Show-People
National Highways has no comment on this aspect of the Plan.

HSP H4: Land and Garden Development
National Highways has no comment on this aspect of the Plan.

Jobs

HSP J1 and J2: Existing Employment Areas and New Employment Development
National Highways is supportive of the above policy, in particular, the statements around encouraging enhanced use of existing employment sites and positively considering developments for new proposals. It is appreciated that reasoned justification for these policies is provided. If any new or redeveloped sites come forward where there may be an impact on the SRN due to the expectation of an increase in the number of vehicles travelling to and from the site, it is expected that National Highways should be consulted to allow input into any potential mitigation measures to alleviate this.

The need for adequate lorry parking is recognised in the NPPF and the Circular. Where B8 development is encouraged such as this, particular focus on adequate lorry parking facilities needs to be considered.

Existing and proposed employment sites are not shown on the Policies Map, it is advised that these should be added when the final draft of the Plan is released.

HSP J3: Assessing the Loss of Employment Land or Accommodation
National Highways has no comment on this aspect of the Plan.

HSP J4: The Visitor Economy
National Highways appreciates that consideration has been given to visitor economy. It would be beneficial to add to the policy the impact that the visitor economy is likely to have on the borough's economy. Consideration has been given to potential public

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Highways England Company Limited registered in England and Wales number 09346363

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transport links to key visitor site, however, there is no reference to accessing visitor sites by active travel modes, which would reduce impact on the SRN.

People

HSP PE1: Development and Healthier Environments
National Highways is supportive of this policy as it promotes improved health in the borough.

It is recommended in measures to tackle health inequalities that active travel should be given consideration as it can help increase activity levels which can reduce risk cardiovascular disease and obesity.

HSP PE2: Publicly Accessible Green Spaces
National Highways is supportive of the policy to protect publicly accessible green spaces. It is recommended that active travel access to these spaces is considered.

HSP PE3: Green Space Standards
National Highways is supportive of the policy as green spaces encourage physical activity resulting in physical and mental well-being, and can encourage communities to engage in physical activity within their neighbourhoods and reduce the need to travel.

HSP PE4: Strategic Recreation and Countryside Access
National Highways is supportive of this policy as it promotes access to recreational and countryside areas through sustainable means of transport. It is appreciated that the PfE Policy JP-P7 in relation to protecting Greater Manchester's public rights of way network and increasing opportunities for walking and cycling has also been considered.

HSP PE5: Outdoor Sport and Recreational Facilities
National Highways acknowledges that this policy considers sports and recreational facilities within the borough. This approach is in line with the NPPF guidance on open spaces and recreation. Outdoor spaces and sports facilities can improve physical health and activity, as well as benefitting the community overall. Sustainable access to these sites can benefit the environment as well as provide wider active travel benefits.

HSP PE6: Peak District National Park
National Highways welcomes this policy and view that consideration should be given to protecting the Peak District when new development or redevelopments are taking place close to the area. Any negative impact should be mitigated through impact assessment

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Highways England Company Limited registered in England and Wales number 09346363

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of the developments at the scoping and planning stage, in liaison with stakeholders and National Highways.

Travel

HSP T1: General Approach
National Highways is supportive of the above policy, in particular, the statements around encouraging a modal shift from private car to active travel and public transport. This specifically supports the DfT Circular 01/2022 as it states the following about sustainable transport:

> *"New development should be facilitating a reduction in the need to travel by private car and focused on locations that are or can be made sustainable. In this regard, recent research on the location of development found that walking times between new homes and a range of key amenities regularly exceeded 30 minutes, reinforcing car dependency. Developments in the right places and served by the right sustainable infrastructure delivered alongside or ahead of occupancy must be a key consideration when planning for growth in all local authority areas."*

HSP T2: Trunk Road Developments
National Highways acknowledges that existing trunk roads can have multiple interactions with the communities and the environment through which strategic traffic flows. Subject to detailed assessment, the principle of a bypass of Hollingworth and neighbouring Tintwistle in Derbyshire could bring benefits to these communities. However, National Highways has no future plans, commitments or funding to provide a further bypass as referenced in this policy. Although such a bypass is also mentioned in Greater Manchester's 2040 Transport Strategy, its inclusion in either that document or this draft Plan does not guarantee a commitment from National Highways that we will look to undertake any further work in this location once the A57 Link Roads scheme to bypass Mottram has been completed. We will always work with Local Authorities and transport bodies who may wish to bring forward their own road schemes, but at this time there can be no assumption that this will be funded by National Highways, as per the Circular paragraph 29:

> *"29. New connections and capacity enhancements to the SRN which are necessary to deliver strategic growth should be identified as part of the plan-making process, as this provides the best opportunity to consider the cumulative impacts of development (including planned growth in adjoining authorities) and to identify appropriate mechanisms for the delivery of strategic highway infrastructure. However, there cannot be any presumption that such infrastructure will be funded*

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

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through a future RIS. The company will therefore work with local authorities in their strategic policy-making functions in identifying realistic alternative funding mechanisms, to include other public funding programmes and developer contribution strategies to be secured by a policy in a local plan or spatial development strategy."

HSP T3: Rail Infrastructure
National Highways is supportive of this policy as improvements to current and new rail infrastructure will encourage the use of public transport for longer journeys which cannot be undertaken via active travel modes. A modal shift away from private vehicles will reduce congestion on the SRN and the related adverse impacts, hence provide wider health and environmental benefits.

The policy also supports the objectives of the Greater Manchester Transport Strategy as set out in the Tameside Local Implementation Plan.

HSP T4: Rapid Transit
National Highways is supportive of this policy as it supports the objectives of the Greater Manchester Transport Strategy and the Draft GM Rapid Transit Strategy, inclusive of the potential for new developments to utilise public transport and reduce reliance and impact on the SRN.

HSP T5: Facilities for Buses
National Highways is supportive of this policy as improvements to bus waiting and journey quality facilities is likely to facilitate a modal shift to buses. A modal shift away from cars will reduce congestion on the SRN and the related adverse impacts, hence provide wider health and environmental benefits.

HSP T6: Walking, Wheeling and Cycling
In alignment with the comment made in relation to Policy HSP T1, National Highways supports this policy and its comments surrounding active travel.

Facilities to support active modes (e.g. secure parking) are welcomed and it is recommended that associated quantitative volumes of parking requirements are developed/updated.

HSP T7: Freight Movement and Deliveries
National Highways is supportive of this policy as whilst supporting freight movement and deliveries supports the economy, this policy also considers potential negative impacts of freight which can impact local centres or the SRN.

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Highways England Company Limited registered in England and Wales number 09346363

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Adequate provision of lorry parking is a particular issue recognised in the NPPF and the Circular which should be considered as part of this policy approach.

As stated in the policy, where freight and logistics policies contribute to significant levels of traffic, mitigation measures should be added to minimise the impact on the SRN and unsuitable parking. National Highways is open to discussions on a local and strategic level to address these issues as and when they arise.

HSP T8: Parking
National Highways supports this policy as the car parking standards proposed will not discourage the use of more sustainable modes of transport, which is in line with National Highways policies.

HSP T9: EV Charging Infrastructure
National Highways is supportive of the expansion of electric vehicle charging infrastructure.

Places

HSP PL1: Archaeology and Scheduled Monuments
National Highways has no comment on this aspect of the Plan.

HSP PL2: Listed Buildings – Alternative Uses, Additions, Demolition and Development within their Setting
National Highways has no comment on this aspect of the Plan.

HSP PL3: Conservation Areas – Managing Development Within or Adjoining
National Highways has no comment on this aspect of the Plan.

HSP PL4: Historic Parks and Gardens – Managing Development
National Highways has no comment on this aspect of the Plan.

HSP PL5: Designated Heritage Assets – Energy Efficiency and Renewable Energy Generation
National Highways has no comment on this aspect of the Plan.

HSP PL6: Designated Heritage Assets and Enabling Development
National Highways has no comment on this aspect of the Plan.

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Highways England Company Limited registered in England and Wales number 09346363

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HSP PL7: Non-Designated Heritage Assets
National Highways has no comment on this aspect of the Plan.

HSP PL8: Landscapes, Townscapes and Urban Form
National Highways has no comment on this aspect of the Plan.

HSP PL9: Design and Amenity
National Highways is supportive of this policy as having satisfactory level of amenities close to sites can reduce the need to travel, which can in turn reduce congestion on the SRN and negative impacts associated with it.

If any new design and amenity developments are to come forward where there may be an impact on the SRN due to the expectation of an increase in the number of vehicles travelling to and from the site, it is expected that National Highways should be consulted to allow input into any potential mitigation measures to alleviate this.

HSP PL10: Design of All Types of New Residential Development
National Highways is supportive of this policy as it is a key aspect to residential development to have suitable access to highways and car parking.

If any new residential developments are to come forward where there may be an impact on the SRN due to the expectation of an increase in the number of vehicles travelling to and from the site, it is expected that National Highways should be consulted to allow input into any potential mitigation measures to alleviate this.

In the criteria outlined to be considered for residential development, sustainable transport access to and from the site should also be considered.

HSP PL11: Design of Residential Additions, Alterations and Extensions
National Highways has no comment on this aspect of the Plan.

HSP PL12: Design of Employment Sites
National Highways is supportive of this policy as it considers key transport points in new employment development sites including access using sustainable transport means and cycle parking infrastructure.

If any new employment developments are to come forward where there may be an impact on the SRN, it is expected that National Highways should be consulted.

HSP PL13: Design within Centres, Retail and Leisure Developments

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

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National Highways is supportive of this policy as it includes access using sustainable transport means, cycle parking infrastructure and minimising impact on the SRN. If any new developments are to come forward where there may be an impact on the SRN, it is expected that National Highways should be consulted.

HSP PL14: Design of Commercial Frontages
National Highways has no comment on this aspect of the Plan.

HSP PL15: Outdoor Sports, Recreation and Play Space
National Highways recommends that as well as highway access and parking, sustainable travel access using public transport and active travel is also added as a criterion.

HSP PL16: Design and Enhancement of the Waterside
National Highways appreciates that this policy promotes use of walking, wheeling and cycling to access the waterside environment, which is likely to provide environmental and health benefits, and reduce congestion.

HSP PL17: Design of Public Realm and Urban Spaces
National Highways is supportive of this policy as it promotes use of active travel and public transport, which can facilitate modal shift from private vehicles and reduce pressure on the SRN.

Additional Comments

National Highways is supportive of plans that aim to focus on sustainable travel ahead of private vehicle use. This is best achieved through promoting development sites that are already in sustainable locations, or sites that can be made sustainable through the use of travel planning and the delivery of public transports and active travel measures.

Importantly for National Highways, the vision-led approach to planning, as outlined in the Circular, requires that applicants consider this sustainability at the earliest stages. This vision would then form part of both the Transport Assessment and the Travel Plan.

Paragraph 33 of National Highways' Planning for the Future guide states:

> *33. In broad terms, a vision-led approach can be summarised as follows:*
>
> 1. *Establish a vision - understand the relevant national and local policy context; identify the drivers of change/key external factors acting on the plan or proposed development; set-out a place-based vision statement with*

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associated outcomes that supports the principles of sustainable development.

2. *Develop scenarios - develop plausible future scenarios that help to understand the uncertainties that may impact on the ability to deliver the vision.*

3. *Generate options – generate, sift and prioritise options that can help achieve the vision.*

4. *Test options – test how the prioritised options perform in each of the plausible future scenarios (for example, is every option effective in all scenarios or are some less resilient and have some significant risks?).*

5. *Produce a vision strategy – produce a strategy for realising the vision that accounts for the identified uncertainty and includes a 'monitor and manage' approach to identify and address when the vision is unlikely to be achieved.*

Although primarily discussing assessments, the 'vision strategy' for the application should feed into the Travel Plan, be specific to the site, and include wherever possible clarity on the funding and deliverability of proposed measures. For example, National Highways would be more supportive of applications and Travel Plans that contained fully costed and approved transport measures, than one which simply highlighted a future need without clarity of funding. This should include an element of monitoring the site to ensure that the proposed measures had the desired effect of reducing single occupancy vehicle travel, and that impacts to the SRN had been minimised.

Additionally, it should be noted that a vision-led approach does not mean that public transport is suitable for all movements in all scenarios. For example, the vision for a new warehousing development or a site within another road-based sector is likely to include a large proportion of HGVs that should be factored into the vision, alongside measures to encourage staff and other visitors to travel sustainably. The vision for a housing development though should always look at sustainability first, and the SRN should not be relied upon for development aside from applications within those road-based sectors which require long-distance strategic access.

Future Engagement

We welcome further engagement with Tameside Borough Council as you progress your Local Plan, and to that end will be keen to arrange future meetings to discuss the Plan's progress and how we might assist in its development.

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In the meantime, if you would like to discuss anything further, please let me know at the email address below.

We look forward to working with you as your Local Plan develops.

Yours faithfully



Adam Johnson
Spatial Planning Team
Email: Adam.Johnson@nationalhighways.co.uk

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
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Date: 10 February 2026
Our ref: 536926
Your ref: Draft Tameside Local Plan – Regulation 18 Consultation

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
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T [redacted]

Tameside Council

BY EMAIL ONLY

planpolicy@tameside.gov.uk

Dear Tameside Council,

Planning Consultation: Draft Tameside Local Plan – Regulation 18 Consultation

Thank you for your consultation on the above dated and received by Natural England on 19 December 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We welcome the opportunity to provide comments on the documents below:

- Homes, Spaces, Places Preferred Option Consultation Draft Local Plan – Regulation 18
- Habitats Regulations Assessment of the Impact on European Protected Sites of the Tameside Council Homes, Spaces, Places Plan (Preferred Option Consultation Draft)
- Integrated Assessment of The Homes, Spaces, Places, Plan – Regulation 18 Draft Plan

Draft Tameside Local Plan

1 Introduction and background

1.5 How does this document relate to Places for Everyone joint Development Plan Document?

Natural England support alignment with Places for Everyone (PfE). Cross-boundary working should be captured within the Local Plan and commitment should be made to align the new Tameside Local Plan with PfE, including proposed mitigation that is required to avoid adverse effects on internationally designated sites.

1.10 What is Homes, Spaces, Places?

We would encourage the purpose of Homes, Spaces, Places to better reflect ambitions for Tameside's natural environment and resilience to climate change.

2 Spatial Portrait

2.16 Environment

With Hollinwood Branch Canal and Huddersfield Narrow Canal Sites of Special Scientific Interest (SSSIs) being mentioned in paragraph 2.18, Dark Peak SSSI, and the South Pennine Moors Special Area of Conservation (SAC) and Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA) it forms part of, could be referenced in this section for consistency.

4 Strategic Objectives

4.3 Homes, Spaces, Places strategic objectives

Natural England welcome the inclusion of environment within the objectives. However, the wording of that objective could be revised to avoid ambiguity and strengthen the objective in terms of nature recovery specifically. The Greater Manchester Local Nature Recovery Strategy (GM LNRS) outlines specific opportunities for nature recovery in Tameside; both spatially through the Local Habitat Map and via unmapped actions which are applicable wherever relevant, including in urban locations. Design of new development can provide connectivity for people and nature. Suggested rewording could be to include 'addresses opportunities for nature recovery'.

5 Spatial Framework

5.11 Spatial Strategy

Policy HSP S1: Overall Spatial Strategy

Natural England welcome alignment with PfE policy JP-G8 to support a 10% Biodiversity Net Gain (BNG) as part of new developments. Sites mapped in the GM LNRS Local Habitat Map determine where strategic significance is applied in the statutory Defra Metric for BNG. Reference could be made in this section of the policy such as '…and as directed by the GM LNRS Nature Networks mapping.'

5.64 Spatial Strategy and Neighbourhood areas in Tameside

Natural England note that there are many allocations across these policies which are within an SSSI Impact Risk Zone (IRZ) for Huddersfield Narrow Canal SSSI. These identify potential development impacts on SSSIs and can be viewed on MAGIC maps. We expect these concerns to be addressed within the assessment of housing and employment site allocations in the Integrated Assessment (IA) and any necessary mitigation and enhancement measures carried into site-specific requirements within the Local Plan. We refer you to Annex A which outlines which allocations have IRZ triggers, as well as other biodiversity constraints that also require assessment in the IA.

The Huddersfield Narrow Canal SSSI is designated for its aquatic vegetation in the main channel and for the marginal vegetation, with the high-water quality supporting a diversity of aquatic plant communities. It is essential that this is maintained both during and post development. Development near to the SSSI needs to consider:

- Surface water drainage must be clean and uncontaminated. Any surface water discharges should be fully assessed for long-term impacts on water quality and quantity, with SuDS 'treatment trains' (e.g. hydrocarbon interceptors, attenuation basins, constructed wetlands) provided where necessary prior to discharge. Treated foul drainage will not be acceptable.

- A Shade Management Plan may be required where development will likely cast a shadow on the canal, as shading can restrict plant growth and affect SSSI condition. This should inform the layout of the proposed development.

- Landscaping and boundary treatments must consider the SSSI, incorporate the native species planting scheme, manage planting and fencing heights to limit shading, and potentially provide a buffer or corridor between the development and canal.

- A Construction Environmental Management Plan (CEMP) is required to manage construction and operational impacts. Excavation and piling near the canal must avoid damage to the canal liner, which can affect local groundwater and canal hydrology. Canals are not always hydraulically separate to the surrounding land, and they often leak.

Furthermore, within Policy HSP S2J Longdendale, Allocation 2: Stockport Road and Allocation 3: Manley Grove are within IRZs for Compstall Nature Reserve SSSI based on potential discharge impacts. This designated site is vulnerable to changes in water quality, and its hydrology should not be severed as part of the development. Surface run-off, septic tank and package sewage treatment plant discharges can contribute to elevated nutrients and changes in water quality at designated sites in the absence of poor location, unsuitable capacity of design and/or mitigation.

Based on the England Peat Status Greenhouse Gas and Carbon Storage dataset (further information in wider peat comments under Policy HSP E3: Biodiversity and Geodiversity), the entirety of Allocation 4: Ashton Moss East is located on deep peaty soils. We are very concerned that this allocation is being promoted in the Plan with no reference to the potential impacts to restorable peat.

The Inspectors' Report on the Examination of the PfE Joint Development Plan (paragraph 234) states that *deep peat that is capable of being restored with human intervention (i.e. that which has not been "destroyed") […] can meet the NPPF definition of an irreplaceable habitat due to its age and rarity*. Development on peat leads to a permanent loss of an irreplaceable asset through extraction or sealing and it is not possible to mitigate for the loss of peat. In light of Natural England's statutory purpose (see s.2 of the Natural Environment and Rural Communities Act 2006) and the Environmental Improvement Plan 2023 - GOV.UK (www.gov.uk) which states that *degraded lowland peat accounts for 3% of England's overall greenhouse gas emissions. Reducing these emissions, by rewetting our agricultural peat soils, is essential to meeting legally binding net zero targets*, Natural England **do not** support the principle of developing on restorable peat. Consequently, Natural England recommend that further information is required to determine if restorable peat is present at this location. In this instance, Natural England advise that ground investigations should be undertaken. If there is found to be restorable peat present, we would not support the allocation.

Based on the aforementioned England Peat Status Greenhouse Gas and Carbon Storage dataset, there are shallow peaty soils present at Policy HSP S2K: Mossley Allocation 4: Cheshire Street and Allocation 6: Huddersfield Road, and Policy HSP S2L: Stalybridge Allocation 5: Huddersfield Road and Allocation 8: Millbrook. Shallow peat should be considered in the IA. Natural England recommend that further information is required here to determine if restorable peat is present at these locations. We advise that it may be useful to refer to existing borehole data from the British Geological Survey (BGS), and that best available evidence from a range of desktop and ecological surveys could provide an indication.

7 Environment

It would help to strengthen this section if reference is made to the GM LNRS as part of the context for nature recovery and wider environmental and social benefits such as access to nature, as outlined throughout the LNRS main document. LNRSs are ambitious tools to inform nature recovery as well as wider benefits through the locally agreed priorities and actions that deliver not just habitat and species recovery, but encourage people to understand, engage and get involved with local nature recovery (see page 17 of GM LNRS).

Policy HSP E1: Renewable and Low Carbon Energy

Natural England wish to see this policy strengthened to include criteria that renewables only be permitted where there are no adverse effects on designated sites and will avoid impacts on designated landscapes, such as National Parks.

Where reference is made to the opportunity to enhance ecological interest, biodiversity and geodiversity of the water way for hydroelectricity, signposting the LNRS could offer opportunities to deliver relevant actions for nature recovery in the LNRS such as '*Encourage agricultural, industrial and land management practices that deliver water quality improvements and better water management.*'

Policy HSP E2: Surface Water and Water Efficiency

We advise that the policy be strengthened by including adequate policy protection to ensure that habitats and designated sites are protected from water-related development impacts. Further information can be found in the planning practice guidance on water supply, wastewater and water quality.

LNRS has specific actions that encourage developers to install more sustainable drainage schemes and natural flood management schemes, in areas that will benefit nature and are most at risk of flooding. It is an evidence base and policy support tool that should be part of the justification for this policy approach.

Policy HSP E3: Biodiversity and Geodiversity

Natural England feel that a number of environmental and biodiversity matters have not been sufficiently addressed within the draft Local Plan. Further information on these issues is provided below. While we would not expect policies set out in PfE to be duplicated, we would expect the Local Plan to reference these higher-tier policies and include specific wording that explains in more detail how these matters will be addressed to reflect the local circumstances of Tameside.

Peat

Natural England would like to see explicit policy that protects deep peat from development and extraction. This follows the Inspectors' Report on the Examination of Places for Everyone Joint Development Plan (paragraph 234) which states that *deep peat that is capable of being restored with human intervention (i.e. that which has not been "destroyed") […] can meet the NPPF definition of an irreplaceable habitat due to its age and rarity*. Development on peat leads to a permanent loss of an irreplaceable asset through extraction or sealing and it is not possible to mitigate for the loss of peat. Natural England **do not** support the principle of developing on restorable peat.

We signpost the England Peat Status Greenhouse Gas and Carbon Storage dataset which indicates areas of deep peat. Natural England advise this evidence should be used as an initial tool to determine whether further hydrological and ground investigations are required. Additional sources of information include The British Geological Survey maps portal and existing borehole data from the British Geological Survey.

Green Infrastructure

Natural England would also welcome more detailed reference to green and blue infrastructure (GI) within the Local Plan. Again, this could be as a standalone policy or as additional wording within Policy HSP E3.

Natural England advise any GI is designed and delivered in alignment with Natural England's Green

Infrastructure Framework (GIF). The GIF was launched in January 2023 to aid local authorities and developers in embedding GI into local planning policy and new development with a view of further integrating the Lawton Principle of bigger, better and more connected ecological networks. The GIF includes, but is not limited to, five key components:

- GI Principles – the why, what and how principles developed to underpin the GIF;
- GI Standards – guidance on national standards for GI quantity and quality:

  S1: Green Infrastructure Strategy Standard
  S2: Accessible Greenspace Standard
  S3: Urban Nature Recovery Standard
  S4: Urban Greening Factor (UGF) Standard
  S5: Urban Tree Canopy Cover Standard;

- GI Mapping Toolkit – mapped environmental, socio-economic datasets to support the standards and identification of priority and opportunity areas;
- GI Planning and Design Guide 2023 – a practical, evidence-based advice booklet on how to design good quality GI;
- GI Process Journeys – a set of guides on how to apply the above components in practice including a Neighbourhood Plan Process Journey and a Process Journey for Developers and Design Teams.

Natural England encourage Tameside to include an Urban Greening Factor (UGF) standard within local planning policy. Local authorities elsewhere in England have introduced an UGF via policy, strategy or supplementary planning documents requiring new development proposals to demonstrate the highest feasible levels of greening and include an UGF calculation. See UGF Case Studies for further information. Due to the urbanised nature of much of Tameside, the introduction of an UGF would provide a mechanism to increase urban biodiversity where development may be exempt from BNG requirements because of zero scores within metric calculations. Natural England refer to the Urban Greening Factor User Guide and would be happy to support in development of a UGF.

Biodiversity Net Gain

The Plan should identify and pursue opportunities for securing measurable net gains for biodiversity. This should include setting a percentage target level of provision of at least 10% net gain, higher targets should be supported by evidence. Whilst this minimum 10% net gain is mentioned within paragraph 7.12, the Plan should also set out the BNG strategy including:

- requirements for on-site and off-site provision
- identifying priority opportunities of strategic significance for BNG, for instance through the LNRS (advice under Policy HSP S1: Overall Spatial Strategy)
- advising on the metric to use to calculate gains, for example the most up to date version of Defra's Biodiversity Metric.

The Plan should also aim to achieve wider environmental gains, going beyond BNG, to include wider natural capital benefits such as improved water and air quality and recreation. Natural England's Environment Benefits from Nature tool can help identify opportunities.

Air quality

Natural England has produced standard advice for air quality impacts for Local Plans. Further information is provided in Annex B.

Local Nature Recovery Strategy

Natural England welcome the reference to the GM LNRS in paragraph 7.26. However, there are several other elements of the draft Local Plan where reference to the published LNRS would ensure that the LPA has had regard to it robustly (see NPPG Paragraph 046), as well as ensuring that policy is robustly justified and evidenced. Suggested additional opportunities within the Local Plan to reference the LNRS either as justification or evidence for policy approaches have been recommended under the relevant policy heading.

Within this policy, paragraph 7.23 of the reasoned justification could address where the LNRS informs the need to connect existing natural spaces including Protected Sites. On page 10 of the GM LNRS it outlines how the LNRS can be integrated into Local Plans, including boosting the connectivity of the Nature Network.

Trees and woodland

We note the reference to PfE policy JP-G7 in paragraph 7.12 and welcome the ambition to significantly increase tree cover, protect and enhance woodland that this policy provides. In the context of the Tameside Local Plan, this could be tailored to the Borough by setting bespoke targets for percentage increase in tree canopy cover, for example. Natural England's Urban Tree Canopy Standard could provide a starting point for reference.

9 Jobs

Policy HSP J4: The Visitor Economy

We consider that this policy could be strengthened by recognising the value of the Dark Peak SSSI, South Pennine Moors SAC and Peak District Moors SPA designations. The policy should only support proposals that conserve and where possible enhance the site, paying particular attention to functionally linked land, access management and education.

10 People

Policy HSP PE1: Development and Healthier Environments

Natural England would welcome reference to accessible greenspace as a means of achieving a healthy environment. The Local Plan should seek opportunities to improve access by enhancing existing active travel routes and ensuring any barriers to accessibility are addressed. Green neighbourhoods, green/blue spaces and green routes support active lifestyles, sense of place, and community cohesion. Commissioned research by Natural England illustrates greater access to GI will enhance positive mental and physical health.

Policy HSP PE2: Protection and Enhancement of Open Spaces

In accordance with Natural England's GI Standards, we encourage that the Local Plan seeks to provide everyone with access to a variety of quality green and blue spaces close to their home. Open space provision can use our Accessible Greenspace Standard to determine needs based on size, proximity, capacity and quality, and an initial area-wide focus could be on access to green and blue spaces within 15 minutes' walk from home. We advise that local authorities have at least 3 hectares of publicly accessible greenspace per 1,000 population and there is no net loss or reduction in capacity at an area-wide scale. This advice and resource also applies to Policy HSP PE3 Open Space Provision in New Developments.

Spending time in green and blue spaces has been shown to encourage physical activity and promote better mental health and wellbeing. Such spaces create opportunities for recreation, community

gatherings, connecting with nature, and social interaction. For more information, see Natural England's Review of Nature Exposure and Human Health and Wellbeing, the *Natural and Sustainable Environments* chapter of Spatial Planning for Health, and The Nature Connection Handbook.

There are 34 unmapped urban actions in the GM LNRS (see LNRS page 67 onwards) that could all contribute to the maintenance, creation and enhancement of open space in the Borough. The LNRS could be part of the reasoned justification section to help showcase how biodiversity considerations can achieve this policy aims. These range from enhancing and increasing the diversity of existing green spaces to woodland creation to wildflower meadow management.

Policy HSP PE4: Strategic Recreation and Countryside Access

Natural England advise that the Plan should ensure protection and enhancement of public rights of way (PRoW) and National Trails, as outlined in paragraph 98 of the NPPF. Recognition should be given to the value of PRoW and access to the natural environment in relation to health and wellbeing and links to the wider GI network. The Plan should seek to link existing PRoW where possible and provides for new access opportunities.

Policy HSP PE6: Peak District National Park

Reference could be made to the National Park Management Plan (Peak District National Park).

Areas of the Peak District National Park Authority (PDNPA) are mapped for nature recovery actions in the GM LNRS and unmapped upland actions could also inform delivery of nature recovery for the National Park areas. Including reference to the GM LNRS, and especially the upland habitat theme actions, would help to justify the policy and shows the LPA having regard to this strategic evidence base that the PDNPA supported and informed during its preparation.

11 Travel

Policy HSP T1: General Approach

The plan should recognise the role that transport networks, and their associated GI, can play in providing valuable ecosystem services that assist in the management of, and adaptation to, climate change e.g. carbon storage, drainage and water conservation, and cooling urban heat islands.

Natural England's work on the Green Transport Corridors project with Network Rail, Highways England, Wildlife Trusts and Nature Improvement Areas, builds on the Government's Natural Environment White Paper commitment to work with transport bodies to enhance ecological connectivity on transport networks. It demonstrates the effectiveness of partnership working for delivering new and innovative approaches that 'look over the fence' and seek to integrate linear networks into wider landscapes scale delivery, connecting to the wider GI network in towns and cities.

Policy HSP T6: Walking, Wheeling and Cycling

Embedding GI into walking and cycling routes can encourage the uptake of active travel, supporting increased physical activity, improved air quality and the reduction in vehicular traffic. Creating green corridors assists with urban cooling and increases people's opportunities to connect with nature. For more information we refer you to page 76 of the Natural England Green Infrastructure Planning and Design Guide and The Healthy Streets approach.

12 Places

Places policies, especially those focussed on design and site layout for open space, waterside areas and public realm / urban spaces: on page 107 of the GM LNRS, designers and developers are directed

to think about opportunities for nature recovery when preparing masterplans and site layout / design. There are a variety of nature recovery actions in the LNRS that can inform design, including one urban habitat action '*Support species by installing homes for wildlife and reduce barriers to species movements across and between gardens.'* Unmapped LNRS actions that are applicable in any location can help to justify policy approaches around bird and bat boxes by providing local evidence of need and opportunity. For waterside environments there is an action to '*Unblock, improve, and extend rights of way along waterbodies and improve connections between these networks and our wider ecological corridors and recreational routes.*' For public realm and urban spaces there is an action to '*Enhance and increase the diversity of existing green spaces and create dedicated wilder set-aside areas for nature.*'

Policy HSP PL7: Landscapes, Townscape and Urban Form

The policy should reference light pollution from artificial sources. 'Obtrusive' light or 'light pollution' can be harmful to wildlife and undermine enjoyment of the countryside or night sky, especially in intrinsically dark landscapes, such as National Parks and nature reserves, particularly where they support nocturnal animals. Where appropriate the policy should identify areas of tranquillity and ensure their protection.

Policy HSP PL8: Design and Amenity

Natural England welcomes the inclusion of nature and environment design characteristics within this policy. We recommend that, as highlighted by our GI Strategy Standard, each major new development should have a GI Plan (which may be part of a Design and Access Statement) setting out how the development will deliver the GIF's 15 GI Principles and the GI Standards as set out in local GI policies, proposals and development requirements in development plans and local design codes. The GI delivered within (or associated with) major new developments should be managed, maintained and monitored for a minimum of 30 years.

Policy HSP PL12 Design and Enhancement of the Waterside

Natural England would encourage further reference to the natural environment is this policy. As both Hollinwood Branch Canal and Huddersfield Narrow Canal are designated SSSI waterbodies, any development should avoid adverse effects on their notified features and must not increase existing pressures on these sites. Further details on the designations, their features, and associated pressures are available at Designated Sites View.

Policy HSP PL13: Design of Public Realm and Urban Spaces

Providing different types and sizes of outdoor spaces (parks, playgrounds, woodlands, allotments, water features, community gardens, etc.) supports a wide range of recreational activities and meets different physical and mental health needs. For recommendations on GI that promotes health and access to nature, see the Space to Thrive evidence review and p73 of Natural England's Green Infrastructure Planning and Design Guide.

Having a range of green and blue spaces additionally supports habitat diversity and improves ecological connectivity. Tree-lined streets provide shade and reduces urban heat islands, making it safer and more comfortable for everyone to be outside, particularly groups that are vulnerable to extreme heat (like children, older people and people with disabilities).

Habitats Regulations Assessment

Natural England notes that the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by Greater Manchester Ecology Unit (GMEU). As competent authority, it is your responsibility to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

2 Brief description of the Plan

This section of the HRA should summarise what elements of the Local Plan, including development allocations, go beyond those included in PfE.

6 Initial Screening Opinion

Table 6.1 would benefit from an additional line of text to support the screening decision.

Where there is LSE alone, these site allocations and/or policies need to be taken to AA alone. Where there is no LSE alone, these sites need to be assessed in-combination with other plans or projects to establish if, together, they result in an LSE that needs to be considered at AA. This in-combination assessment of LSE ruled out alone should come before the AA.

7 Appropriate Assessment

With LSE being assessed in the screening process, the AA then assesses whether there is an adverse effect on integrity (AEOI) on European designated sites. We note that in this section there are many instances where LSE is being referred to instead of AEOI and advise that this wording should be corrected.

This stage needs to assess the identified LSEs in detail on the features of the European site, considering the site's conservation objectives. This AA doesn't look in detail at what effects each of the policies screened in could lead to and we would expect that to be clearly evaluated in this section. If sufficient evidence exists to rule out an AEOI, this conclusion should be explicitly stated here.

First, the AA must look at the potentially damaging aspects of each site allocation and/or policy and the potential effects on the site features and conservation objectives and characterise the impacts in terms of their likelihood, nature, scale, severity and duration. This assessment needs to include a consideration of the impacts on;

- The extent and distribution of qualifying habitats and species,
- The abundance and spatial distribution of qualifying species or assemblages,
- The structure of the qualifying habitat, which should not be affected in terms of abundance and diversity,
- The physical, chemical and biological processes that support the qualifying habitat to ensure these are not affected.

The AA must then look at any potential mitigation measures, to determine if they can reduce the likelihood, nature, scale, and duration of the effect to a lower level. The AA should seek mitigation measures that are capable of implementation and will reduce the impact to the lowest level possible. Any residual effects after applying mitigation should also be considered alone and in-combination.

Integrated Assessment

4 Assessment of the Plan

4.1 Thematic Policies

Natural England has recommended additional matters for inclusion within certain policies. Should these changes be incorporated, or new policies introduced to address our concerns, we expect these updates to be assessed in the next iteration of the IA.

4.2 Allocations

While Natural England welcomes the detailed assessment of housing and employment site allocations, we consider the evaluation of biodiversity criteria and associated mitigation and enhancement measures insufficient to address the concerns highlighted in our advice provided above within the 'Spatial Strategy and Neighbourhood Areas in Tameside' section. Where allocations trigger designated site IRZs we would expect to see an assessment of impacts and suitable mitigation proposed that should be clearly outlined in the Local Plan policy.

Furthermore, the IA should consider whether priority habitat is present at any of the allocations. Natural England's Priority Habitats Inventory gives an indication of where these are located and can also be viewed on MAGIC maps.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk.

Yours faithfully

[redacted]

Sustainable Development Higher Officer
Cheshire to Lancashire Area Team
Natural England

Annex A: Initial Screening of Site Allocations

The table below indicates allocations which have the potential to impact statutory designated sites, priority habitats, irreplaceable habitats and assets as informed by Natural England resources during a screening exercise.

Site Allocation	Designated Site (distance buffer within)	Provisional Priority Habitat or Ancient Woodland	Provisional Peat
Policy HSP S2D: Ashton-under-Lyne			
Allocation 1: Clarence Street (0.51 hectares)	Huddersfield Narrow Canal SSSI (50m)	None	None
Allocation 2: Berkeley Business Park (0.39 hectares)	N/A	None	None
Allocation 3: Conduit Street (0.85 hectares)	Huddersfield Narrow Canal SSSI (50m)	None	None
Allocation 4: Ashton Moss East (8.21 hectares)	N/A	Deciduous woodland	Deep Peaty Soils
Allocation 5: Palace Road (0.58 hectares)	N/A	None	None
Allocation 6: Oxford Street East (1.93 hectares)	N/A	None	None
Strategic Regeneration Area 1: Ashton North	N/A	None	None
Strategic Regeneration Area 2: Ashton Central	N/A	None	None
Strategic Regeneration Area 3: St Petersfield	N/A	None	None
Policy HSP S2E: Audenshaw			
Allocation 1: Ashton Canal (0.93 hectares)	N/A	None	None
Allocation 2: Audenshaw Tram Stop (0.51 hectares)	N/A	None	None
Policy HSP S2F: Denton			
Allocation 1: Holland Street West (0.57 hectares)	N/A	None	None
Allocation 2: Windmill Lane East (0.69 hectares)	N/A	None	None
Allocation 3: Windmill Lane West (1.63 hectares)	N/A	None	None
Allocation 4: Two Trees Lane (9.1 hectares)	N/A	None	None
Allocation 5: Exeter Avenue (0.82 hectares)	N/A	None	None
Allocation 6: Meadow Lane (0.36 hectares)	N/A	None	None
Allocation 7: Land South of Greswell (2.22 hectares)	N/A	None	None
Allocation 8: Capesthorne (1.9 hectares)	N/A	None	None

Policy HSP S2G: Droylsden			
Allocation 1: Droylsden Marina (0.93 hectares)	N/A	None	None
Allocation 2: Edge Lane (2.24 hectares)	N/A	None	None
Allocation 3: Ashton Hill Lane (0.4 hectares)	N/A	None	None
Allocation 4: Victoria Mill (1.22 hectares)	N/A	None	None
Strategic Regeneration Area 1: Droylsden Central	N/A	None	None
Policy HSP S2H: Dukinfield			
Allocation 1: Bow Street (2.66 hectares)	Huddersfield Narrow Canal SSSI (500m)	Deciduous woodland (adjacent)	None
Allocation 2: Gate Street (1.13 hectares)	N/A	Deciduous woodland	None
Allocation 3: Globe Lane (0.63 hectares)	N/A	None	None
Policy HSP S2I: Hyde			
Victoria Street (3.57 hectares)	N/A	Deciduous woodland	None
Canal Street (0.3 hectares)	N/A	None	None
Leigh Street (0.77 hectares)	N/A	None	None
Former Hyde Library (0.72 hectares)	N/A	None	None
Allocation 5: Arnside Drive (0.97 hectares)	N/A	None	None
Flowery Field Station (1.4 hectares)	N/A	None	None
Strategic Regeneration Area 1: Hyde West	N/A	None	None
Strategic Regeneration Area 1: Hyde North	N/A	None	None
Strategic Regeneration Area 1: Hyde Central	N/A	None	None
Policy HSP S2J Longdendale			
Kerry Way (3.62 hectares)	N/A	None	None
Stockport Road (1.21 hectares)	Compstall Nature Reserve SSSI (2000m)	None	None
Manley Grove (0.74 hectares)	Compstall Nature Reserve SSSI (4000m)	None	None
Policy HSP S2K: Mossley			
Allocation 1: Egmont Street (0.46 hectares)	Huddersfield Narrow Canal SSSI (200m)	None	None
Allocation 2: Audley Street (1.12 hectares)	Huddersfield Narrow Canal SSSI (50m)	Deciduous woodland (adjacent)	None
Allocation 3: Waggon Road (0.33 hectares)	Huddersfield Narrow Canal SSSI (200m)	None	None

Allocation 4: Cheshire Street (3.74 hectares)	Huddersfield Narrow Canal SSSI (50m)	Deciduous woodland	Shallow Peaty Soils
Allocation 5: Roaches (0.51 hectares)	Huddersfield Narrow Canal SSSI (500m)	Lowland fens (adjacent)	None
Allocation 6: Huddersfield Road (12.77 hectares)	Huddersfield Narrow Canal SSSI (200m)	Lowland fens, Deciduous woodland	Shallow Peaty Soils
Allocation 7: Hollins Lane (0.52 hectares)	Huddersfield Narrow Canal SSSI (500m)	None	None
Allocation 8: Brackenhurst (0.34 hectares)	Huddersfield Narrow Canal SSSI (1000m)	None	None
Allocation 9: Queen Street (1.97 hectares)	Huddersfield Narrow Canal SSSI (50m)	None	None
Policy HSP S2L: Stalybridge			
Allocation 1: Bayley Street (3.8 hectares)	Huddersfield Narrow Canal SSSI (50m)	None	None
Allocation 2: Clarence Street (0.66 hectares)	Huddersfield Narrow Canal SSSI (200m)	None	None
Allocation 3: Copley Mill (0.86 hectares)	Huddersfield Narrow Canal SSSI (500m)	None	None
Allocation 4: Old Street (0.39 hectares)	Huddersfield Narrow Canal SSSI (200m)	None	None
Allocation 5: Huddersfield Road (0.77 hectares)	Huddersfield Narrow Canal SSSI (1000m)	None	Shallow Peaty Soils
Allocation 6: Cedar Avenue (2.03 hectares)	Huddersfield Narrow Canal SSSI (200m)	Lowland fens	None
Allocation 7: Stalybridge Cricket Club (0.52 hectares)	Huddersfield Narrow Canal SSSI (1000m)	None	None
Allocation 8: Millbrook (4.2 hectares)	Huddersfield Narrow Canal SSSI (200m)	Deciduous woodland	Shallow Peaty Soils
Allocation 9: Buckley Street (1.3 hectares)	Huddersfield Narrow Canal SSSI (500m)	None	None
Strategic Regeneration Area 1: Stalybridge North	Huddersfield Narrow Canal SSSI (200m)	None	None
Strategic Regeneration Area 1: Stalybridge West	Huddersfield Narrow Canal SSSI (50m)	None	None

Annex B: Standard Advice for Air Quality Impacts for Local Plans

Local Plans are likely to generate increased emissions of nitrogen oxides (NOx) and ammonia, and additional nitrogen deposition as a result of increased traffic generation associated with new development. As impacts from individual development management proposals would be difficult to quantify without an overarching assessment of the cumulative impacts from Local Plan development, it is necessary for this to be considered strategically at plan level. Natural England would expect the environmental assessment of the plan including the Sustainability Appraisal (SA) and the Habitats Regulations Assessment (HRA) to consider any detrimental impacts on the natural environment from these emissions. It should also suggest appropriate avoidance or mitigation measures where applicable. Technical guidance about the ecological impacts from road transport can also be found in the Natural England research report '*The ecological effects of air pollution from road transport: an updated review*' (NECR199).

Protected sites are 'sites of special scientific interest' (SSSIs) and 'habitats sites' (also called 'European sites'). For the purposes of this advice, Habitats Sites are Special Areas of Conservation (SACs), possible SACs, Special Protection Areas (SPAs), Potential SPAs, Ramsar sites, and sites identified, or required, as compensatory measures for adverse effects on Habitats Sites.

Although their regulatory frameworks differ, the general principles and approach for air pollution assessment outlined for Habitats Sites are also relevant for SSSIs. Where the following advice applies to both, we use the term protected sites. Where the advice or approach differs, the individual terms are used.

Habitats Sites and SSSIs at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition and/or acidification.

Natural England provides the following standard advice on air pollution. This advice relates to the protection of protected sites under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) and the Wildlife and Countryside Act 1981 and should also be taken as Natural England's formal representation under the Town & Country Planning (Local Planning) Regulations 2012. This standard advice is applicable to all stages of the Local Plan process. This includes advice on information that is required to assess air quality and how to interpret the results of air quality modelling for your LPA to conclude whether air quality impacts would have an adverse effect on the integrity of a Habitat site or a SSSI. Detailed guidance on how to undertake a Habitats Regulations Assessment for air pollution impacts generated from traffic can be found here Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001).

You should also consider any relevant caselaw that could affect how you carry out any air quality assessments.

Air pollutants

This advice covers the following air pollutants:

- ammonia (NH3)
- nitrogen oxides (NO, NO2 or NOx)
- nitrogen deposition
- acid deposition
- sulphur dioxide (SO2)

Standing advice on air pollution and development is also available here: https://www.gov.uk/guidance/air-pollution-and-development-advice-for-local-authorities

Whilst the standing advice does not cover Local Plans, it does include additional technical advice

which may prove useful. However, in summary, Table 1 provides the steps that we advise should be taken by local planning authorities.

Table 1: Sequential approach to air quality assessments

Stage	Step		Supplemental evidence/ basis for judgment
Initial screening for credible risk of an effect	**1**	Check Distance criteria - could significant emissions reach a protected site? Yes = move to Step 2 No = no further HRA required	The Air Pollution Information System (APIS) includes an introduction to air pollution. APIS provides site specific information on the interest features of individual protected sites and the sensitivity to air quality impacts of those features. For road traffic impacts, roads on the affected road network that lie within 200m of a designated site should be considered. Use Magic Map to check the location of designated sites. Search for the location then select the 'Designations' option.
	2	Check if the qualifying habitats or supporting habitat of qualifying species are sensitive to air quality impacts. Yes = move to Step 3 No = no further HRA required APIS Site relevant Critical Loads and Levels (based on literature and professional judgement) http://www.apis.ac.uk/srcl Some habitats may not have a critical load because there is not enough data. In these cases, you should find the critical load for a similar habitat type or feature.	The qualifying features of Habitats Sites can be identified in the relevant Site Conservation Objectives and Supplementary advice packages, which include a definitive list of legally qualifying features. These objectives are available here. Alternatively, a list of qualifying features can also be found by searching for the Habitats Site and SSSIs on Designated Sites View , alongside Conservation Objectives and Supplementary Advice for Habitats Sites. The above links will also show whether any of the qualifying features for Habitats Sites have a Restore or Maintain Conservation Objective in relation to air quality thresholds (critical levels or loads). If the site is a SPA or an SAC/SSSI designated for an animal species (as opposed to a habitat), determine whether the predicted pollution effects on the supporting habitat will have a negative effect on the notified species.
Detailed AQ modelling	**3**	Undertake detailed modelling using a recognised dispersal model – i.e. Atmospheric Dispersion Modelling System (ADMS) - Roads Unless robust site-specific evidence is provided, we	Air Quality modelling for Local Plans should include relevant scenarios that are clearly identified. We advise an allowance is also made for windfall development. One such example of scenarios is a baseline plus future forecasts as follows: Baseline, future baseline (at end of plan period taking into account background trends for each pollutant), do nothing (without plan), do

		advise the lower range of the critical load should be used in modelling. If there are site specific reasons why it is more appropriate to use the higher end of the range, then this should be clearly evidenced.	something (with plan). The Institute of Air Quality Management (IAQM) has produced the following document to assist its members in the assessment of the air quality impacts of development on designated nature conservation sites: air-quality-impacts-on-nature-sites-2020.pdf
Applying screening thresholds	**4a**	Apply Screening Threshold Alone If below threshold alone, move to step 4b. If above = move straight to step 5	Ascertain the Process Contribution (PC) from the plan or project (emissions and predicted deposition). Apply Screening threshold (1% of critical level or load) alone using the annual averages. If the process contribution is less than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load), the emission is not likely to have a significant effect alone irrespective of the background levels.
	4b	Apply Screening Threshold In-combination. If below threshold in-combination = no LSE/significant risk of damage etc and no further assessment required. If above = move straight to step 5	Use information from competent authorities (Planning Portal or Environmental Permitting register) to determine if there are plans or projects in the pipeline (not included in the current baseline) that should be considered in-combination for emission from roads/ increase in traffic. For example, add emissions & deposition from other Local Plans together and apply 1% to that sum. If the process contribution is less than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load), the emission is not likely to have a significant effect in-combination irrespective of background levels.
Detailed Assessment of ecological impacts	**5**	This step is to consider the ecological impacts of AQ on the interest features of the designated site and is not based only on numerical figures. If it is not certain whether sensitive features are located within the areas to be impacted, a site visit may be helpful to determine this. For SSSIs, this step should provide all the information necessary,	The following information is likely to be helpful for the LPA: Is the sensitive feature(s) located within the pollution footprint? Should it be there for the site to meet its Conservation Objectives or is there some other, natural reason (e.g. hydrology), why the sensitive feature(s) would not be expected to occur there? Check APIS Trends Tab for reasonable expectation on whether background pollution may be decreasing or not. Assess likely scale and duration of impacts on habitats from emissions.

		including any required mitigation, for the LPA to determine if there would be an adverse effect on a SSSI. Should an adverse effect not be ruled out, this will need consideration within the Local Plan Sustainability Appraisal and consideration of the tests of the NPPF (para 193b). If Habitats Sites are impacted by the proposals, move to Step 6.	Check whether any strategic initiatives in the area (such as shared nitrogen action plans) would be compromised by the proposals.
Appropriate Assessment (AA) for habitats sites	**6**	LPA to undertake their AA to conclude whether or not there will be an adverse effect on integrity (AEOI) of habitats sites. Any mitigation proposed by the applicant should also be assessed at this point. Should the AA conclude that the Local Plan would have an AEOI that cannot be excluded with mitigation measures, consider derogation route of the HRA process. Should compensation measures be required under derogation, please contact Natural England for specific advice. Note: If an AA has been undertaken of the proposals alone and concluded that there will not be an adverse effect on integrity, if there are residual impacts that are not fully mitigated, these will need to be considered in combination with other plans or projects	Where mitigation is required to enable a conclusion of no adverse effect on integrity to be reached the AA must be able to show that mitigation measures can be relied upon to avoid adverse effects over the full lifetime of the plan. To be viable, such measures should be **effective, reliable, timely, guaranteed** and of **sufficient duration**. The assessment of such measures should be supported by evidence. When deciding on whether the proposals set out in the plan will have an adverse effect on Integrity on a Habitats Site, the Conservation Objectives and any supplementary advice should be taken into account. Including whether the site is already exceeding the environmental thresholds for ammonia, nitrogen oxides and nitrogen deposition and has a restore conservation objective.

Additional advice

For many protected sites, the current background pollution may already be exceeding the relevant critical load/level from a different source type to the project being assessed (e.g. the main source of background exceedance is due to agriculture, but the proposal is a road scheme). Proposals must consider their own impacts against the relevant environmental thresholds. There are many reasons why background levels are high, but the conservation objective is to 'maintain or restore' air pollutants to within these benchmarks. The objective would be undermined by proposals that add further emissions, including if it compromises any strategic initiatives to reduce air pollution levels.

Where an air quality report concludes that only a very small area of the site will be impacted, the assessment of effects on integrity or damage to the site, should take into account the interest features of the site, their distribution and how they will be impacted by proposals rather than on specific percentages of site. Dependent on features being present in the area to be impacted, this could have a disproportionate impact on the site if an area of a rare habitat type were lost rather than a judgement just on the percentages of habitat.

Improvements in vehicle technology and a move to further electrification of the vehicle fleet will, over time, result in lower background levels of nitrogen deposition and Nitrogen Oxide pollution near to roads. As most sites are currently over the relevant thresholds and have a "restore" objective, this should be noted as a "retardation" of the restore objective and expressed in months and years. Retardation of less than one year is acceptable as air quality is considered against an annual average. Please note that ammonia impacts cannot be assessed in this manner as there is no certainty of a declining trend.

Common Standards Monitoring[1] is used to define the ecological condition of a protected site. It is undertaken on a broader level and does not currently consider air quality impacts. The relevant benchmark for assessing impacts is the critical thresholds. Therefore, the existing status of a designated site should not be the sole reason for judgement on potential impact.

Defra Emissions Factor Toolkit

The Defra Emission Factor Toolkit (EFT) allows for gradual introduction of electric vehicles into the fleet (cars and LGVs) up to 2050. These are the emission factors we advise that Local Plans should be using (which we advise should also consider ammonia emissions as well as NOx – using one of three sets of emission factors available). However, the User Guide to the EFT highlights that calculation tools only support assessment years 2018 up to 2030, reflecting that predictions and assumptions beyond then become less certain. Where EFT calculated emissions are to be used after 2030 to inform air quality assessments, the EFT indicates that appropriate caveats around the limitations of the analysis must be included to accompany the assessment.

We therefore advise that emission factors no later than 2030 are used for HRAs– which would mean percentages of EVs are at predicted 2030 levels. A key concern is that, although EVs themselves have no tailpipe emissions, and the percentage of them will increase, the remaining combustion engine vehicles on the road may become more polluting as they age as selective catalytic reduction technology may create 'ammonia slip' over time. Ammonia slip is the unreacted ammonia (NH_3) that escapes from a selective catalytic reduction (SCR) or selective non-catalytic reduction (SNCR) system used to reduce NOx in exhaust gases.

Motorways within the affected road network

There is potentially an added complexity to the need for in-combination assessments when considering traffic on motorways, as including these roads can mean that the assessment takes account of traffic growth related to strategic factors or long range (external) trips that are independent of the specific plan or project and neighbouring plans or projects. These roads are strategically

important and tend to have high volumes of traffic as well as being well represented in traffic models. The air quality assessment should therefore include traffic flows on these roads, but the external trips can be excluded from the initial screening assessment. A justification and explanation of which journeys are included and excluded in the traffic model should be provided.

The conclusions reached on the air pollution impacts of the HRA must be incorporated into the wider HRA conclusions for other impact pathways identified for the local plan.

How to Use this Advice in Decision Making

Provided you have followed the above advice and have been able to conclude there would be no adverse effects on any protected sites we would be able to agree with the conclusions of your HRA in relation to air quality impacts and that the Local Plan is sound in this regard.

Local Plan Policy Advice:

Natural England would expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on protected sites. If the Local Plan would result in other air quality impacts apart from traffic, then this will also need to be addressed.

Local authorities should consider including a local plan policy based on the suggestion below to address air pollution impacts on Habitat Sites and SSSIs. The local plan policy could include the following:

1. *Proposals should not significantly delay the date for compliance with environmental thresholds for air pollutants for Habitats Sites or SSSIs that are currently in exceedance of environmental benchmarks (critical levels and loads).*

2. *Proposals emitting air pollutants which impact Habitats Sites must rule out adverse effects on the integrity of such sites. Where this is not possible the derogations route of the Habitats Regulations should be followed.*

3. *To avoid and minimise air pollution impacts any development requiring Habitats Regulations Assessment, Environmental Impact Assessment (EIA) or impacts to SSSIs unrelated to EIA development should consider:*

    - *the measures included which will minimise air pollution impacts on SSSIs and Habitats Sites and SSSIs during the design process of the development; and*

    - *how air quality improvements have informed the design choices made about the location of the development, its layout, and distribution of buildings, on-site activities, amenity spaces and infrastructure.*

A local plan could go on to set out what would be required for different development types in more detail. This may be important where there is strong evidence that particular sources of air pollution are preventing nature recovery. For example, where agricultural development is known to be one of the main sources of air pollution, a policy could specify a buffer around a protected site within which new or intensified agricultural proposals would not be permitted, apart from in exceptional circumstances.[2]

[1] Common Standards Monitoring | JNCC - Adviser to Government on Nature Conservation
[2] Joint Nature Conservation Committee's (JNCC) Nitrogen Futures Project, available at: https://jncc.gov.uk/our-work/nitrogen-futures/

#562

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 13, 2026 12:06:33 PM
Last Modified: Friday, February 13, 2026 12:07:35 PM
Time Spent: 00:01:01
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

NHS Greater Manchester

NHS Property Services

Planning Policy Team
Tameside Metropolitan Borough Council
planpolicy@tameside.gov.uk

NHS Greater Manchester Integrated Care Board (NHS GM ICB)

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19 February 2026

BY EMAIL ONLY

RE: Consultation on Homes, Spaces, Places Preferred Options Local Plan – Regulation 18

Thank you for the opportunity to comment on the above document. The following representations are submitted by NHS Property Services (NHSPS) on behalf of NHS Greater Manchester Integrated Care Board (NHS GM ICB). NHS GM ICB has delegated authority from NHS England for the commissioning of primary care services (general medical services) for the entirety of the Greater Manchester area, comprising of ten Local Planning Authorities.

NHS Greater Manchester ICB

NHS GM ICB is the responsible body for making decisions about health services in the local area and operates across three different levels (neighbourhood, locality and Greater Manchester region) throughout the ten local authorities: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan. This comprises of commissioning many of the health services that is required and used by the local population including hospital care, urgent and emergency services, GP services, community pharmacy, dentistry, mental healthcare, general ophthalmology, and various community services.

NHS GM ICB are part of the Greater Manchester Integrated Care Partnership (Greater Manchester ICP) which connects NHS GM ICB to the Greater Manchester NHS Trusts and other NHS providers across the whole of primary care. This includes working closely and collaboratively alongside the Greater Manchester Combined Authority (GMCA), the ten local authorities and partners across the Voluntary, Community, Faith, and Social Enterprise (VSCFE) sector, and the ten local Healthwatch and Trades Unions. All involved partners work collaboratively to ensure improvements towards the health, wealth and wellbeing of the rapidly growing 2.8 million residents are delivered from the region level down to the local level (towns and villages).

General Comments on Health Infrastructure to Support Housing Growth

The delivery of new and improved healthcare infrastructure is significantly resource intensive. The NHS as a whole is facing significant constraints in terms of the funding needed to deliver healthcare services, and population growth from new housing development adds further pressure to the system.

New development should make a proportionate contribution to funding the healthcare needs arising from new development. Health provision is an integral component of sustainable development – access to essential healthcare services promotes good health outcomes and supports the overall social and economic wellbeing of an area.

Residential developments often have very significant impacts in terms of the need for additional primary healthcare provision for future residents. Given health infrastructure's strategic importance to supporting housing growth and sustainable development, it should be considered at the forefront of priorities for infrastructure delivery. The ability to continually review the healthcare estate, optimise land use, and deliver health services from modern facilities is crucial. The health estate must be supported to develop, modernise, or be protected in line with integrated NHS strategies. Planning policies should enable the delivery of essential healthcare infrastructure and be prepared in consultation with the NHS to ensure they help deliver estate transformation.

Detailed Comments on Draft Local Plan Policies

Our detailed comments set out below are focused on ensuring that the needs of the health service are embedded into the Local Plan in a way that supports sustainable growth. When developing any additional guidance to support implementation of Local Plan policies relevant to health, for example in relation to developer contributions or health impact assessments, we would request the Council engage the NHS in the process as early as possible.

Draft Policy HSP S1: Overall Spatial Strategy

Draft Policy HSP S1 sets out the range and scale of development to be delivered within the Local Plan period and how this growth can be delivered sustainably. To ensure appropriate mitigation measures are in place to support the planned growth in Tameside, Part 2 (n) highlights the need for the effective development and implementation of the required infrastructure through seeking contributions in line with PfE Policies JP-D1 and JP-D2.

NHS GM ICB support the principle of seeking developer contributions to ensure the sustainable growth in Tameside in line with PfE Policy JP-D2. PfE Policy JP-D1 further highlights the need to work with the relevant infrastructure providers including NHS GM ICB for local health infrastructure, in ensuring the delivery of required infrastructure aligns with the key infrastructure providers' investment plans. As local healthcare commissioners for the Tameside area, and to ensure consistency with the PfE, we recommend that the Council engage with NHS GM ICB to establish the necessary primary care mitigation for each of the strategic development areas earmarked within the Draft Local Plan.

Further comments on the suggested process for engagement with NHS GM ICB is detailed in our comments under draft Policy PE8.

Draft Policies HSP S2A (Eastern Growth Cluster), HSP S2B (Ashton Mayoral Development Zone), HSP S2C (Hyde Triangle), HSP S2D (Ashton-under-Lyne), HSP S2E (Audenshaw), HSP S2F (Denton), HSP S2G (Droylsden), HSP S2H (Dukinfield), HSP S2I (Hyde), HSP S2J (Longdendale), HSP S2K (Mossley) and HSP S2L (Stalybridge)

Draft policies HSP S2A-HSP S2L include the delivery of significant residential development which is likely to significantly increase capacity pressures on the existing healthcare system. As drafted, the associated healthcare needs deriving from these significant developments have not been articulated within the draft Policies.

Failure to adequately address the healthcare needs of new residents residing at these significant developments would create unsustainable pressures on the healthcare system. In line with draft Policies HSP S1 and PE8, we would request the inclusion of additional wording to clearly consider and assess the need for financial contributions towards healthcare provision in order to mitigate the impact of, and meet the needs generated by the development.

Noting work has already commenced on the supporting Infrastructure Delivery Plan (IDP), we would further request that the Council engage with NHS GM ICB to support in the preparation of the IDP, including clearly presenting the specific healthcare needs generated from these developments (HSP S2A-HSP S2L). This will ensure that draft policies HSP S2A-HSP S2L provide a clear hook to healthcare infrastructure needs, with those associated needs/planned healthcare projects clearly set out in the supporting IDP.

NHS GM ICB would welcome further opportunities to engage with Tameside Council on these matters.

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Draft Policy HSP S2J sets out the vision in Longdendale which include the potential delivery of a replacement health facility in the Hattersley area (Point 7).

As the local health commissioners, NHS GM ICB are the responsible body for the planning and commissioning of the required health service provision within Tameside. The delivery of a new health facility would need to be in line with ICB Estate plans, where a need in the area has been identified and where it is considered commercially viable and feasible. The delivery of a new healthcare facility would therefore require close collaboration and coordination with NHS GM ICB to first ensure additional healthcare services are provided where and when it is needed and any additional healthcare facilities are in line with clinical standards and operational requirements.

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NHS GM ICB support the principle of delivering affordable housing to meet local needs and note that the Council recognises key workers in understanding local needs under supporting paragraph 8.22 and the supporting Housing Needs Assessment (2025).

In undertaking further work on local housing needs, we welcome the Council's consideration of the need for affordable housing for NHS staff and those employed by other health and care providers in the local authority area. The sustainability of the NHS is largely dependent on the recruitment and retention of its workforce. Most NHS staff need to be anchored at a specific workplace or within a specific geography to carry out their role. When staff cannot afford to rent or purchase suitable accommodation within reasonable proximity to their workplace, this has an impact on the ability of the NHS to recruit and retain staff.

Housing affordability and availability can play a significant role in determining people's choices about where they work, and even the career paths they choose to follow. As the population grows in areas of new housing development, additional health services are required, meaning the NHS must grow its workforce to adequately serve population growth. Ensuring that NHS staff have access to suitable housing at an affordable price within reasonable commuting distance of the communities they serve is an important factor in supporting the delivery of high-quality local healthcare services. To further support the policy, we recommend that the Council:

- Engage with local NHS partners such as the local Integrated Care Board (ICB), NHS Trusts and other relevant Integrated Care System (ICS) partners.
- Ensure that the local need for affordable housing for NHS staff is factored into housing needs assessments, and any other relevant evidence base studies that inform the local plan (for example employment or other economic policies).
- Consider site selection and site allocation policies in relation to any identified need for affordable housing for NHS staff, particularly where sites are near large healthcare employers.

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Draft Policy HSP PE1 sets out the Council's commitment to making sure that new developments positively contribute to the health and wellbeing of existing and future communities through the built and natural environment.

Healthy Planning

NHS GM ICB support the inclusion of a standalone health policy that supports healthy lives. There is a well-established connection between planning and health, and the planning system has an important role in creating healthy communities. The planning system is critical not only to the provision of improved health services and infrastructure by enabling health providers to meet changing healthcare needs, but also to addressing the wider determinants of health.

Identifying and addressing the health requirements of existing and new development is a critical way of ensuring the promoting healthy and safe communities. In accordance with the NPPF, these requirements should be based on identified needs in the joint strategic needs assessment and support delivery of relevant health strategies, such as the health and wellbeing board's joint local health and wellbeing strategy and the integrated care board's infrastructure plan. On this basis, we welcome the inclusion of a comprehensive policy on healthy places in the Local Plan, and encourage the Council to engage with the NHS on this matter ahead of the Regulation 19 document being prepared. Specific policy requirements to build for healthy places should include the following which are priorities for the health system and clearly cross-referenced to other policies with appropriate level of further details in the Supporting Text, and councils should be encouraged to add/ supplement other general health determinants:

> *All developments should demonstrate how they are supporting healthy places and lives, addressing physical and mental health impacts and helping to reduce health inequalities through the planning system. In doing so, they should demonstrate how they are meeting identified local health needs and supporting the delivery of local health, wellbeing and estate infrastructure strategies.*
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> *1. Deliver improved or new healthcare infrastructure with good accessibility in neighbourhoods.*
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> *2. For developments of significant scale, optimise early and proactive engagement with the director of public health, NHS and health system partners in support of delivering local health needs and priorities.*

3. Utilise appropriate design tools and formal assessments to demonstrate how developments enable and support healthy lives across the general health determinants.

4. Provide opportunities for people to improving physical activity through active travel modes that ensure developments are well connected to employment, health and leisure facilities and public transport.

5. Encourage safe, secure and public spaces and places that promote community cohesion and optimise inclusive access for the general population and specific groups.

6. Promote sustainable developments that consider the health impact of climate change impacts and help deliver local objectives for net zero and improved air quality.

7. Provide access to a healthy food environment, including managing appropriate locations of food and drink uses, and making space for food growing opportunities (allotments and/or providing sufficient garden space).

8. Make provision for key worker affordable housing, in particular NHS workers, where there is identified local housing need.

9. Provide sufficient opportunities for access to and contact with the natural environment in all developments including community facilities.

Health Impact Assessments

The use of health impact assessment is a useful tool to ensure planning applicants and the Local Planning Authority have the right information to make sound planning decisions in promoting healthy and safe communities. NHS GM ICB support the requirement for the appropriate form of a Health Impact Assessment for a range of major residential developments (50-100 dwellings and 100+ dwellings) with potential for significant health impacts and welcome the expectation for this to be undertaken through engaging with NHS partners.

Engagement with NHS GM ICB

The policy also sets out the Council's commitment to improve access to a range of health services, including through co-location of health facilities with other community facilities. Whilst NHS GM ICB broadly support the principle of this point, we would highlight that the suitability of co-locating other community facilities would need to be considered subject to demonstrating there is sufficient space provided for the health facility use, in line with NHS requirements. The compatibility of co-locating various community facility uses alongside health would also need to be considered, and in doing so we would recommend that NHS GM ICB are consulted on the suitability of new health facility sites being proposed from the onset and throughout the planning stages.

Draft Policy PE8: Provision of Health and Social Care Facilities

Draft Policy PE8 supports access to health and social care facilities. NHS GM ICB welcome a standalone policy focused on the provision of healthcare facilities and recommend amendments in line with our below comments to ensure the policy reflects the way in which healthcare services are planned and the role of the relevant health commissioning bodies in planning for health.

Co-location with Health and Social Care Facilities

In the provision of the required primary health care facilities, the Council sets the expectation for primary health care facilities to be co-located with other public facilities, where possible. In line with our comments under draft Policy HSP PE1, while we support the broad principle of co-location, we would urge the Council to consult NHS GM ICB to ensure the operational needs of primary healthcare facilities can be met in line with NHS standards and in considering the suitability of co-location with other public facilities.

Determining Healthcare Requirements

The Council also sets out the need for developers to engage with the Clinical Commissioning Group (CCG) to determine the health care requirements. NHS GM ICB welcome the Council highlighting the need to engage with the relevant healthcare commissioners.

In areas of significant housing growth, appropriate funding must also be consistently leveraged through developer contributions for health and care services to mitigate the direct impact of growing demand from new housing. Additionally, the significant cumulative impact of smaller housing growth and the need for mitigation must also be considered by the Plan.

We also emphasise the importance of effective implementation mechanisms so that healthcare infrastructure is delivered alongside new development, especially for primary healthcare services as these are the most directly impacted by population growth associated with new development. The NHS, Council and other partners must work together to forecast the health infrastructure and related delivery costs required to support the projected growth and development across the Local Plan area. NHS GM ICB recommend that the Local Plan have a specific section in the policy or document, where relevant, that sets out the process to determine the appropriate form of developer contributions to health infrastructure. This would ensure that the assessment of existing healthcare infrastructure is robust, and that mitigation options secured align with NHS requirements.

The Local Plan should emphasise that the NHS and its partners will need to work with the Council in the formulation of appropriate mitigation measures. NHS GM ICB recommends that the Council engage with the relevant Integrated Care Board (ICB) to add further detail within the Local Plan and supporting evidence base (Infrastructure Delivery Plan) regarding the process for determining the appropriate form of contribution towards the provision of healthcare infrastructure where this is justified. As a starting point, we suggest the following process:

- Assess the level and type of demand generated by the proposal.
- Work with the ICB to understand the capacity of existing healthcare infrastructure and the likely impact of the proposals on healthcare infrastructure capacity in the locality.
- Identify appropriate options to increase capacity to accommodate the additional service requirements and the associated capital costs of delivery.
- Identify the appropriate form of developer contributions.

Healthcare providers should have flexibility in determining the most appropriate means of meeting the relevant healthcare needs arising from a new development. Where new development creates a demand for health services that cannot be supported by incremental extension or internal modification of existing facilities, this means the provision of new purpose-built healthcare infrastructure will be required to provide sustainable health services. Options should enable financial contributions, new-on-site healthcare infrastructure, free land/infrastructure/property, or a

combination of these. It should be emphasised that the NHS and its partners will need to work with the Council in the formulation of appropriate mitigation measures.

Integrated Care Boards

As drafted, the policy and supporting paragraph 10.63 makes reference to the CCG in highlighting the need for engagement between developers and local health commissioners. Under the Health and Care Act 2022, this abolished CCGs and established Integrated Care Systems (ICS). Alongside GMICP, NHS Greater Manchester ICB forms part of the ICS in the Greater Manchester area and are the sole commissioning body responsible for the commissioning and planning for local healthcare facilities in Tameside. To accurately reflect the structures which exist to plan for the local healthcare infrastructure modifications are proposed below (in red italics) to make reference to NHS Greater Manchester ICB, where relevant:

Proposed modification to Policy PE8:

"Developer should engage with the ~~Clinical Commissioning Group (CCG~~) *NHS Greater Manchester Integrated Care Board (ICB)* at the earliest opportunity in order to determine the health care requirements associated with new development."

Proposed modification to supporting paragraph 10.63:

"Early engagement with the ~~Clinical Commissioning Group~~ *NHS Greater Manchester ICB* (or its successor body) ensures that new developments meet identified health care needs and respond to local population growth and demographic changes."

Draft Policy PE9: Tameside General Hospital

Draft Policy PE9 sets out the standards to which any development proposal for the hospital will be measured against. The policy and supporting paragraphs 10.66 highlight the enhancement of the hospital as a key plan as part of the Greater Manchester Integrated Care System (ICS).

NHS GM ICB recognise and welcome the support given by the Council towards the dedicated enhancement of Tameside General Hospital. We would further recommend that the Council continue to engage with NHS GM ICB as local health commissioners, and other relevant NHS partners to ensure any proposal aligns with, and is informed by, the ICB's estates strategy and sufficiently meets the local health needs as identified.

General Comments on Evidence Base relating to Healthcare Infrastructure

The provision of adequate healthcare infrastructure is in our view critical to the delivery of sustainable development. We recommend the Council engage with the NHS, particularly the ICB, on an on-going basis as part of preparing the Infrastructure Delivery Plan (IDP). A sound IDP must include sufficient detail to provide clarity around the healthcare infrastructure required to support growth, and to ensure that planning obligations effectively support and result in capital funding towards delivery of the required infrastructure.

Related to this, appropriate healthcare costs should be factored into the Local Plan Viability Assessment for relevant typologies. Such an approach means that developers are adequately

informed in advance that they may be required to make contributions towards healthcare infrastructure. A separate cost input for health infrastructure in the plan viability assessment would ensure that healthcare mitigation is appropriately weighted when evaluating the potential planning obligations necessary to mitigate the full impact of a development. This is particularly important in situations where a viability assessment demonstrates that proposals are unable to fund the full range of infrastructure requirements.

Conclusion

NHS GM ICB thank Tameside Metropolitan Borough Council for the opportunity to comment on the Homes, Spaces, Places Preferred Options draft. We trust our comments will be taken into consideration, and we look forward to reviewing future iterations of the Plan. Should you have any queries or require any further information, please do not hesitate to contact me.

NHS GM ICB would be grateful to be kept informed of the progression of the Local Plan and any future consultations via our dedicated email address, GMICB@property.nhs.uk

Yours faithfully,

[redacted]
Interim Programme Director Estates
NHS Greater Manchester ICB

[redacted]
Town Planner
NHS Property Services Ltd.

For and on behalf of NHS GM ICB

NHS Property Services

Planning Policy Team
Tameside Metropolitan Borough Council
planpolicy@tameside.gov.uk

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Thank you for the opportunity to comment on the above document. The following representations are submitted by NHS Property Services (NHSPS).

NHS Property Services

NHS Property Services (NHSPS) manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable and modern healthcare environments. We partner with local NHS Integrated Care Boards (ICBs) and wider NHS organisations to help them plan and manage their estates to unlock greater value and ensure every patient can get the care they need in the right place and space for them. NHSPS is part of the NHS and is wholly owned by the Department of Health and Social Care (DHSC) – all surplus funds are reinvested directly into the NHS to tackle the biggest estates challenges including space utilisation, quality, and access with the core objective to enable excellent patient care.

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the sole commissioning body responsible for the commissioning and planning for local healthcare facilities in Tameside. To accurately reflect the structures which exist to plan for the local healthcare infrastructure modifications are proposed below (in red italics) to make reference to NHS Greater Manchester ICB, where relevant:

Proposed modification to Policy PE8:

"Developer should engage with the ~~Clinical Commissioning Group (CCG~~) *NHS Greater Manchester Integrated Care Board (ICB)* at the earliest opportunity in order to determine the health care requirements associated with new development."

Proposed modification to supporting paragraph 10.63:

"Early engagement with the ~~Clinical Commissioning Group~~ *NHS Greater Manchester ICB* (or its successor body) ensures that new developments meet identified health care needs and respond to local population growth and demographic changes."

Draft Policy PE9: Tameside General Hospital

Draft Policy PE9 sets out the standards to which any development proposal for the hospital will be measured against. The policy and supporting paragraphs 10.66 highlight the enhancement of the hospital as a key plan as part of the Greater Manchester Integrated Care System (ICS).

NHSPS recognise and welcome the support given by the Council towards the dedicated enhancement of Tameside General Hospital. We would further recommend that the Council continue to engage with NHS GM ICB as local health commissioners, and other relevant NHS partners to ensure any proposal aligns with, and is informed by, the ICB's estates strategy and sufficiently meets the local health needs as identified.

General Comments on Evidence Base relating to Healthcare Infrastructure

The provision of adequate healthcare infrastructure is in our view critical to the delivery of sustainable development. We recommend the Council engage with the NHS, particularly the ICB, on an on-going basis as part of preparing the Infrastructure Delivery Plan (IDP). A sound IDP must include sufficient detail to provide clarity around the healthcare infrastructure required to support growth, and to ensure that planning obligations effectively support and result in capital funding towards delivery of the required infrastructure.

Related to this, appropriate healthcare costs should be factored into the Local Plan Viability Assessment for relevant typologies. Such an approach means that developers are adequately informed in advance that they may be required to make contributions towards healthcare infrastructure. A separate cost input for health infrastructure in the plan viability assessment would ensure that healthcare mitigation is appropriately weighted when evaluating the potential planning obligations necessary to mitigate the full impact of a development. This is particularly important in situations where a viability assessment demonstrates that proposals are unable to fund the full range of infrastructure requirements.

NHS Property Services

Conclusion

NHSPS thank Tameside Metropolitan Borough Council for the opportunity to comment on the Homes, Spaces, Places Preferred Options draft. We trust our comments will be taken into consideration, and we look forward to reviewing future iterations of the Plan. Should you have any queries or require any further information, please do not hesitate to contact me.

NHSPS would be grateful to be kept informed of the progression of the Local Plan and any future consultations via our dedicated email address, town.planning@property.nhs.uk.

Yours faithfully,

[redacted] [redacted] **MRTPI**
Town Planner
E: [redacted]

For and on behalf of NHS Property Services Ltd

#481

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 04, 2026 3:01:36 PM
Last Modified: Wednesday, February 04, 2026 3:03:27 PM
Time Spent: 00:01:50
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Don't agree on more houses

Denton has become terrible now the more its been built up horrible place now to live

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#374

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 17, 2026 10:36:28 AM
Last Modified: Saturday, January 17, 2026 10:39:40 AM
Time Spent: 00:03:12
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

There is nothing wrong with the vision

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

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Q12 **Respondent skipped this question**

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Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

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Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

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Q19

Respondent skipped this question

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Q23

Respondent skipped this question

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Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

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Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

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Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

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Q31

Respondent skipped this question

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Q32

Respondent skipped this question

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Q33

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

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Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

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What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

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Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

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What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

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What are your thoughts on Policy HSP PE6: Peak District National Park?

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What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

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Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

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Respondent skipped this question

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Q89

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Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

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What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

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Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

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What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

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Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

To: Planning Mail
Subject: RE: Formal Objection to Site Allocation HSP S2J: Allocation 1 (Kerry Way)

From: [redacted]
Sent: 15 February 2026 16:48
To: Planning Mail <planningmail@tameside.gov.uk>
Subject: Formal Objection to Site Allocation HSP S2J: Allocation 1 (Kerry Way)

You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

To the Planning Department,

I am writing to formally record my strongest possible objection to the proposed allocation of **HSP S2J: Allocation 1 (Kerry Way)**. Whether this site is designated for residential dwellings or employment use (specifically B2/B8 warehousing and offices), the development of this greenfield plot is entirely inappropriate.
My objection is based on the following material planning considerations:

1. Adverse Impact on Visual Amenity and Rights of Light

The development of this plot—particularly the construction of large-scale industrial units or multi-story office blocks—would result in a catastrophic loss of **Visual Amenity** for existing residents.

- **Scale and Massing:** Industrial warehouses are typically of a height and scale that cannot be effectively screened. This would create an overbearing presence that dwarfs the existing residential landscape.
- **Rights of Light:** Under the **Prescription Act 1832**, several neighboring properties have established legal rights to natural light. A warehouse or office development on this site would significantly infringe upon these rights, breaching **BRE (Building Research Establishment) guidelines**.

2. Ecological Destruction and Biodiversity Net Gain

The site is a functioning habitat for local wildlife, including deer and pheasants, which will be permanently displaced. Under the **Environment Act 2021**, any development must demonstrate a **10% Biodiversity Net Gain (BNG)**. The conversion of this greenfield site into "sealed surfaces" (large concrete footprints required for warehouses and car parks) makes a genuine 10% gain statistically improbable. This development represents a net loss to the local ecosystem and violates the **Wildlife and Countryside Act 1981** regarding the disturbance of local habitats.

3. Incompatibility with Local Infrastructure (The School and Farmland)

The site borders active farmland and is in close proximity to a local school.

- **Industrial/Employment Impact:** If used for warehousing, the resulting HGV traffic, noise, and air pollution would pose a direct safety and health risk to students at the nearby school.
- **Agricultural Conflict:** Industrial activity next to active farmland creates "urban fringe" conflict, leading to issues with drainage, security, and the disruption of food production on **Best and Most Versatile (BMV) agricultural land**.

4. Unacceptable Loss of Residential Outlook

I purchased my property specifically for its outlook and the privacy afforded by the lack of development to the rear of my garden. While "loss of view" is a private matter, the **loss of outlook** and the "sense of enclosure" created by industrial or high-density residential buildings are valid planning grounds. The resulting **depreciation of the residential environment** for the sake of council-led profit or industrial expansion is not in the public interest.

5. Sustainable Development and Brownfield First

The **National Planning Policy Framework (NPPF)** dictates a "Brownfield First" approach. There is no evidence that all available brownfield sites within the borough have been exhausted before resorting to the destruction of this greenfield asset. Developing Kerry Way is an unsustainable "easy win" that ignores the long-term environmental and social costs to the established community.

Conclusion
For the reasons stated above—specifically the overbearing nature of industrial/commercial structures, the infringement on **Rights of Light**, and the lack of infrastructure to support either houses or warehouses—I request that **HSP S2J: Allocation 1** be removed from the development plan in its entirety.

Yours faithfully,

[redacted]

[redacted]

From: [redacted]
Sent: 17 February 2026 12:23
To: Plan Policy; Planning Mail
Cc: [redacted]
Subject: FORMAL OBJECTION: Site Allocation HSP S2J (Allocation 1: Kerry Way) – Notice of Intent to Challenge Soundness

Some people who received this message don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

To the Planning Policy Team,

I am writing to formally object to the allocation of **HSP S2J: Allocation 1 (Kerry Way)** within the *Homes, Spaces, Places* Local Plan. Please note that this objection is submitted on the grounds that the current proposal is **legally non-compliant** and **fundamentally unsound** under the National Planning Policy Framework (NPPF).

Should this allocation proceed in its current form, I reserve the right to seek a **Judicial Review** on the basis of procedural impropriety and failure to meet statutory obligations.

1. Failure of "Soundness": Conflict with Residential Amenity
The Integrated Assessment (IA) for Kerry Way acknowledges a "Minor Negative" impact on human health due to noise and air quality. However, the policy fails to provide a specific, enforceable mitigation strategy to protect the residential amenity of existing residents and the adjacent **Manley Grove (HSP S2J:3)** housing allocation. This creates an internal contradiction in the Plan, making it **unjustified** and **ineffective**.

2. Severe Cumulative Impact on Highways (NPPF Paragraph 115)
The proposal for 14,480 sqm of industrial space, with primary access via **Hattersley Road West**, has not been subjected to a rigorous cumulative impact assessment. The introduction of HGV traffic into a residential bottleneck constitutes a "severe" impact on road safety. Any approval without a pre-committed infrastructure upgrade renders the site **undeliverable** within the plan period.

3. Inadequacy of Biodiversity Net Gain (BNG) Evidence
Under the Environment Act 2021, the 10% BNG requirement is a mandatory condition. The Council has provided no technical evidence demonstrating how a 3.6-hectare industrial build-out can achieve a 10% gain on-site. Proceeding without this evidence constitutes a **procedural flaw** in the site selection process.

4. Breach of Public Sector Equality Duty (PSED)
The proximity of heavy industrial operations to established residential areas disproportionately impacts vulnerable groups (the elderly and children) regarding air quality. I see no evidence that a site-specific Equality Impact Assessment has been conducted for the Kerry Way residents.

5. Procedural Impropriety and Inadequate Publicity
I further object on the grounds of procedural unfairness. A site notice for Allocation HSP S2J:1 was only displayed on February 13, 2026—just seven days before the close of the extended consultation. This fails to meet the Gunning Principle that 'sufficient time must be given for consideration and response.' Furthermore, this appears to be a breach of the Council's own **Statement of Community Involvement (SCI)**. Such a late notification prevents the majority of affected residents from seeking technical advice or formulating a detailed response, rendering the consultation for this specific site legally flawed.

Conclusion
I strongly urge the Council to remove **HSP S2J: Allocation 1** from the Plan, following the precedent set by the removal of **HSP S2E** (Junction 24), which was also deemed "undeliverable." Failure to do so will result in a formal request for the Planning Inspector to strike out this allocation during the Examination in Public (EiP).

I look forward to your formal acknowledgment of this legal objection.

Regards,

[redacted]

#572

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 15, 2026 4:31:02 PM
Last Modified: Sunday, February 15, 2026 4:47:01 PM
Time Spent: 00:15:59
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I am writing to formally object to the development of HSP S2J: Allocation 1: Kerry Way. This project would significantly disturb local wildlife, including pheasants and deer, and negatively impact the adjacent farmland, local school, and existing residents. Furthermore, the development threatens to decrease local property values by obstructing views and infringing upon established Rights of Light. As a homeowner in the affected area, I will take all necessary steps to oppose this development. I purchased my home specifically for its outlook and the privacy of having no properties behind my garden; a loss in property value for the sake of council profit is entirely unacceptable.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

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Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

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Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

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Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

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2. Ecological Destruction and Biodiversity Net Gain

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Conclusion

For the reasons stated above—specifically the overbearing nature of industrial/commercial structures, the infringement on Rights of Light, and the lack of infrastructure to support either houses or warehouses—I request that HSP S2J: Allocation 1 be removed from the development plan in its entirety.

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

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Q29 **Respondent skipped this question**

What are your thoughts on Policy HSP S2K: Mossley?

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

Respondent skipped this question

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Q99

Respondent skipped this question

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Q100

Respondent skipped this question

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Q101

Respondent skipped this question

What are your thoughts on Policy HSP PL8: Design and Amenity?

Q102

Respondent skipped this question

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Q103

Respondent skipped this question

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#367

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 16, 2026 3:15:00 PM
Last Modified: Friday, January 16, 2026 3:17:01 PM
Time Spent: 00:02:00
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

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Respondent skipped this question

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Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

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Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

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What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

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Q18

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Q19

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Q20

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Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

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Q23

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Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

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Q26

Respondent skipped this question

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Q27

Respondent skipped this question

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Q28

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Q29

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Q32

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Q33

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Q34

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If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

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Tameside One
PO Box 304
Ashton under Lyne
OL6 0GA

Ref: 101-002
Email: planpolicy@tameside.gov.uk

19 February 2026

To whom it may concern,

Homes, Spaces, Places Preferred Option Local Plan Consultation

New-Era Properties Representation

We write on behalf of our client, New-Era Properties (NEP), in response to the *"Homes, Spaces, Places Preferred Option Consultation Draft Local Plan"* updated on 23 December 2025.

Summary and context

NEP is a major stakeholder and landowner in Droylsden with a significant vested interest in the town's regeneration. This representation follows our previous submissions to the Droylsden Masterplan (October 2024) and the Draft Part 2 Local Plan (May 2025), which are appended as part of this submission for ease of reference.

Overall, NEP shares the Council's (and the Greater Manchester) collective vision that GM becomes a thriving city region and a place where everyone can achieve their hopes and ambitions. We agree that, for this to be achieved, the borough must develop a range of strong and diverse centres to serve their communities, and which are places where people want to spend time (paragraphs 2.3 and 2.39).

NEP bought the main shopping centre in Droylsden in 2018, since which time its plans for regeneration have been delayed because of the ongoing uncertainty surrounding the future of the council owned Concorde building (former Droylsden Town Hall), and that building's state of disrepair and dilapidation.

For some time, NEP has been keen to attract a foodstore *'anchor tenant'* to its available unit within the centre [currently occupied outside of the Landlord and Tenant Act by discount retailers] but its efforts have been thwarted partly because of this dilapidation and uncertainty. The former Town Hall currently acts as a beacon of neglect at the

main gateway to Droylsden which is undermining and delaying the centre's regeneration.

It is deterring convenience and other operators, which seek clear visibility and signage, and which are promoting alternative out of centre sites, such as the current Lidl application at The Pearl which, if approved, will further impact Droylsden Centre and its ability to regenerate in the short to medium term.

Because the Concorde building is constructed over (and integrated with) the wider shopping complex, various small units underneath have been kept vacant pending a decision on that certainty, which has skewed the vacancy rates overall and is impacting the health of the town centre in the short term.

If the building could be repaired and repurposed it could quickly help *boost* the regeneration of the wider town centre, as a positive landmark and reference point for the town, which has very significant potential for regeneration including a wider mix of uses. The perception of the town from the main arterial road and public transport route is key and the ongoing failure to address the condition and use of the former Town Hall negates other recent worthwhile achievements.

Despite these concerns, NEP has made significant progress over the last two years in refurbishing those parts of the centre which are less constrained. The centre is already diversifying with new leisure focused tenants including the imminent openings of JD Gym and Swim (a training facility focussed on teaching children to swim), and the recently opened Sparrows in the Snow. NEP has significant plans for further development broadly aligned with the Council's Masterplan, which will soon be subject of a formal pre-application submission. These plans, however, will only be viable once the future of the Concorde building has been fully and positively resolved.

Overall, therefore, NEP remains concerned that the Plan fails to address the critical barriers to growth in Droylsden town centre but is very keen to work more closely and positively with the Council to overcome these critical barriers and help shape and further boost this regeneration moving forward.

With this context set out, we provide additional comments below on the relevant policies in the latest draft Plan.

Section 3 and 4 – Spatial Vision and Objectives

NEP supports the spatial vision and strategic objectives and broad ambition for sustainable regeneration. However, following the removal of allocation **HSP S2E** due to non-deliverability, the Plan's success is even more dependent on the successful

delivery of the remaining allocations, including the regeneration of town centres and brownfield sites.

In this respect, and for the Plan to be *sound* and *effective,* it is even more imperative for the Council to work closely with NEP to help deliver significant regeneration in Droylsden town centre, including resolving the future of the Concorde building and to support the delivery of new homes and other uses within the town centre masterplan.

The regeneration of Droylsden town centre has potential to make a significant contribution to deliver new homes to help meet residents' needs; drive employment opportunities for local residents and create new spaces where people want to spend time, all in a highly accessible and sustainable location.

Section 5 – Spatial Framework

NEP supports the Council's stated priority for inclusive growth across all parts of the Borough (paragraph 5.12 and 5.13) and is keen to work more positively with the Council to ensure that the significant regeneration potential at Droylsden is realised.

We therefore support **Policy HSP S2A** and the objectives of the Eastern Growth Cluster and the particular focus placed on maximising the use of suitable previously developed land through urban regeneration in centres including Droylsden.

We broadly support the vision set out in **Policy HSP S2G** for Droylsden and that the town centre has been identified as a Strategic Regeneration Area but have previously set out detailed comments on the Council's draft masterplan which, NEP considers is not all *'deliverable'*.

NEP maintains its objection to the Masterplan's inclusion of a park in the retail core of the town and to the planned link to Tesco in the manner proposed, which conflicts with commercial and operational requirements of the town centre.

NEP will expand on these concerns through formal pre-application discussions and reiterate their objective that development proposed on the other site allocations at Droylsden Marina and Ashton Hill Lane should be designed to integrate more effectively with the retail core.

Section 6 – Centres

NEP agrees that Tameside's main centres including Droylsden are *'crucial components to the economic, environmental and social success and wellbeing of the borough'* (paragraph 6.2). It also supports and agrees the stated objective for the council to support the growth and evolution of town centres in line with the NPPF (paragraph 6.6).

As set out above, like all of Tameside's town centres, Droylsden has been affected by Covid and continues to be challenged by out of centre competition. However, in addition to these major challenges, Droylsden also continues to be significantly affected by the ongoing dilapidation and uncertainty caused by the Concorde building which the Council has effectively abandoned and failed to maintain.

NEP has liaised with the council leadership over this critical barrier to town centre growth since it acquired the shopping centre and has eventually resorted to taking legal action to bring the issue to a close, so the town centre regeneration can move forward with a clear legal resolution around the building's future.

With this key barrier resolved, NEP is confident that wider town centre regeneration can be delivered over the Plan period, broadly in line with the Masterplan and that Droylsden can be reimagined as a vibrant town centre serving its residents.

In the interim, it is vitally important that the Council protects its town centres and resists out-of-centre development proposals that would potentially undermine the regeneration of the town centre (including the application by Lidl on the site of the Pearl restaurant), in accordance with **Policy HSP C1**.

As set out in paragraph 6.19, vacancy rates have increased in Droylsden but, as set out above, this has been artificially skewed by units being held vacant ahead and in anticipation of a clear way forward for the Concorde building, which is integrated with the shops below.

NEP welcomes the commitment to diversification of centres and supports **Policy HSP C5** seeking to protect the town centres from out-of-centre development when there are suitable and available sequentially preferable sites, and the policies **HSP C6-8** supporting diversification of town centre uses.

Section 7 – Environment

NEP maintains its support for public realm improvements that are appropriately scoped and deliverable. However, the updated Draft Plan continues to promote ambitions for a new park in Droylsden through the town centre Masterplan that would impact on the operation of the centre and is neither viably located nor costed.

To be sound, environmental policies must be effective. We reiterate that the Plan should adopt a *'quality over quantity'* approach, focusing on deliverable interventions such as:

- Improved pedestrian connectivity and signage
- Landscape upgrades to existing town centre assets; and

- Prioritisation of existing parks (noting there are already five substantial parks within 750m of the town centre) and the Marina

The current strategy of creating large new spaces in a commercially sensitive retail core (such as the proposed central park) places an unnecessary maintenance burden on local budgets and risks the viability of the wider regeneration.

Section 8 – Homes

Droylsden town centre has considerable potential to accommodate new residential development (of various types subject to viability but including market homes, affordable homes, PRS, assisted living, etc). This could include utilising the space above existing retail, on other previously developed elements of the town centre and alongside a reimagined, vibrant new future for the former Droylsden Town Hall.

Section 12 – Places

The former Town Hall building can reasonably be considered as a non-designated heritage asset because of its historic, local and architectural interest and its landmark status and potential social and community value.

NEP supports **Policy HSP PL6** which seeks to sustain and enhance the local significance of such assets and encourages the Council to take urgent action to repair and repurpose the Concorde building which it sees is crucial to help unlock and accelerate the wider Droylsden town centre regeneration.

Conclusion

NEP remains committed to working in partnership with Tameside Council to deliver positive placemaking, however, the Local Plan must provide the necessary policy support to help unlock private investment and we look forward to engaging with the Council around the planned regeneration and the emerging policies.

Yours faithfully,

[redacted]

[redacted]
Senior Planner

cc: New Era
enc: Previous representations to Reg 18 and to Masterplan

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Planning Policy Team
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30 May 2025

To whom it may concern,

Homes, Spaces, Places Part 2 Local Plan Consultation

New-Era Properties Representation

We write on behalf of our client, New-Era Properties, in response to the current consultation on *Homes, Spaces, Places* Tameside's Draft Part 2 Local Plan, which sets out the long-term spatial strategy for the Borough to 2042.

New-Era Properties (NEP) is a major landowner in Droylsden and has an ongoing, vested interest in the future success of the town. Our client has previously made formal representations to the Council in respect of the Droylsden Masterplan consultation in October 2024 (attached at **Appendix 1** which includes further background and context to NEP's interest) and is now pleased to make a further contribution to this stage of Local Plan preparation.

Overall, NEP supports the Council's ambition to prepare a robust and forward-thinking Plan which promotes sustainable regeneration and resilient communities. However, as drafted, the Plan fails to fully recognise the potential for growth in Droylsden which is a missed opportunity, and so not justified or effective in terms of paragraph 36 of the National Planning Policy Framework (NPPF).

It is important for the Council to engage in further dialogue to establish how the Plan will be implemented in a way that supports delivery and growth in Droylsden, to help ensure a future vibrant and diverse centre, with a broader mix and scale of retail, residential, commercial and leisure uses are supported, and where NEP has a key role to play working in closer partnership with the council.

We provide comments below on the sections of the proposed Plan.

Summary

NEP agrees with the Council's objective of delivering vibrant, inclusive and sustainable places. However, we do not believe that the current draft meets the NPPF's tests of soundness set out in paragraph 36, particularly regarding justification and effectiveness. These include:

- The Plan does not sufficiently reflect the strategic regeneration potential of Droylsden or capitalise on existing private sector interest and landholdings
- There is a lack of clarification over Droylsden's role within the spatial hierarchy and its designation within the town centre network; and
- The Plan underplays existing opportunities and constraints in Droylsden, particularly the strategic potential of brownfield assets and the legal and practical status of the Concord Building.

We do not consider that the current draft offers a sufficiently positive or deliverable spatial framework for Droylsden, contrary to paragraph 15 of the NPPF, and it does not capitalise on the potential for inward investment and regeneration already available through committed private stakeholders such as NEP.

Section 2 - Spatial Portrait

The draft Plan refers to Droylsden as both a *"main town centre"* (for example at paragraph 2.39 of the Options and Preferences document) and as a District Centre elsewhere, including on the Spatial Portrait Plan (figure 2). Historically, Droylsden functioned as an independent civic and commercial town centre, and it still retains many of the spatial and built form characteristics of a town. Over time, the town has declined including due to factors such as increased competition with out-of-centre retail, the specific blight on the town centre due to the unresolved future of its former Town Hall (The Concord Building) and strategic infrastructure (e.g., M60), and its role today is as a District Centre.

However, its location on the Metrolink network and within the M60 ring road and adjacent to the ongoing regeneration at East Manchester and close to the City Centre, are important characteristics and opportunities for Droylsden to accommodate more significant regeneration and growth over the Plan period, such that it could be defined as more of a Large District Centre or Town Centre in the future, if the vision is realised.

Section 3 and 4 - Spatial Vision and Objectives

NEP supports the general vision set out in Section 3 and 4 of the Options and Preferences document in line with Places for Everyone (PfE), and agrees that Tameside

should aim to deliver inclusive, resilient and attractive places. However, we consider the draft Local Plan is not currently effective in realising these objectives in Droylsden. For example, no clear delivery mechanisms or policy commitments are in place to support the regeneration of the Concord Building or surrounding sites.

Paragraph 16 of the NPPF requires that plans contain clear and unambiguous policies. At present, the draft Plan does not provide sufficient clarity on how key regeneration locations, such as Droylsden, will be delivered in practice.

Section 5 - Spatial Framework

The draft Plan sets out the Places for Everyone overall spatial strategy, noting that Tameside falls within the objective of *'boosting northern competitiveness'*. We note that the strategy has no fixed boundaries and consider that the scope and potential for sustainable development at Droylsden aligns more closely with the 'inner area regeneration' that is ongoing around the city core.

In these terms, the Plan does not recognise the extent of the potential for regeneration in and around Droylsden that is critical for it to become a more diverse and vibrant centre that helps contribute more significantly to meeting the council's housing, employment and other commercial needs.

We note and support paragraph 5.32, which identifies that *'the borough's centres are expected to be locations where large proportions of new housing are expected to be directed to'*.

Droylsden centre clearly has good potential to deliver high density residential development as a part of a diverse mix of uses over the Plan period. However, paragraph 5.32 should add that Droylsden also has multiple opportunities (along with Ashton-under-Lyne and Stalybridge).

The Plan should also more clearly identify and support where Droylsden sits in terms of the growth priorities in Policy HSP S2. Droylsden centre is *included* in the Eastern Growth Cluster as Growth Priority 1a in policy HSP S2, but this is not clear from the policy, which also lists Droylsden as one of the Neighbourhood areas within the same policy.

Droylsden's location adjacent to the M60 and the Etihad Corridor positions it within Greater Manchester's Eastern Growth Cluster, as recognised in GMCA's spatial vision. However, the Local Plan fails to reflect this status in its site prioritisation, allocations or delivery mechanisms.

To be justified under the NPPF, the Plan must take account of all reasonable alternatives. The spatial strategy does not sufficiently explore the regeneration potential of Droylsden as a growth location, which is a missed opportunity and not justified.

Section 6 - Centres

Paragraph 6.2 correctly lists Droylsden as one of Tameside's main town centres, *'...crucial components to the economic, environmental and social success and wellbeing of the borough'.* Paragraph 6.3 recognises that towns have faced challenges and must adapt, but retail remains a key component within Droylsden, and NEP has been investing in its shops, seeking to attract a food store anchor to the centre to help underpin and act as a catalyst for further investment.

It is critical that the council continues to support NEP in this endeavour to protect Droylsden centre and focus retail interest within the designated centre through Policy HSP C1.

Policy HSP C1 – Town Centre Network

While NEP supports the intention to promote resilient and diverse centres, the draft policies do not sufficiently support delivery in Droylsden. We do not believe the Plan provides an effective strategy to address current retail vacancy and land utilisation, nor does it reflect the available opportunities within NEP's landholdings.

The situation is complicated by NEP's ongoing engagement with the Council around the future of the Council owner Concord Building, the redevelopment and repurposing of which it sees as a critical component and beacon for the future regeneration of the town, but which has been entirely neglected by the Council with no deliverable plan apparent.

Droylsden should be clearly supported for mixed-use regeneration, including residential, commercial and community uses. We request stronger policy language that identifies Droylsden as a location and main priority for growth and confirms the Council's commitment to delivering growth.

Policy HSP C2 – Primary Shopping Areas

We support the introduction of a defined primary shopping area in Droylsden, and it should help resist inappropriate out of centre proposals (such as the previous proposal by Aldi at Snipe Retail Park and the current proposal by Lidl at The Pearl) which could readily be accommodated within Droylsden centre.

However, Droylsden's primary shopping area also has significant potential for other uses including high density residential apartments, hotel, leisure and other commercial uses and NEP is keen to engage with the council to develop and bring forward these wider uses as quickly as possible to help regenerate the town.

The policy-led approach should prioritise food and comparison retail in town centre locations to support footfall, co-location of services, and linked trips. This approach should also promote a broader mix of complementary uses, such as medical and dental facilities, which could benefit from the town centre's excellent transport links and parking provision. Such diversification would enhance the centre's role in meeting the varied needs of residents and contribute to its long-term vitality.

Policy HSP C4 – Thresholds and Impact Assessments

We support the proposed threshold for retail impact assessments in Droylsden. However, this policy will only be effective if supported by a robust strategy for bringing key town centre sites forward, including opportunities for a new food retail anchor to the suitable and available site within Droylsden centre.

Section 7 - Environment

NEP supports improvements to the public realm where these are appropriately scoped, well-maintained and deliverable. However, the Droylsden Masterplan and associated policy ambitions within the draft Plan envisage large new areas of public space, which are not viably located, not costed or resourced and may place further pressure on local maintenance budgets.

The Local Plan includes several ambitions relating to the public realm. We support these in principle but recommend a shift toward a *'quality over quantity'* approach, with a focus on deliverable, small-scale interventions such as improved pedestrian connectivity, signage and landscape upgrades. The creation of large-scale new public spaces in Droylsden must be properly costed and phased to avoid maintenance burdens or viability risks. Better connections and improvements to the Town's existing parks and green spaces should be prioritised. The Town already has five substantial parks within 750m of the town centre, together with other amenity areas such as the marina, where improvements would return huge benefits for the community.

Section 8 -Homes

We support the inclusion of town centre housing as part of the Council's regeneration ambitions, and particularly the reference to Policy HSP H1 to support diverse residential typologies.

Future iterations of the Plan should include more explicit support for town-centre housing in Droylsden as a means of bolstering footfall, supporting local services, and ensuring a more active centre throughout the day and evening. NEP is actively exploring such opportunities within its landholdings and would be keen to have engagement with the Council regarding this.

Section 9 - Jobs

NEP invested in Droylsden centre in 2018 shortly before the covid pandemic. Despite this, there has been a noticeable increase in job opportunities within the centre as a result of the ongoing investment and the imminent arrival of new operators in the town.

NEP is currently seeking to attract a new retail anchor to the available unit within the primary shopping area that would act as a catalyst for wider regeneration and economic activity. This would not only support Policy HSP J1 but also expand the opportunities for Policy HSP J2.

NEP is keen to engage in positive and meaningful dialogue with the Council to explore how these objectives can be delivered together, and requests that the Local Plan provides clear and flexible support for town-centre commercial development, including smaller-scale employment and retail provision in centres such as Droylsden.

Section 11 - Travel

Droylsden is one of the most accessible locations in the borough, located directly on the Manchester Metrolink network and adjacent to the M60 orbital. It benefits from established public transport services and a walkable town centre structure. These locational advantages should be more clearly articulated in the Plan to support sustainable development and reinforce the case for town-centre intensification. Although Droylsden is served by Fairfield rail station to the South, the opportunity to reopen the former Droylsden Station to the North of the town centre should be identified as opportunity to further increase the sustainable connectivity of the town.

Section 12 - Places

The Council does not yet have any viable plan for the Concord Building. This civic building is a prominent non-designated heritage asset with considerable embodied carbon and community value. The building plays a significant central role in Droylsden constructed in the early 1970s, with its name derived from Droylsden's motto *"Concordia"*, meaning harmony.

The Council is under a legal obligation to NEP to maintain the exterior of the Concord Building that has not been fulfilled. The building is structurally sound and capable of

accommodating a range of viable reuses, including workspace, residential, community or cultural uses. We strongly advocate for a *'Refit First'* approach, aligned with the NPPF (paragraph 164), climate resilience and circular economy principles.

We therefore request that the Plan include specific requirements for a viable and substantiated plan for the immediate redevelopment of the Concord Building.

Delivery and engagement

NEP has been seeking meaningful engagement with the Council following the Masterplan consultation and has serious concerns about its delivery in many respects. This potentially undermines the deliverability of key town centre interventions and we respectfully suggest that the Council establish a delivery forum or similar mechanism to support implementation of the Plan through collaboration with key landowners and stakeholders.

Conclusion

NEP welcomes the opportunity to formally participate in the preparation of *Homes, Spaces, Places* and wishes to be kept informed of the Plan's progress. We respectfully request that our representations be fully considered, and we reserve our position to comment more fully on future stages of consultation and site allocation work. We would also welcome a meeting with Officers to discuss NEP's contribution to the Plan's objectives in more detail.

Please confirm receipt of this representation and ensure we are notified of future stages of Local Plan preparation.

Yours faithfully,

[redacted]
Planner
Email: [redacted]

Enc: Representation to Droylsden Masterplan

Cc: New-Era Properties

Appendix 1 – Droylsden Masterplan Consultation Response – NEP Representation

Tameside Metropolitan Borough Council (TMBC)
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OL6 0GS

Ref: 101-002
Email: planningmail@tameside.gov.uk

18 October 2024

To whom it may concern,

Droylsden Masterplan Consultation Response

We act for New-Era Properties, a major stakeholder and landowner in Droylsden, and write with some comments on the consultation draft of the Droylsden Masterplan.

New-Era's objective is to ensure the Droylsden Masterplan is deliverable and supports a range of alternative future land uses to help meet future needs within the town centre and an appropriate density of development for this sustainable location.

Overall, New-Era is very supportive of the Droylsden Masterplan and has provided input to earlier iterations. We are keen, however, to ensure that the plan helps drive forward investment in the town as soon as possible and, to this extent, we are not clear of its intended status - is the Masterplan proposed to be adopted as a Supplementary Planning Document or is it more informal guidance, and what weight will it be given in future planning decisions?

New-Era is seeking to bring forward significant change in Droylsden, but this requires working in partnership with the council and other stakeholders. As set out in our more focussed comments below, we are keen to help facilitate positive change and look forward to working more closely with the council to set out how this can be achieved.

New-Era Properties

New-Era Properties purchased the Droylsden and Greenside Lane shopping Centres in Droylsden in 2018. Their interest comprises, with only a few exceptions, the area of the town centre bounded by Manchester Road, Market Street, Greenside Lane and the rear of properties to Shelley Grove & Tesco. A plan is attached with a red line indicating New-Era's interest.

New-Era believes that to create and sustain a vibrant town centre, that centre must be fully integrated with the surrounding areas and in the hope of promoting that ethos to TMBC, has prepared, shared and discussed their *'vision'* for New-Era's property and the wider town. Those discussions with TMBC were instrumental in encouraging the council to undertake the masterplanning exercise now coming to fruition.

Concord Suite – Proposed Key Project Board 7

The early and successful re-purposing and development of the Concord Suite is pivotal to the success of the Masterplan. It is an iconic, landmark building at the centre of Droylsden albeit currently seen as a symbolic of civic neglect. New-Era supports and wants to work with the council on a sustainable proposal to ensure its retention and early transformation.

We note that the Masterplan suggests a number of partial or full demolition options to *'make way for new modern development,'* but New-Era considers this would not be justifiable or desirable.

The Concord Building is an important part of Droylsden's history. It is a significant building which is architecturally appreciated throughout a wide area. It has a great deal of embodied carbon and should therefore be subject to a *'re-fit first'* ambition. The space within the building is good, clear space readily adaptable to new uses. The building offers significant potential to return as a positive contributor to the town and to do so without disruption to the ongoing businesses in the town.

Pedestrian Links - Proposed Key Project Boards 3 & 4

The early delivery of pedestrian links across the town is vital to establish easy access to and around the town. There is already a lot of new housing being brought forward around the town and it is important easy links are created now to encourage town centre visits on foot.

New-Era has previously shared its thoughts on the most obvious *'missing links'* and attached is a CGI of the consented scheme to provide a safer link to St Mary's. Other potential links include:

- Access to Scott Road estate
- Manchester Road tunnel
- Marina to Fairfield Road
- Ashton Hill Lane to Market Street
- N-S & E-W routes across the town's central car park
- Edward Street to Marina

Though a number of these routes are picked up within some of the Masterplan's Key Projects, we believe the *'simple'* links would be more important and deliverable more quickly than the larger projects within which they are subsumed.

Public Realm - Proposed Key Project Boards 3, 4 & 5

New-Era supports the revitalisation of the public realm around the town, especially the aspiration to provide a better sense of enclosure around the Villemomble and Market Street Squares which provide the setting for the Concord Building.

The idea behind Droylsden Square is understood but the town centre already has a central square which could deliver a multi-use space without the loss of the car parking which is vital to the viability of any events that might be staged. The successful monthly makers market operates well and safely on the Clock Tower Square and brings beneficial footfall into the town centre.

The proposals for Hollingwood Park are less understood and New-Era believes could be detrimental to the town if indeed deliverable at all. The key project within Hollingworth Park with easily appreciable value to the town is the Northern end of the pedestrian route beneath Manchester Road.

Not mentioned in the Masterplan is the already substantial investment made in developing the town's marina. The water element already delivered is exemplary but so far, the early phases of the surrounding housing has failed to fully capitalise on the adjacent infrastructure. A *'Key Project'* should be an area of public realm around the basin that should define the remaining development land available.

New-Era has looked at how the marina could deliver an architecturally exemplar housing development while also providing public realm that would link the Moravian Settlement through the marina and across Manchester Road to the Concord Suite. A CGI is attached.

Deliverability

It is vital that this Masterplan is a plan to bring forward rapid recovery for the town but that also delivers long term viability.

New-Era is keen to hear how Tameside will ensure this plan is optimised and implemented. While New-Era can appreciate the creativity and ambition of the proposals, there should be an appreciation of the benefit small-scale interventions can deliver and, while these should not frustrate grander ambitions, neither should grander ambitions frustrate short term gains.

Hollingwood Square and Droylsden Square envisage large additional areas of expensive council maintained public realm at a time when resources are tight and existing public realm is struggling to be maintained. Quantity should not override quality and New-Era would like to discuss with TMBC the appropriate distribution and extent of retail and other associated uses across the town.

New Era's Ideas

There is a need to introduce a wider mix of uses (and likely reduce retail content) to drive activity throughout the day and evening but, as drafted, the masterplan appears to increase *'frontage'* without delivering significant housing within the town centre that might help sustain the existing retail provision.

New-Era would like the evolution of the Masterplan to be open to all appropriate uses for a town centre location, including residential, retail and employment. Town centres should be the focus for services, especially given the excellent transport links and so all such uses would accord with national and local adopted planning policies.

New-Era has already obtained positive pre-application advice on proposals to bring substantial residential into the town centre and trust this support will be endorsed as an aspiration within the Masterplan.

Next steps

New-Era would like to engage in further discussion with TMBC to formalise their plans for redevelopment in Droylsden.

Many of the *'Key Projects'* proposed are to some extent reliant on New-Era's involvement and, while they do not seek to limit aspiration, New-Era is keen that all the proposals promoted through the Masterplan should be viable and deliverable.

Given the broad alignment of the draft plan with New-Era's own *'Vision'*, New-Era proposes to continue to develop its detailed proposals and will discuss with TMBC the approach to be taken with application(s) for initial stages of development and options around outline / detailed applications.

Conclusion

There is a significant opportunity for this Masterplan to help guide and deliver positive placemaking across Droylsden and the key to delivering this positive change is to work in closer partnership across the private and public sectors. Integral to this is the importance of working productively and at the earliest opportunity to unlock the Concord Suite.

New-Era has been investing steadily and supporting existing land uses and is keen to progress with planning applications for more substantive redevelopment across a wider spread of land uses appropriate for a town centre location and looks forward to discussing these with the council to help continue to revive Droylsden.

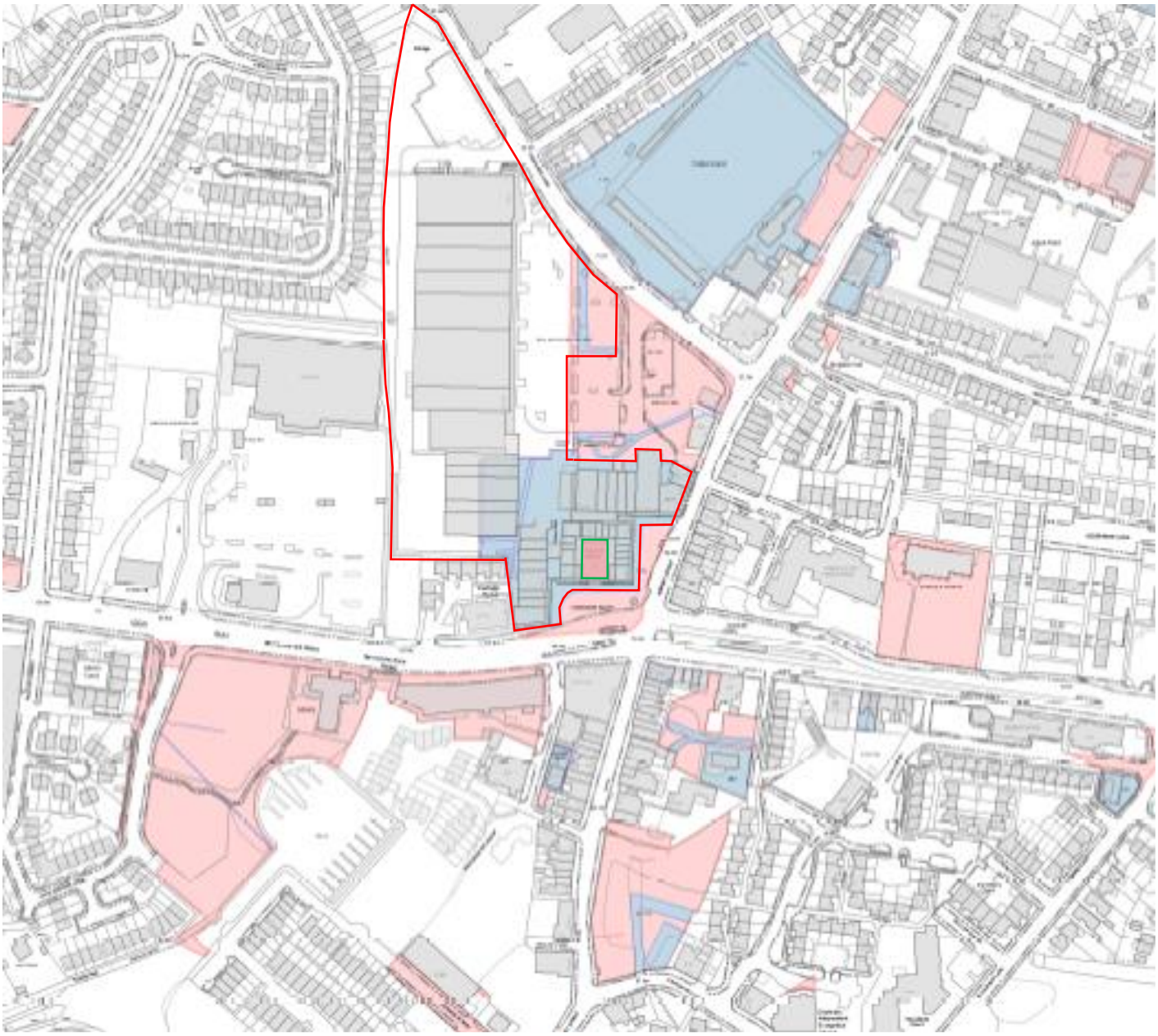
Yours sincerely,

[redacted]

MRTPI MSC BA(HONS)

Planner

Email: [redacted]




THE CONCORD BUILDING
SUBWAY
SUBWAY
THE DROYLSDEN CENTRE
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#137

COMPLETE

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Started: Monday, January 05, 2026 7:03:58 PM
Last Modified: Monday, January 05, 2026 7:51:14 PM
Time Spent: 00:47:16
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I object to the vision of building a residential estate on Spindle Hill in Stalybridge

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

I like the sound of most of the policies, especially in relation to conserving heritage sites, supporting the evening economy and leisure. However, I have concerns regarding policy Number 2, regarding the building of 1,200 new homes.

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

I have concerns and object against the development of Allocation 6: [redacted]

Building these homes I believe will create further issues in relation to any building taking place on this land. Not only will there be noise, but again with the only access to this site being via [redacted], it's going to cause a wealth of mess and access issues to our own existing homes.

Furthermore, this site would be built next to protected heritage land. This could further negatively impact this land, not only aestically but physically through the building of a high volume residential area.

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

I think it is supportive of the local community to help regenerate and grow the main centre of Stalybridge

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

There needs to be a focus on leisure and vacant shops in all centres. The loss of leisure in Ashton under lyne due to Active closing down, in my opinion is a significant loss. Other leisure centres, such as Dentons new centre, have been a positive introduction and helped boost the local area. I therefore feel there should be more focus on this as opposed to housing.

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

I object to Allocation 6: [redacted]. I would like to be kept updated on this progress as I am strongly opposing any residential area being built on this land due to the negative impact on my property.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#128

INCOMPLETE

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Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Sounds good to me

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

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Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

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Q28

Respondent skipped this question

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Q29

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Q30

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Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

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Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

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Q38

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Q39

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Q40

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Respondent skipped this question

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Q45

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If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

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Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

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Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

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Q55

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What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

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Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- HSP S2E Allocation 1&2
- My objections to the above two proposed developments in Audenshaw are:
- 1. Less open space
- 2. More traffic
- 3. More people requiring access to the health services and schools.
- The traffic is bad enough already without more vehicles.
- The current health services available are not good with long waiting times for appointments. More people would put these services under even more pressure.
- Open spaces in Audenshaw are disappearing fast.

[redacted]

- HSP S2E Allocation 1: Ashton Canal:
- This is a totally inappropriate area to build so many houses the traffic is already really bas, we have parking with the grounds but the surrounding roads are still like a car park.
- Slate Lane is an ancient highway and unadopted so why is it ok to now build on.
- HSP S2E Allocation 2: Audenshaw Tram Stop:
- How can anyone even consider putting homes on this spot amazes me it's a main gyratory system extremely busy I cannot see how Highways would even monitor it.

[redacted]

- HSP S2E Allocation 1: Ashton Canal:
- I cannot comprehend that this is even being considered Slate Lane is an ancient highway and unadopted the Council has never been interested in it before but £ signs are looming!
- All Audenshaw primary schools are oversubscribed – build a school!
- Audenshaw has had enough of turmoil with the trail park, the tram, the homeless put in the old library.
- [redacted] is like a car park all the time so how would it cope with extra traffic.
- Please see some sense and stop these proposals.
- HSP S2E Allocation 2: Audenshaw Tram Stop:
- Most definitely not!
- Its far too busy, major roads plus slip road from Ashton Ave, Park Rd, Ryecroft Hall already too many traffic lights it would be accidents waiting to happen, who on earth though of this idea?
- Money needs to be spent on schools, doctors and dentists before any thoughts of all these houses,
- Don't be daft Tameside think straight Audenshaw have had enough upheaval with the retail park, the motorway, the tram, the homeless put in the old library opposite a play park who then completely wrecked the place.

[redacted]

- HSP S2E Allocation 1: Ashton Canal:
- We do not have the capacity for the houses anticipated, the traffic around the retail hark is already horrendous.
- We hear there could be flats for affordable housing – this is not conducive to our area. It could reduce our house prices.
- We do not want the end of Slate Lane to be opened to free traffic it will be dangerous.
- There are not enough child places at the local schools – they are already at capacity.
- HSP S2E Allocation 2: Audenshaw Tram Stop:
- The standing traffic already round here gives high carbon emissions and it will be dangerous getting on and off the island where the trams are.
- There was a compulsory purchase order on previous houses that were there.

#430

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 29, 2026 8:15:31 AM
Last Modified: Thursday, January 29, 2026 8:34:43 AM
Time Spent: 00:19:12
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 18 February 2026 00:05
To: Plan Policy
Cc: [redacted]; Planning Mail
Subject: FORMAL OBJECTION- Site HSP S2J: Allocation 1 (Kerry Way)

You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

To the Planning Policy Team,

I am a resident of [redacted] and I am writing to formally object to the Kerry Way (HSP S2J:1) industrial allocation. This proposal is legally unsound and non-compliant with the NPPF.

1. Procedural Unfairness: A site notice was only displayed on Feb 13th, just 7 days before the deadline. This is a breach of the Gunning Principles and the Council's own Statement of Community Involvement. We have been denied a fair chance to consult.
2. Impact on Children & Health: Building a 24/7 heavy industrial site next to the Discovery Academy is a breach of the Public Sector Equality Duty. The noise and air pollution from constant HGV traffic will directly harm the health of local children and elderly residents.
3. Traffic Danger: Hattersley Road West cannot handle the volume of HGVs proposed. Under NPPF Paragraph 115, this will create a "severe" impact on road safety and local congestion.
4. Residential Amenity: The plan fails to provide adequate, enforceable noise and landscape buffers to protect the homes at Kerry Way and the proposed Manley Grove housing.

I urge the Council to remove this site from the plan immediately. I reserve the right to seek a Judicial Review based on these procedural and substantive flaws.

Regards,
[redacted]

Yahoo Mail: Search, organise, conquer

#408

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 23, 2026 4:32:34 PM
Last Modified: Friday, January 23, 2026 4:44:28 PM
Time Spent: 00:11:54
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Over development

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#72

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 3:13:25 PM
Last Modified: Monday, December 22, 2025 3:14:15 PM
Time Spent: 00:00:49
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

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Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

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Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

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What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

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What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

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What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

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What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#147

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 07, 2026 7:30:23 AM
Last Modified: Wednesday, January 07, 2026 7:56:51 AM
Time Spent: 00:26:27
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Having lived in the Greater Manchester area for over 6 years now, I feel these developments are essential to the continued growth of the city, as more and more people come to the area.
Improved transport links are essential - so too are the plans to build more affordable housing

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

What are your thoughts on Policy HSP S2K: Mossley?

The choice of location needs to be considered as it may have a significant impact on the community (see below)

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

I am concerned about the proposal to build 187 dwellings on the former Plevins site at the end of Cheshire Street.
Cheshire Street is a quiet area of bottom Mossley, with houses on only one side of the road. The residents consist of a significant number of elderly and vulnerable people - of which my wife is included.
We decided to move here 18 months ago as a result of my wife's history of mental health issues. Having moved to the Manchester area for work 8 years ago, we have lived in 4 different location prior to our decision to buy a property in Mossley. In each property, my wife suffered from anxiety as a result of noisy neighbours, traffic noise, and people hanging around outside the house. We thought the move to Mossley would alleviate the issue and, up to now, it has.
The increase in traffic and people passing through, which the construction and eventually the new residents will bring, is likely to cause distress to not only my wife but also the other residents on the street. Having gotten to know a significant number of my neighbours, I am confident in saying that these proposals are a cause for concern.

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Brilliant - we need improved transport links

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#292

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, January 12, 2026 4:46:31 PM
Last Modified:	Monday, January 12, 2026 5:59:57 PM
Time Spent:	01:13:25
IP Address:	[redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Local resident TMBC Council Tax payer

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Denton is full no more developments.Roads are too narrow to take the numbers of cars busses and commercial vehicles.Two Trees former secondary school playing fields must not be used for house building because green space for local people is needed.Two Trees Lane is becoming dangerous because it is too narrow for all the traffic and busses.Impossible to create cycling lanes and widen public footpaths.
The Circular Road estate should not have any more house building because the access roads from Stockport Road and Town Lane junctions are far too busy and with too many cars parked along both sides of Pendle road .Large scale house building puts more pressure on public services schools dentists GPs Fire Ambulance Police Hospitals Waste collection etc.Social houses are too expensive to build because of the stringent Building Regulations that have to be adhered to eg high standards of thermal performance and electric heat pumps as opposed to gas heating.If TMBC built social housing and had to borrow money they would need many years to pay off the debt. People renting social houses must have eventually the right to buy.Who would qualify for new social housing ?

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Not good

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Already too developed

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Too much money from TMBC Council Tax goes to Ashton UnderLyne

---

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Godley Green Development should not go ahead because of the environmental imoact

---

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Many very old houses in Ashton Under Lyne should be demolished and replaced with new buildings

---

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Not good

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Not good

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Needs more investment

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Needs more investjent

Q17

What are your thoughts on Policy HSP S2F: Denton?

No more housing developments the town is over developed

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Not good Denton is over developed too many housing estates road infrastructure too busy no Metrolink into Manchester or Train service

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Same as for Denton and Audenshaw

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Same as for Denton and Audenshaw

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Droylsden is now not a nice place to live

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Dukinfield will never become a thriving town too close to Ashton and does not have a good shopping centre

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Too many houses

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Too many old houses that need to be demolished and replaced with new ones and Market Street needs to be made wider

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

The road infrastructure needs improving to cope with the number of cars

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Godley Green must not be developed because it will impact on Longdendale

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Godley Green development should not go ahead because it will impact on Longdendale

Q29

What are your thoughts on Policy HSP S2K: Mossley?

No comment I never go to Mossley

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

I Don,t know I never go to Mossley

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Investment in Stalybridge is badly needed and could become a mice typical market town again

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Stalybridge is a preferred option for development as opposed to Ashton Under Lyne

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Agree Stalybridge does need investment and needs the metro trams extended from Ashton .

Q34

If you have any further comments on the Spatial Framework, please provide them below.

TMBC requires more government funding because the householder council tax is now unsustainable

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

They are too difficult to achieve

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Too much greenbelt is going to be list

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

It will take too long to complete

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Far more water treatment works are needed

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

No comment

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Build on brownfield land not on greenbelt

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

New homes are too expensive to build if they are for social housing

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

More investment is needed to increase companies building businesses

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

TMBC is becoming overcrowded too many people putting pressure on public services

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Metrolink is needed from Stalybridge and Denton and Hyde to connect to Manchester and Stockport

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

None

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Not possible to have in depth knowledge of all the TMBC boroughs

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

No

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

No

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

No

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

No

#588

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 18, 2026 6:48:16 AM
Last Modified: Wednesday, February 18, 2026 6:50:10 AM
Time Spent: 00:01:53
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#105

COMPLETE

Collector: Web Link 1 (Web Link)
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IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

No

Q3

Email address*

No

Q4

Postal Address

No

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

We don't want any building on out greenbelt we need more trees and green spaces our town centres need to be kept clean and tidy and more bins due to litter walkers need some seating to rest most benches have gone.Denton needs better representation due to the vile WhatsApp group..we deserve better .

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Not keen

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Poor

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

No

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

No

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

No

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

No

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

No

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

No

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

No

Q17

What are your thoughts on Policy HSP S2F: Denton?

No we need better plans

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

No

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

No

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

No

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

No

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

No

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

No

Q24

What are your thoughts on Policy HSP S2I: Hyde?

No

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

No

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

No

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

No

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

No

Q29

What are your thoughts on Policy HSP S2K: Mossley?

No

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

No

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

No

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

No

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

No

Q34

If you have any further comments on the Spatial Framework, please provide them below.

It's a disgrace

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

We need you to listen but that seems unlikely

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Stop building on our greenbelt..

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Build on brownfield sites develop office buildings and shops use abandoned properties no to building on greenbelt..stop warehouse sites often are empty

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

We need jobs but not zero hours or minimum wages make us tech friendly to encourage real jobs and investment as shops are closing everywhere

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Sadly not enough planning

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Yes

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

No

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

No

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

No

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

No

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

No

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

No

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

They closed the send provision at a school in Denton didn't even reply to our comments during the consultation process a disgrace

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Poor

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Very poor

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

No

Q80

What are your thoughts on the strategic objective for Travel?

Yes we use public transport it needs to ve more reliable

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

No

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

No

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

No

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

No

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

No

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

No

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

No

#574

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 16, 2026 10:51:31 AM
Last Modified: Monday, February 16, 2026 11:59:20 AM
Time Spent: 01:07:49
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

There is a lot in this vision that feels genuinely positive. The focus on better centres, greener spaces, improved transport and a stronger local economy is exactly the direction the borough should be heading. The ambition for good quality homes is also welcome, but this is the area where many of us locally feel the strongest need for clarity. After speaking with other residents, there is a very clear shared view that we do not want to see more rental only developments being pushed into the area.

People want homes that help families settle, buy and build long term roots, not short term rental blocks that risk creating a more transient population. We have seen elsewhere how large clusters of rental properties can put extra pressure on local services and change the feel of a neighbourhood, and that is something we are keen to avoid here.

It is also important that new housing supports the local market rather than dragging it down. Development should add value to the area in quality, in design and in long term stability, not undermine existing property values. Prioritising well designed homes for purchase, especially for families, would strengthen the community and help the borough grow in a way that benefits everyone.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

I understand the idea behind the overall spatial strategy, but a lot depends on what it actually delivers for the people who live here. The wording is very broad and does not give much confidence about the type of housing or the type of jobs that will come with it. I would only support this strategy if it clearly focuses on proper family homes for working people who want to buy and settle in the area, not rental only schemes or properties taken up by landlords. That does not help build a stable community.

There is also the question of employment. If new development is going to bring extra people and extra pressure on local services, then it needs to create real job opportunities in return. That means long term employment in sectors that actually benefit the area, not more small retail units that end up as takeaways or vape shops. Those do not add value and they do not offer the kind of stable income or career paths that people need. If we are planning for growth, then we should be targeting proper employment opportunities that support families and give people a reason to stay and invest in the area.

If the strategy delivers good quality homes for ownership and brings in businesses that offer long term jobs, then it makes sense. If it ends up encouraging more rental stock and low value retail, then it is not something I could support.

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

---

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

I can see the intention behind the policy and there are parts of it that could be good for the area, but a lot depends on what kind of housing actually gets built. Speaking to other people locally, there is a strong feeling that Audenshaw does not need more rental only developments. What people want are homes that help local working families move towards owning a place of their own and putting down proper roots.

If we are going to deal with more traffic, more cars on already busy roads and the disruption that comes with construction, then the end result has to genuinely improve the area. Cheap rental blocks would not do that. Homes that add value, attract long term residents and support the character of the neighbourhood would. The policy needs to make sure that is the direction it takes.
You mention in the policy that the aim is to support a broad mix of housing and make the most of Audenshaw as a family housing market. On paper that sounds fine, but it is not very clear what that actually means for the specific plot with the 35 proposed dwellings. I would only support this allocation if the development is genuinely aimed at helping local working people move towards home ownership. That is what strengthens a family housing market.

What I would not support is anything that ends up becoming cheap rental properties or landlord lettings. That does not add value to the area and does not help people put down roots. If this site is going to be developed, it needs to offer proper homes for families who want to buy, settle and contribute to the community. Without that, the policy feels too vague and does not give enough reassurance about the type of housing that will actually be delivered.

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

The sites chosen could work, but only if the housing that goes on them is right for the area. A lot of us locally are worried about the idea of rental only schemes being pushed in, because they do not support long term stability and can bring extra pressure on services. What people want to see are homes that give local working families a fair chance to buy and settle here.

There will already be enough disruption from the building work itself, and the extra traffic that comes with new development. If we are expected to put up with that, then the outcome needs to be something that genuinely benefits Audenshaw. That means good quality homes for purchase that add value to the area, not low cost rentals that risk doing the opposite.
You mention in the policy that the aim is to support a broad mix of housing and make the most of Audenshaw as a family housing market. On paper that sounds fine, but it is not very clear what that actually means for the specific plot with the 35 proposed dwellings. I would only support this allocation if the development is genuinely aimed at helping local working people move towards home ownership. That is what strengthens a family housing market.

What I would not support is anything that ends up becoming cheap rental properties or landlord lettings. That does not add value to the area and does not help people put down roots. If this site is going to be developed, it needs to offer proper homes for families who want to buy, settle and contribute to the community. Without that, the policy feels too vague and does not give enough reassurance about the type of housing that will actually be delivered.

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Many residents are worried about the direction of the Spatial Framework because there is still no clear detail about what type of homes are being built or who they are intended for. People want to see development that genuinely improves the area, not something that risks making existing issues worse. The feeling locally is that new housing should be aimed at working people and families who want to buy a home, settle here and contribute to the community over the long term. There is real concern that if the Framework allows too many rental heavy schemes or properties that end up in the hands of landlords, it will not bring the stability or investment the area needs. Audenshaw benefits when people put down roots, look after their homes and become part of the neighbourhood. That only really happens when homes are designed and priced for people who want to own and stay, not for short term occupancy. Residents want reassurance that the Framework is focused on adding value to the area, not lowering standards or creating developments that do not fit with the character of the community. If the plan supports good quality, family focused homes that give local working people a fair chance at ownership, then it will be seen as a positive step. Without that clarity, there is understandable hesitation about what the long term impact might be.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

I agree with the idea of strengthening our centres, but for this to work they need to become places people actually want to visit. That means cleaner streets, safer spaces and a real effort to tackle crime and antisocial behaviour. At the moment too many centres feel tired and uninviting, and that puts people off spending time and money there. If the plan is serious, then improving safety and the general look and feel of the centres has to be a priority.

There is also a big opportunity to bring in better quality businesses and create proper long term jobs. If new retail space ends up being filled with more takeaways or vape shops, then it does nothing to improve the area or support the local economy. What people want to see are places that offer family friendly entertainment, useful services and businesses that give residents a reason to visit and spend time there. That would boost the local economy and make the centres feel more alive.

This links closely to housing as well. If the wider plan supports family homes for working people who want to buy and settle here, then those families will naturally use and support the local centres. Home ownership brings stability, and stable communities are what keep town centres thriving. If the housing is right, and the centres are made safer, cleaner and more attractive, then the whole area benefits.

Q36

No - if No, we'll move on to the next strategic objective, 'Environment'

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Q46

What are your thoughts on the strategic objective for Environment?

I support the idea of improving the environment, but it needs to be backed up with real action that people can see and feel. Residents want cleaner streets, well looked after parks and green spaces that feel safe and welcoming. If the plan is serious about protecting the environment, then it should focus on preserving the natural beauty we already have, keeping our parks accessible and making sure they are places families actually want to spend time in.

There should also be a stronger push towards green energy and more sustainable ways of living. Things like better insulation, renewable energy options and greener public spaces would make a real difference. These are the kinds of changes that help the environment and save people money in the long run.

At the same time, the strategy needs to be realistic about the impact of traffic and cycle lanes. While encouraging cycling is a good idea, some of the recent changes in other areas have caused more congestion and frustration for drivers. If new cycle lanes are planned, they need to be designed properly so they do not make traffic worse or create safety issues. The aim should be to improve travel for everyone, not create new problems.

A strong environmental plan should bring together cleaner spaces, safer parks, greener energy and sensible transport decisions. If it does that, and works alongside housing that brings stable, working families who take pride in the area, then it will genuinely improve the environment for everyone.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

I support the idea of providing more homes, but the strategic objective will only work if the right type of housing is delivered. Many residents are worried that new developments could end up as rental only schemes or properties taken up by landlords, and that does not help build a stable community. I would only support this objective if it focuses on affordable homes that people can buy, not more rental stock.

The priority should be working families who want to get onto the property ladder, build a future and put down proper roots. When people own their homes, they take pride in the area, support local businesses and help create a stronger community. That is what promotes real growth and enhances the neighbourhood.

Family values also depend on more than just housing. People need good schools, reliable public services and local job opportunities that offer long term stability. If the plan supports home ownership for working families, it naturally encourages this kind of investment. Families who settle here contribute to the local economy, use the centres, support local shops and help keep the area active and thriving.

It is also important that new development respects the natural character of the area. People want to live somewhere clean, tidy and low in crime, with green spaces that feel safe and well looked after. If the housing strategy works alongside these aims, then it will create a place where families can grow, feel proud of where they live and contribute positively to the community.

If the focus stays on home ownership, family stability and protecting the character of the area, then the strategic objective for homes will genuinely benefit Audenshaw.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

I think the strategic objective for jobs only works if it connects properly with the type of people we want to attract to the area. If the plan is to build new homes, then the jobs strategy should support that by creating real local employment for the people who move here to buy and put down roots. The focus should be on long term job opportunities that help working families build a future, not short term or low value roles that do not offer stability.

If we want the area to grow in the right way, we should be attracting people who want to settle, work locally and contribute to the community. That means supporting sectors that bring proper career paths, not just filling empty units with more takeaways or vape shops. Jobs should match the ambition of the housing strategy, giving families a reason to stay, invest and feel proud of where they live.

This all links back to housing as well. If the homes being built are aimed at working families who want to buy, then those families will naturally support local businesses, use the centres and boost the local economy. Growth should feel balanced and in keeping with the character of the area, not forced or rushed in a way that changes it for the worse.

If the jobs strategy focuses on long term employment, stable careers and opportunities that match the needs of families looking for home ownership, then it will genuinely help the area thrive.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

I think the strategic objective for People only works if it focuses on attracting and supporting the right kind of long term investment in the community. People who choose to live here should feel encouraged to put down roots, contribute to the area and take pride in where they live. That means creating the conditions for working families to buy homes, build a future and become part of the community in a positive way.

Residents want to see growth that brings stability, not short term occupancy or situations where people have no real connection to the area. When families own their homes, work locally and use local services, they naturally help strengthen the community. They support schools, local businesses and public services, and they help keep the area clean, safe and welcoming. That is the kind of investment that actually improves a place.

The objective should be about attracting people who want to contribute, not just pass through. If the wider plan supports home ownership, good job opportunities, strong schools and a safe environment, then it will bring in families who care about the area and want to see it thrive. That is how you preserve the character of the community while still allowing it to grow in the right way.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

I think the travel objective needs to focus on making everyday life easier, not harder. People want a good work life balance, and that means travel improvements should reduce stress, not increase commute times or create more congestion. Any changes to roads, cycle lanes or public transport need to be planned carefully so they actually help people get around smoothly.

There is also a big opportunity to make better use of the canals as safe walking routes that connect different parts of the area. If the towpaths are kept clean, well lit and free from crime, they could be a brilliant way for families and workers to move around without relying on cars. This would support healthier travel, reduce traffic and make the area feel more joined up.

Travel improvements should support the wider goal of attracting working families who want to buy homes and settle here. Reliable, safe and practical travel options help people get to work, school and local services without unnecessary delays. If the travel strategy focuses on convenience, safety and sensible planning, it will genuinely support the growth and character of the area.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

Respondent skipped this question

What are your thoughts on Policy HSP T1: General Approach?

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

I think the strategic objective for Places should focus on creating communities that feel safe, welcoming and well cared for. People want to live in areas where the streets are clean, green spaces are looked after and public areas feel safe at all times of the day. That means stronger community policing, a real effort to tackle antisocial behaviour and a commitment to keeping parks and shared spaces clean, accessible and family friendly.

For places to thrive, they need to attract people who want to invest in the area for the right reasons. Working families who want to buy homes, settle down and contribute to the community bring stability and pride. When people have a long term stake in where they live, they support local businesses, use local services and help keep the area tidy and low in crime. That is how you build places with real character and a strong sense of identity.

Growth should feel positive and in keeping with the area, not something that risks damaging what people value. If new development respects the natural character of the neighbourhood, supports home ownership, improves public spaces and encourages long term community involvement, then the objective for Places will genuinely make the area better. Safe streets, clean parks and a strong community presence are what make people proud to live here, and that should be at the heart of the strategy.

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

I am not convinced the Integrated Assessment has fully assessed the environmental, social and economic impacts of the proposed policies. It touches on the main themes, but it does not go far enough in looking at the real pressure new development will place on essential public services. Extra policing, community safety measures, healthcare capacity, school places and general public service provision are all areas that will be directly affected by population growth, yet these issues seem to be treated lightly.

Residents want reassurance that the plan has properly considered the need for stronger community policing and the resources required to keep streets safe and reduce antisocial behaviour. Without this, the social impact of new development could be far greater than the assessment suggests. The same applies to public services, which are already stretched in many areas. Growth must be matched with investment, not assumptions.

Economically, the assessment also needs to look more closely at whether the proposed jobs and housing genuinely support long term stability. If the plan aims to attract working families who want to buy homes and invest in the area, then the supporting services and safety measures must be in place from the start.

Overall, the assessment feels incomplete because it does not fully address the practical realities of increased demand on policing, public services and community infrastructure. These factors are essential if the plan is going to succeed in a sustainable and positive way.

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

I think there are parts of the Integrated Assessment that need much clearer explanation, especially around housing. It does not give enough clarity on what the new homes will actually be used for or who they are intended to support. Residents want reassurance that the plan is focused on affordable homes that families can buy, not large numbers of rental properties or developments that end up in the hands of landlords.

The assessment talks about housing numbers, but it does not properly address the difference between homes that help build a stable community and homes that simply increase short term occupancy. Working families who want to buy and put down roots bring long term value to the area, support local services and help strengthen the local economy. This distinction is important, yet the assessment does not explore it in enough detail.

A clearer explanation is needed on how the plan will prioritise home ownership, how affordability will be protected, and how the housing mix will support the kind of stable, long term community the wider strategy depends on. Without this, it is difficult to understand the real social and economic impact of the proposed housing policies.

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 9:29:58 PM
Last Modified: Monday, December 22, 2025 9:33:13 PM
Time Spent: 00:03:15
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

No

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Do not agree with the plans

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#573

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 16, 2026 6:58:09 AM
Last Modified: Monday, February 16, 2026 7:02:56 AM
Time Spent: 00:04:46
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Use brown sites, particularly those sites that are closer to the town centre. Keep the greenbelt unspoiled for everyone to enjoy. Protect the greenbelt environment at all costs

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#290

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 12, 2026 5:22:51 PM
Last Modified: Monday, January 12, 2026 5:32:52 PM
Time Spent: 00:10:01
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The area round Two trees schools is already congested during the rush hours.The area does not have the infrastructure to accommodate more homes on the whole of the Two trees site.Even development on the footprint of the school will be a nightmare with traffic.More housing sounds great ,but we already don't have sufficient medical facilities in the area .(try getting an NHS dentist)

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Respondent skipped this question

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Respondent skipped this question

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Respondent skipped this question

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Respondent skipped this question

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

Respondent skipped this question

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Q99

Respondent skipped this question

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Q100

Respondent skipped this question

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Q101

Respondent skipped this question

What are your thoughts on Policy HSP PL8: Design and Amenity?

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#577

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 16, 2026 6:22:31 PM
Last Modified: Monday, February 16, 2026 7:10:04 PM
Time Spent: 00:47:33
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

n/a

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

My comments relate solely to the allocation of land at Meadow Lane, Denton (ref HSP S2F:Alloc 6:Meadow Lane).
This piece of land is far too small to hold 18 dwellings, and access is also insufficient to service 18 homes. There is an SPD in place which states that density of dwellings should be broadly within 30 units per hectare - whereas this proposal vastly exceeds that.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

n/a

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

n/a

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

n/a

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

n/a

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

n/a

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

n/a

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

n/a

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

n/a

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

n/a

Q17

What are your thoughts on Policy HSP S2F: Denton?

Regarding Allocation 6 : Meadow Lane - this site is far too small to hold 18 dwellings. Plans should adhere to the SPD which states 30 units per hectare as the maximum dwelling density. Any dwellings should be no more than two storeys high.
Site access is restricted and cannot service 18 dwellings.

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Regarding Allocation 6 : Meadow Lane - this site is far too small to hold 18 dwellings. Plans should adhere to the SPD which states 30 units per hectare as the maximum dwelling density. Any dwellings should be no more than two storeys high.
Site access is restricted and cannot service 18 dwellings.

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

n/a

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

n/a

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

n/a

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

n/a

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

n/a

Q24

What are your thoughts on Policy HSP S2I: Hyde?

n/a

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

n/a

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

n/a

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

n/a

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

n/a

Q29

What are your thoughts on Policy HSP S2K: Mossley?

n/a

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

n/a

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

n/a

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

n/a

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

n/a

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Please make sure any proposals adhere to local supplementary planning documents.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

n/a

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

n/a

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Any new housing developments should be in keeping with surrounding housing types and densities.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

n/a

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

n/a

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

n/a

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

n/a

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Q108

If you have any comments on the Policies Map, please provide these below.

My comments relate purely to S2F:Allocation 6: Meadow Lane

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

n/a

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

n/a

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

n/a

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

n/a

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

n/a

#519

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 09, 2026 11:19:41 AM
Last Modified: Monday, February 09, 2026 11:22:05 AM
Time Spent: 00:02:23
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Sport England

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 05 February 2026 13:40
To: Plan Policy
Subject: Homes, Spaces, Places Preferred Option Consultation

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Dear Planning Policy Team,

Thank you for the opportunity to comment on the *Homes, Spaces, Places Preferred Option* document. The Peak District National Park Authority is the planning authority for the Peak District National Park responsible for the delivery of the two national park purposes which are:

- conservation and enhancement of natural beauty, wildlife and cultural heritage; and
- promotion of opportunities for the understanding and enjoyment by the public of the area's special qualities.

Policy HSP:E6 Peak District National Park

The NPA welcomes this policy as it gives specific regard to the Peak District National Park (PDNP) in terms of assessing impact and restricting development that has adverse impacts.

The *Integrated Assessment* of the *Homes, Spaces, Places Preferred Option* document notes at pages 50 and 51 that the policy could make more explicit reference to enhancement and restoration measures. The NPA agrees with this assessment. A more positively framed policy would also be consistent with Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 which requires relevant authorities to 'seek to further' the statutory purposes of Protected Landscapes.

Policy HSP E1: Renewable and Low Carbon Energy
The National Park Authority objects to the inclusion within this policy, and as shown on the policy map, of opportunity areas for ground mounted solar PV.

Although the draft policy sets out that the opportunity areas are 'based on technical considerations' the supporting text at paragraphs 7.15 and 7.16 refers to them as '*suitable areas*' and the Tameside Local Area Energy Plan (LAEP) at page 61 makes clear that some non-technical factors have been taken into account in determining the opportunity areas, referencing specifically '*protected natural spaces and habitats'*.

A full and robust consideration of all constraints should take place and be taken into account before solar PV opportunity areas are designated. This should include consideration of the impact on the setting of a National Park consistent with NPPF paragraph 189. The NPA is concerned about the setting of the PDNP and the flow of landscape character across and beyond the boundary because of the size, scale, location and prominence in the landscape of the designated opportunity areas.

Policy HSP S2J Longdendale
Whilst recognising Tameside Council's longstanding ambitions with regard to a Mottram-Hollingworth-Tintwistle bypass, the Peak District National Park Authority has serious concerns about this policy.

When the previous National Highways Mottram-Hollingworth-Tintwistle bypass scheme was brought forward in 2005, the Peak District National Park Authority formally objected to the scheme. This objection was on the grounds of: -

i. The scheme required a section of the road to be built within the National Park; and
ii. The impact of the predicted increase in traffic flows along the A628 on the Special Qualities of the National Park; and
iii. The impact of the predicted increase in traffic flows on other roads within the National Park that feed the A628 on the Special Qualities of the National Park. This included traffic diverting from the M62 onto the A628.

It should be noted that these predicted increases in traffic flows occurred, despite the scheme including elements of traffic restraint, aimed at deterring a large increase in traffic flows.

The National Highways Mottram-Hollingworth-Tintwistle bypass scheme was withdrawn following the adjournment of the Public Enquiry due to errors in the traffic modelling.

The Peak District National Park Authority also formally objected to the A57 Link Roads Scheme in 2022 prior to the Public Enquiry. This objection was based on: -

i. The impact of the predicted increased traffic flows along the A628 on the Special Qualities of the National Park; and
ii. The impact of the predicted increased traffic flows along the A57 Snake Pass on the Special Qualities of the National Park.

In their determining report for the Enquiry, the Examiner acknowledged the harm to the National Park resulting from the scheme.
We believe that the delivery of the extension of the A57 Link Roads scheme to provide the Hollingworth/Tintwistle Bypass will only increase that harm.

Our current Local Plan seeks to limit road building in the National Park, both at a strategic and local level. Part A of Core Strategy Policy T2: Reducing and directing traffic states: -

"....Transport developments which increase the amount of cross-Park traffic or have other adverse effects on its setting and character, amenity and enjoyment will be opposed."

Part B of Core Strategy Policy T2: Reducing and directing traffic states: -
"In exceptional circumstances, transport developments (including expansion of capacity, widening or a new route) that increase the amount of cross-Park traffic may be accepted where: there is a demonstrable long term net environmental benefit within the National Park"
Development Management Policy DMT1: Cross Park Roads provides the exceptional circumstances referred to in Policy T2B. The Policy States: -
New roads for cross-Park travel will not be supported, and proposals for a major alteration to an existing road will not be permitted, unless:
(i) there is a compelling national need which cannot be met by any reasonable alternative means; and
(ii) it is demonstrated to be in the overall public interest; and
(iii) it is demonstrated to provide long term local transport benefit; and
(iv) there is a demonstrable long term net environmental benefit within the National Park; and
(v) there is a demonstrable long term net economic benefit for the National Park.

The Peak District National Park Local Plan is undergoing review and our Regulation 18 Preferred Approaches Consultation (November 2025) put forward the continuation of our current policy approach. This approach received general support, with some responses advocating for a stronger policy.

Whilst our preferred approach and Policy HSP S2J Longdendale are not wholly incompatible, there are definite tensions between the two.

Policy HSP T2 Hollingworth/Tintwistle Bypass

It should be noted that in bringing forward the Peak District National Park Core Strategy in 2011, the National Park Authority took the decision to remove the safeguarding for the alignment of the section of the Mottram / Hollingworth / Tintwistle bypass that fell within the National Park boundary.

Policy HSP T6: Walking, Wheeling and Cycling
The Peak District National Park Authority is supportive of this approach and sees opportunity for a partnership approach in providing routes for walking wheeling and cycling into the National Park. The National Park Authority received funding from Active Travel England in 2024 to produce a National Park Equivalent of a Local Walking, Wheeling & Cycling Infrastructure Plan.

In preparing the Plan, we consulted widely with a range of stakeholders including our constituent and shared boundary highway authorities; one of which was Tameside MBC. Our resulting Plan identified a strategic high-level network for active travel, focussed on existing multi-user trails, the National Cycle Network and the Derbyshire Key Cycle Network. The Plan included a number of aspirational routes linking to our boundary and onwards towards our surrounding urban catchment.

Amongst the routes identified were a number of improvements to access in the Longdendale Valley; accessible from the Trans Pennine Trail, and onwards into Tameside. We are also keen to improve / reduce the number of crossing points for the Trans Pennine Trail over the A628.
Our plan, the Peak District Walking, Wheeling, Cycling and Horse-riding Infrastructure Plan is available on our website – http://www.peakdistrict.gov.uk/activetravelplan.

Kind Regards

[redacted]
Policy and Communities Team Manager
[redacted]
I work full time hours over a nine day fortnight, with every other Friday as a non-working day

Peak District National Park Authority

1951 - 2026 PEAK DISTRICT NATIONAL PARK 75

Sign up to receive the Peak District National Park Foundation's Our Peak e-newsletter to keep up to date with appeals and projects to look after the National Park for everyone forever.

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE. Phone:01629 816200

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Last Modified: Tuesday, February 10, 2026 10:23:24 PM
Time Spent: 00:01:51
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#322

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, January 13, 2026 12:51:54 PM
Time Spent: 00:02:47
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Fairfield and Denton golf courses and the land around it must continue to be protected green space.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Fairfield and Denton golf courses and the land around it must continue to be protected green space.

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Fairfield and Denton golf courses and the land around it must continue to be protected green space.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Fairfield and Denton golf courses and the land around it must continue to be protected green space.

#487

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 04, 2026 7:29:29 PM
Last Modified: Wednesday, February 04, 2026 7:38:52 PM
Time Spent: 00:09:23
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

We certainly cannot cope with more housing.
The area is struggling to cope with the mass influx of recent years of overcrowding the area.
The area is on a download spiral due to lack of investment in the area.
It is almost impossible to get docters appointments ect .
The traffic would also be a major issue. There are only two roads out of Haughton Green.
Two trees is already congested morning times.
I have been a private resident for 20 years doing loads for my local community.
But if they build on Two trees it will be the final straw for me.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

Respondent skipped this question

What are your thoughts on the strategic objective for Travel?

Q81

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Page 16

Q82

Respondent skipped this question

What are your thoughts on Policy HSP T1: General Approach?

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

Respondent skipped this question

What are your thoughts on Policy HSP T5: Facilities for Buses?

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Respondent skipped this question

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#510

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 30, 2026 3:42:57 PM
Last Modified: Saturday, February 07, 2026 3:01:07 PM
Time Spent: Over a day
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The traffic on two trees lane is already a problem. Not enough school places in the area. Doctors and dentists are already full in the area. Already struggling for jobs in the area. Where will the access points be. Excess noise. It would be nice if the they could come and clear the overgrown trees and shrubbery that are there now.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

There are already limited jobs in the area, especially for young people.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#522

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 09, 2026 4:33:31 PM
Last Modified: Monday, February 09, 2026 4:37:31 PM
Time Spent: 00:04:00
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/a

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The Leigh Street site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted] Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 [redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The Leigh Street site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted] Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted] Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The Leigh Street site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted] Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted] Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The [redacted] site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The [redacted] site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at Leigh Street (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The [redacted] site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The [redacted] site functions as a community playing field and urban "green lung."
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* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
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* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
* Utilities & Flood Risk: Residents have previously raised concerns regarding the "lack of investment in water infrastructure" (Section 1.68). Developing this greenfield site will increase surface water runoff and strain the existing Victorian sewer network, violating the objectives of Policy HSP E2.
5. Disregard for Consultation Feedback
In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
Representation Type: Object
Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at [redacted] (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
1. Conflict with Policy HSP PE2 & PE5: Loss of Essential Green Infrastructure
The [redacted] site functions as a community playing field and urban "green lung."
* Local Deficiency: The Local Plan explicitly acknowledges that while borough-wide open space may be adequate, South Hyde specifically suffers from "very low levels of both publicly accessible open space, as well as low levels of private garden space" (Section 10.28). Policy HSP PE2 states that development will not be supported if it leads to a local deficiency; building 39 homes here would directly exacerbate an officially recognized crisis.
* Protection of Sports Facilities: Under Policy HSP PE5, the loss of playing fields is prohibited unless the land is proven "surplus to requirements" or replaced with "equivalent or better provision." No such evidence or replacement strategy has been provided for this site.
2. Undermining Health and Wellbeing (Policy HSP PE1)
The plan identifies "Healthy and Active Lives" as a priority, noting that Tameside faces "significant health inequalities," with female healthy life expectancy being 5.7 years below the national average.
* Contradiction: Policy HSP PE1 requires all developments to "contribute positively to health and wellbeing." Removing an accessible site for physical activity in a high-density area with poor health outcomes is a direct contradiction of the Strategic Objectives (Section 4.3) to reduce inequalities and support active lifestyles.
3. Breach of the "Brownfield First" Spatial Strategy (Policy HSP S1)
Policy HSP S1 mandates a "strong focus on making as much use as possible of suitable previously developed brownfield land".
* Housing Surplus: The council's housing supply tables (Table 5.1) show a total supply of 11,170 dwellings, which is significantly higher than the requirement of 9,700. There is no planning necessity to build on a greenfield recreational asset when the borough has a surplus of supply and has already identified major brownfield regeneration opportunities (such as Queen Street, Mossley) that should be prioritized.
4. Infrastructure and Service Capacity (Policies HSP T8, PE7, PE8, E2)
The proposed density of 39 homes will place unsustainable pressure on local infrastructure:
* Parking & Traffic: Under the "Parking for All" zonal strategy (Policy HSP T8), this site likely falls under Zone A, which restricts on-site parking. This will inevitably cause parking overspill onto narrow residential streets (Gordon Street, Princess Street), creating safety hazards and obstructing active travel.
* Education: The plan notes that the quality of Tameside's secondary schools is "significantly lower" than the national average (Section 2.10). Adding family-sized homes without expanding school capacity fails the requirements of Policy PE7.
* Health Services: There is no evidence that local GP surgeries can accommodate 39 additional households. Removing recreational space while increasing population density will increase pressure on Tameside General Hospital, contrary to Policies PE8 and PE9.
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Conclusion:
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Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

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Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

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In previous scoping consultations, 65% of respondents prioritized "People" (health and green space) as their top concern, specifically calling for the protection of accessible green spaces. Proceeding with Allocation 3 ignores the clear public mandate and the "brownfield first" preference expressed by the community (Section 1.45).
Conclusion:
Allocation HSP S2I: 3 is inconsistent with the council's evidence regarding open space deficiency in South Hyde and contradicts the core policies of Health, Environment, and Spatial Strategy. I request that this site be removed from the residential allocations and protected as a permanent recreational asset under Policy HSP PE2.

Q109	No
Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?	

Q110

Please give a reason for your answer

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted] Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
Formal Objection to HSP S2I: Allocation 3 ([redacted], Hyde)
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Policy / Site Reference: HSP S2I: Allocation 3
Reason for Objection:
I am writing to formally object to the proposed residential allocation at Leigh Street (HSP S2I: Allocation 3). This objection is based on the council's own evidence base and specific policy requirements set out in the "Homes, Spaces, Places" draft Local Plan. The allocation is unsound and unjustified for the following reasons:
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Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

This is a comprehensive, consolidated objection regarding HSP S2I: Allocation 3 ([redacted], Hyde). It combines the legal, environmental, and infrastructure-based arguments into a single response that you can copy and paste into a consultation form.
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Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#482

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 04, 2026 3:08:30 PM
Last Modified: Wednesday, February 04, 2026 3:18:34 PM
Time Spent: 00:10:04
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

The proposed development of the former Two Trees site cannot be supported by the current highways infrastructure. Furthermore, the site has been deemed a brownfield site in its entirety by TMBC - this contradicts the definition of a brownfield site according to statute. Of the entire site, only the footprint of the original school buildings and (tenuously) the area of the MUGA pitches can be classed as brownfield - the remainder of the site is greenfield and thus not available for housing or other built environment development.

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Whilst the strategic plan is admirable, it is also based on misleading information, specifically the classification of areas that have been deemed available for residential development.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#545

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 10, 2026 12:29:31 PM
Last Modified: Wednesday, February 11, 2026 5:04:52 PM
Time Spent: Over a month
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Not impressed
We need more open space bot a concrete jungle
And dont the wild life have a say

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Not good

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Cancel

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Cancel

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Stop it

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

No good

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Cancel

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Can el

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Cancel

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Cancel

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Stop building

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- To build a plan based on community feedback and to stop wasting more money.
- 1) plant pots on the market (Hyde)
- 2) Market parasols (Hyde)
- 3) initially very slippery market flooring (Hyde)
- Listen to people and base actions on their input i.e Godley Green Belt – people don't want it.
- Make places that promote wellbeing and physical activity accessible
- Less red tape i.e. If there is unused land a simple process for community use i.e community garden
- School crossings with an attendant

#204

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 09, 2026 8:27:39 AM
Last Modified: Friday, January 09, 2026 9:15:49 AM
Time Spent: 00:48:10
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I broadly support the ambition of the vision, but I cannot support any interpretation of it that results in the loss, erosion, or re-designation of greenbelt land. Protecting greenbelt is essential to the character, heritage, and environmental resilience of Tameside. Any future plan must commit to safeguarding greenbelt and prioritising brownfield regeneration instead.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

I support the principle of having a clear spatial strategy for Hyde, but I have significant concerns about how Policy HSP S2I translates into practice. The policy does not provide sufficient clarity on how Hyde's heritage, greenbelt, and trust protected open spaces will be safeguarded. The inclusion of sensitive land within policy layers elsewhere in the plan (such as renewable energy designations) undermines confidence that Hyde's character and green assets are being properly protected.

The policy needs stronger commitments to:

Prioritising brownfield regeneration

Protecting greenbelt and trust land

Ensuring transparent engagement with custodians and landowners

Maintaining the distinct identity and heritage of Hyde

Without these safeguards, the policy risks conflicting with the wider vision of protecting places, heritage, and the natural environment.

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

I do not support any development allocations that result in the loss, erosion, or weakening of greenbelt around Hyde. The allocations should focus on brownfield land, underused sites, and areas where infrastructure can support growth. At present, the plan does not provide enough clarity on the criteria used to select sites, nor does it demonstrate that all brownfield options have been exhausted before considering greenbelt.

Any allocation that affects:

Greenbelt

Trust protected land

Heritage landscapes

Recreational open space

should be removed unless a clear, published evidence base justifies it and full consultation with custodians has taken place.

Hyde needs regeneration, but it must be done in a way that protects the town's green setting and respects the commitments made in the spatial vision.

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Strategic Regeneration Areas can play a positive role in revitalising Hyde, but only if they are clearly defined, transparently evidenced, and supported by infrastructure planning. At present, the proposals lack detail on:

What specific interventions are planned

How greenbelt and open space will be protected

How heritage assets will be safeguarded

How regeneration will be balanced with community needs

Regeneration must not become a vehicle for inappropriate development on greenbelt or trust land. The Strategic Regeneration Areas should focus on:

Hyde town centre

Brownfield sites

Areas with existing transport links

Places where investment can genuinely improve the local economy

Without clearer boundaries, evidence, and safeguards, the proposals risk creating uncertainty for residents and landowners.

Q27 **Respondent skipped this question**

What are your thoughts on Policy HSP S2J: Longdendale?

Q28 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29 **Respondent skipped this question**

What are your thoughts on Policy HSP S2K: Mossley?

Q30 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31 **Respondent skipped this question**

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

The Spatial Framework needs stronger safeguards to ensure that its delivery does not result in the loss, erosion, or re-designation of greenbelt or trust protected open space. While the high level aims of the framework are positive, the supporting evidence and mapping do not yet provide the clarity required for residents, landowners, and custodians to understand how these aims will be achieved in practice. There is a particular need for: Full transparency around the criteria and methodology used to identify land for renewable-energy designations and other policy layers. Clear commitments that greenbelt and heritage-protected land will not be used to meet development pressures where brownfield alternatives exist. Early engagement with custodians of sensitive land, including trust land and recreational open space, before any designations are applied. Accessible mapping and explanations, so that residents can understand the implications of each policy layer without ambiguity. The Spatial Framework will only be effective if it is underpinned by clear evidence, transparent processes, and a firm commitment to protecting the green and heritage assets that define Tameside's character. Strengthening these elements will help ensure the framework is both deliverable and trusted by the communities it affects.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

The strategic objective for Centres is appropriate in principle. Strong, vibrant, safe and attractive town centres are essential for the long term health of the borough, and focusing new homes and investment within centres is the right approach. Concentrating development in existing centres also reduces pressure on greenbelt and helps support local businesses, public transport, and community life.

However, for this objective to be credible, it must be supported by:

A clear commitment to prioritising brownfield land within and around centres before any consideration of greenbelt release elsewhere in the borough.

Stronger detail on infrastructure, including transport, parking, public realm, and community facilities, to ensure centres can support increased residential populations.

A focus on safety, accessibility and design quality, so that centres genuinely become places where people want to spend time.

Protection of heritage assets, which are often central to the identity and character of town centres.

The objective is sound, but its success depends on ensuring that regeneration is not used as a justification for inappropriate development outside centres, particularly on greenbelt or trust protected land. A centre first approach must be consistently applied across the plan.

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

The strategic objective for Environment is appropriate and necessary. Ensuring that new development is energy efficient, climate resilient, and sensitive to ecological constraints is essential for the long term sustainability of Tameside. I support the principle of protecting natural assets, avoiding pollution and flood risk, and prioritising land remediation.

However, for this objective to be credible, it must be applied consistently across the plan. At present, there are areas where the supporting evidence and mapping do not align with the stated environmental aims. In particular:

Greenbelt and trust protected open spaces have been included within policy layers (such as renewable energy designations) without clear justification, despite the objective's commitment to protecting sensitive locations.

The plan does not yet demonstrate that brownfield land has been fully prioritised before considering any form of development or designation affecting greenbelt.

The methodology behind identifying areas for renewable energy development has not been published, making it difficult to assess whether environmental constraints have been properly considered.

Protecting the natural environment requires early engagement with custodians and landowners, which has not occurred in several cases.

The objective is sound, but its delivery depends on transparent evidence, clear mapping, and a firm commitment to safeguarding greenbelt, heritage landscapes, and ecologically valuable open spaces. Strengthening these elements will ensure the environmental objective is meaningful and trusted by residents.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

The strategic objective for Homes is appropriate in principle. Providing a range of suitable and affordable homes is essential, and I support the focus on making efficient use of land, buildings, and previously developed sites. A brownfield first approach is the right way to deliver new homes sustainably and in line with community expectations.

However, I must be clear that I do not support any approach to housing delivery that results in the loss, erosion, or re-designation of greenbelt. Protecting greenbelt is essential to the character, environmental quality, and long term resilience of Tameside. The plan must demonstrate that all brownfield opportunities have been fully explored and prioritised before any consideration is given to greenbelt release.

For this objective to be credible, the plan should clearly show:

That housing numbers can be met without impacting greenbelt

That infrastructure capacity has been properly assessed

That heritage, environmental and recreational assets are protected

That custodians of sensitive land are engaged early and transparently

I support the ambition to provide homes, but this must be achieved through brownfield regeneration, sustainable urban sites, and efficient land use, not through the destruction of greenbelt or trust protected open spaces.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Yes

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

The principle of ensuring a balanced mix of housing is sound. Hyde and the wider borough need a range of homes that meet local needs, including family housing, downsizing options, and accessible homes.

However, this policy must be delivered through a brownfield first approach. I do not support any interpretation of this policy that results in the loss, erosion, or re-designation of greenbelt or trust protected open space. Housing mix should be achieved through efficient use of existing urban land, regeneration of underused sites, and repurposing vacant buildings, not through development on greenbelt.

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Providing affordable housing is essential, and I support the principle of ensuring that new developments contribute to meeting local need.

However, affordable housing delivery must not be used as a justification for greenbelt release. The policy should explicitly commit to delivering affordable homes through:

Brownfield regeneration

Town centre living

Sustainable urban extensions (where appropriate)

Partnerships with registered providers

The policy should also ensure that affordable housing is genuinely affordable to local residents and remains so in perpetuity.

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Meeting the needs of older people, disabled residents, care leavers, and others with specific requirements is important. I support the principle of designing homes and neighbourhoods that are inclusive and accessible.

However, these needs must be met within existing urban areas, close to services, transport, and community support. This policy should not be used to justify development on greenbelt or sensitive open spaces. Specific needs housing should be integrated into sustainable, well connected locations, not isolated or placed on land that should remain protected.

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Build to Rent can play a role in diversifying the housing market, particularly in town centres and areas with strong transport links.

However, Build to Rent schemes must be:

Located on brownfield land

Supported by infrastructure

Designed to high standards

Appropriately managed

I do not support Build to Rent development on greenbelt or open space. The policy should make clear that such schemes belong in sustainable urban locations, not on protected land.

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

The Homes chapter contains several positive principles, but its credibility depends on a firm and explicit commitment to protecting greenbelt and trust protected open spaces. I do not support any approach to housing delivery that results in the loss, erosion, or re-designation of greenbelt. The plan must demonstrate that all brownfield opportunities have been fully explored and prioritised before any consideration is given to greenbelt release.

The Homes chapter should also strengthen:

Transparency around site selection methodology

Early engagement with custodians of sensitive land

Alignment between housing growth and infrastructure capacity

Protection of heritage and recreational assets

A sustainable housing strategy is possible, but it must be rooted in brownfield regeneration, efficient land use, and respect for the borough’s environmental and heritage assets.

Q61

What are your thoughts on the strategic objective for Jobs?

The strategic objective for Jobs is appropriate. Increasing job density, supporting local employment, and ensuring residents can benefit from economic growth are essential priorities for Tameside. A stronger local economy reduces inequality, supports town centre regeneration, and helps retain talent within the borough.

However, the delivery of this objective must be aligned with sustainable land-use principles. I do not support any approach to employment growth that results in the loss, erosion, or re-designation of greenbelt or trust-protected open spaces. Employment needs should be met through:

Regeneration of brownfield and underused industrial sites

Intensification of existing employment areas where appropriate

Repurposing vacant buildings

Supporting small businesses and local enterprise within centres

Improving transport links to existing employment hubs

The objective will only be credible if the plan demonstrates that economic growth can be achieved without compromising greenbelt, heritage assets, or the environmental commitments set out elsewhere in the plan.

A jobs strategy rooted in brownfield regeneration, skills development, and sustainable infrastructure will deliver long term benefits without sacrificing the borough's valued green spaces.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

The strategic objective for People is appropriate. Reducing inequalities, improving outcomes, and ensuring that communities have access to high quality services, health provision, education, and green infrastructure are essential priorities for Tameside. Supporting both new and existing communities is the right approach.

However, this objective must be delivered in a way that is consistent with the protection of greenbelt and trust protected open spaces. Green infrastructure is a core part of community wellbeing, and it cannot be strengthened by allowing development that erodes the very spaces residents rely on for health, recreation, and environmental quality.

To be credible, this objective requires:

A firm commitment that greenbelt will not be lost or re-designated, as this would directly undermine health, environmental resilience, and community wellbeing.

Clear evidence that infrastructure capacity, health, education, transport, and community services, has been fully assessed before any new development is proposed.

Early engagement with custodians of sensitive land, including trust land, to ensure that community assets are protected.

A transparent approach to green infrastructure planning, ensuring that enhancements are meaningful, deliverable, and not offset by losses elsewhere.

I support the ambition to improve outcomes for people, but this must be achieved through investment in services, regeneration of existing areas, and protection of the green spaces that underpin physical and mental wellbeing, not through development that compromises greenbelt or heritage open space.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

Respondent skipped this question

What are your thoughts on the strategic objective for Travel?

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

The strategic objective for Places is appropriate and reflects what residents consistently value about Tameside: its character, heritage, identity, and greenbelt. I strongly support the commitment to high quality design and to protecting and enhancing the borough's distinctive places.

However, for this objective to be credible, the plan must demonstrate that protection of the greenbelt is a firm and non negotiable principle, not an aspirational statement. The objective explicitly references maintaining greenbelt protection, yet other parts of the plan introduce uncertainty through unclear mapping, unexplained designations, and a lack of published methodology for site selection.

To uphold this objective, the plan must ensure that:

No development or policy designation results in the loss, erosion, or re-designation of greenbelt or trust protected open spaces.

Heritage landscapes, memorial land, and community open spaces are safeguarded through transparent evidence and early engagement with custodians.

High quality design is not used as a justification for development in inappropriate locations.

Brownfield regeneration is prioritised as the primary means of delivering growth.

I support the ambition to create places that are sustainable, attractive, and rooted in local identity. But this can only be achieved if the commitment to protecting greenbelt and heritage assets is upheld consistently across the entire plan, not contradicted by policy layers or unclear mapping elsewhere.

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

The Policies Map lacks the clarity, transparency and accuracy required for meaningful public consultation. Several issues undermine confidence in the mapping and its alignment with the plan's stated objectives, particularly the commitment to protecting greenbelt and heritage assets.

Key concerns include:

Unclear and inconsistent mapping layers

The map contains multiple overlapping layers (green shading, borders, hatching and other overlays) without a clear, accessible legend explaining their meaning. This makes it difficult for residents, landowners and custodians to understand the implications of each designation.

Inclusion of greenbelt and trust protected land without justification

Sensitive areas, including greenbelt and trust protected open spaces, appear within policy layers such as renewable energy designations. This contradicts the plan's stated aim of maintaining greenbelt protection and has been done without published methodology or prior engagement with custodians.

Lack of published methodology

The map does not explain how areas were selected for development allocations, strategic regeneration areas or renewable energy designations. Without transparent criteria, the map cannot be meaningfully scrutinised.

Landowners and custodians not notified

Several affected parties were unaware that their land had been included within policy layers. This undermines the fairness and legitimacy of the consultation process.

Accessibility issues

The WebApp is not intuitive for all users, and the layering system makes it difficult to isolate specific policy areas. A clearer, more user friendly interface is needed.

Overall, the Policies Map requires significant improvement before it can be relied upon as an accurate representation of the plan. No policy designation should apply to greenbelt or trust protected land unless supported by transparent evidence, clear methodology and full consultation with custodians.

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

The Integrated Assessment has not adequately assessed the environmental, social, and economic impacts of the proposed policies and allocations. Key issues include:

Insufficient assessment of greenbelt impacts, despite several policy layers and designations affecting greenbelt and trust protected land.

Lack of transparency around the methodology used to identify areas for renewable energy designations, development allocations, and regeneration areas.

No clear evidence that brownfield alternatives were fully assessed before sensitive land was included within policy layers.

Inadequate consideration of cumulative impacts, particularly where multiple overlapping designations affect the same locations.

Limited engagement with custodians and landowners, meaning the assessment does not reflect local knowledge or site specific constraints.

Without transparent methodology and a full assessment of impacts on protected land, heritage assets, and community wellbeing, the Integrated Assessment cannot be considered robust.

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Several sections require further explanation:

Site selection methodology:

The assessment does not explain how sites were chosen or why certain greenbelt and trust protected areas were included.

Renewable energy designations:

The criteria for identifying these areas are not published, making it impossible to understand or scrutinise the assessment.

Cumulative impact analysis:

The assessment does not clearly evaluate how multiple policy layers interact, particularly where they overlap sensitive land.

Green infrastructure impacts:
The assessment does not fully consider how designations may undermine the plan's own objectives for health, wellbeing, and environmental resilience.

Engagement evidence: There is no clear record of consultation with custodians of affected land, which is essential for an accurate assessment.

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

The evidence base is incomplete and lacks the transparency required for a plan of this scale. Key concerns include:

Absence of published methodology for renewable energy designations, development allocations, and Strategic Regeneration Areas.

Inconsistent or unclear mapping, making it difficult to understand how evidence has informed policy boundaries.

No clear demonstration that brownfield land has been fully prioritised before greenbelt was considered.

Limited environmental and heritage assessments for areas included within policy layers, particularly trust protected land.

Insufficient infrastructure evidence, especially regarding transport, health, education, and utilities capacity.

A sound plan requires a clear, accessible, and complete evidence base. At present, the evidence does not meet that standard.

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

The monitoring framework lacks the detail needed to ensure accountability and effective delivery. In particular:

No clear indicators for monitoring greenbelt protection, despite this being a stated objective of the plan.

Insufficient measures to track whether brownfield land is being prioritised in practice.

Lack of transparency around how renewable energy designations will be monitored, reviewed, or amended.

No mechanism for reporting engagement with custodians of sensitive land.

Limited clarity on how infrastructure capacity will be monitored alongside housing and employment growth.

A credible monitoring framework must include measurable, enforceable indicators that reflect the plan’s core commitments, especially around greenbelt protection and sustainable development.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

I support the overall ambition of the plan, but its credibility depends on consistent protection of greenbelt, trust protected open spaces, and heritage landscapes. Throughout the document, there are contradictions between the stated objectives and the mapping or policy layers presented. These inconsistencies undermine public confidence and must be resolved before the plan progresses.

Key principles that must be upheld:

No loss, erosion, or re-designation of greenbelt.

Full transparency around site selection methodology.

Early and meaningful engagement with custodians of sensitive land.

A brownfield first approach applied consistently across all policies.

Clear, accessible mapping that allows residents to understand the implications of each policy layer.

A strong, sustainable plan is possible, but it must be rooted in transparent evidence, sound governance, and firm protection of the borough’s most valued green and heritage assets.

#571

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 15, 2026 1:26:32 PM
Last Modified: Sunday, February 15, 2026 4:35:40 PM
Time Spent: Over a week
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Good if you can follow through but I believe your proposals will contravene a number of them

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Yes

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 9:44:30 PM
Last Modified: Sunday, December 21, 2025 9:53:00 PM
Time Spent: 00:08:30
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

As usual great visions ,but no grasp of what citizens actually want in the area

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

The green areas are poorly maintained an with council cuts will continue to be

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Growth comes with investment but not with business rates an taxes

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Waste of valuable monies on a lost cause ashton is no longer viable as centre , just like all townships in tameside

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Social housing is what is needed , as afordable housing is not within the grasp of working people in this area

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

The freedom for citizens to decide there own desire to travel by which method they choose not what is dictated

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#247

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 10, 2026 11:27:29 AM
Last Modified: Saturday, January 10, 2026 11:29:54 AM
Time Spent: 00:02:25
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Respondent skipped this question

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Respondent skipped this question

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Respondent skipped this question

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Respondent skipped this question

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#491

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 05, 2026 5:36:11 AM
Last Modified: Thursday, February 05, 2026 5:44:29 AM
Time Spent: 00:08:18
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

This looks good on paper, how will green spaces be protected at the same time as building new homes and infrastructure. All are important and a concern is that all factors cannot be met. 2042 is a long time to wait for connection to better public transport from Denton and Haughton Green. Do the plans include ways to stop litter and industrial waste ending up on the banks of the river tame?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 7:32:16 PM
Last Modified: Monday, December 22, 2025 4:50:06 PM
Time Spent: 21:17:50
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Why is it even being considered to build on denton golf club which has been open for 116 years and is a centrepiece of the local area providing leisure activity and backing on to debdale park providing good local walking routes as well as important space for local wildlife to flourish in the trees and parkland. The Labour Party insists that it wants to invest in public services but not actually services that provide quality of life like golf which encourages sport and healthy exercise. Who has decided this should be proposed? Yes it is important to always consider housing and the local economy, but the scoping report discusses declining choice of jobs and declining wages. So who is responsible for that? You as the labour authority in the region, city, area of tameside and our local mps all overseeing consistently higher council tax to supposedly improve local services. All we see is consistent decline, you can't collect bins on time, can't repair roads properly, your current Westminster government policies are actively encouraging businesses to close and making it increasingly hard for small businesses and the hospitality sector to employ people so how is that going?

In terms of wanting to encourage growth locally, it is down to you as a Labour council and a Labour government to have the right policies in place to encourage people to want to open businesses and invest locally in people and facilities. You can't just build on historic land like Denton golf club and expect business to expand when your government's policies are currently driving up employment and forcing businesses to close.

You've also done things like closed local market stalls, and we've not seen hardly any investment in proper quality of life measures locally such as sport centres, outdoor swimming, skating rink, saunas for public use like they have in Scandinavia. For example what is happening with reddish community centre? If you are serious about investing in quality of life this could be a leisure facility such as a sauna or spa, or in terms of local business investment could be hub for small businesses to rent space or a hub for entrepreneurship.

When it comes to choice of work in the local area, it is extremely hard to want growth everywhere for every sector as people have always and will always commute to work either a short distance or to a local place of work. However your scoping report suggests that areas like science, innovation and IT/ software are areas that dont have many jobs locally. Why? One reason being that it is up to these businesses big or small where they set up an office or if you want to encourage that area pf jobs growth then you should encourage business and entrepreneurship to be taught as mandatory at secondary school level and have places like reddish community centre ready as an entrepreneurship hub to help people start up these businesses. The trouble is we have people working in the council and in government making policy on businesses that have zero or little business.

I think you've massively let yourselves down with the amount of replies you've had in the scoping phase. How did you make people aware of this seeing as though you only had 200 responses and 35 emails? Have you even consulted denton and Fairfield golf club in particular. As a resident of dane bank we don't want 700 houses to be built on a flattened golf course just to please angela Rayner. We need investment in the town centre where there are derelict shops around the square and takeaways have been allowed to take over in tameside generally. Reversing things like business rates would prevent businesses from closing and at the moment this government is doing nothing to encourage business growth but expecting growth from building houses on a golf course is not the answer, even in the long term

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Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Firstly we shouldn't be worrying about providing accommodation for gypsies and travellers, they pull up where they want and have their own accommodation. In terms of distribution of development being towards Hyde thats because rightly there is more space to use further away from Manchester. Looking at industry and warehousing I struggle to see why it should be the council's view that simply building empty warehousing in places will suddenly make business people move to the area. A lot of empty buildings should be made the priority to be made available for offices or if possible be demolished if you want to build warehouses. Just because the areas near the m60 are supposedly better for motorway access does not make that true. The A57 is gridlocked every day and the bus lanes towards denton roundabout make traffic even worse than it has to be currently nevermind in the future. I also do not believe that a suggestion for building on denton golf club would comply with any policies around protecting wildlife and indeed nature. The whole of this area would currently play a large part in absorbing co2 emissions from the motorway and the A57 as well as providing a home for all types of animals- rabbits, foxes, owls, magpies, blackbirds, bluetit, robins, sparrows, parrots as well as insects, frogs. What a disgrace it is even being considered.

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Dont agree with the overall point of 5.70 where it says about brownfield and greenfield land being already identified. Businesses and residents have not been properly consulted

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

The general point of reducing the need to travel far to work due to regeneration is not suddenly true. You have to rely on businesses wanting to base themselves here and also have the right national policies for entrepreneurship and small business to naturally grow which your Labour government does not have at the moment. However the ashton moss area is a good area to identify for business growth and innovation

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Utterly disagree with general points 3 and 5 here at the start of page 47. 990 homes should not be built on any golf course land due to the reasons already mentioned around traffic, bio diversity, the impact on nature which cannot be replaced and the removal of a leisure facility encouraging recreation and sport, whilst also removing key local walking routes between Denton and Fairfield golf clubs and debdale park. This was also widely used in the pandemic by local people getting exercise and should be actively encouraged not destroyed.

Your existing employment clusters around Denton island are there because it was spare land not a golf course which I may add provides business office or space, leisure activities such as a gym or retail space such as Sainsbury's. Not to just use a golf course to build houses.

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

I do not agree with the proposal of hsp s2f allocation 1. For the reasons I've already outlined we dont want 700 new homes built here destroying a golf course and green land or for warehouses to be built. I cannot believe a Labour council which is constantly concerned about the environment wants to destroy nature and what is practically parkland delivering environmental and leisure purpose to dane bank and denton residents

Q17

What are your thoughts on Policy HSP S2F: Denton?

Dont agree with point 1 and 2 about employment led opportunity and 710 new houses if that involves Denton golf club for the reasons already outlined. You outline yourselves in point 5.124 about the area having a high quality landscape and providing greenspace access for active lifestyles. Plans to destroy Denton golf club and fairfield golf club puts you at odds with your own view

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

What would be built on hsp s2f allocation 3 on windmill Lane West? This is a very awkward area to access and would not be suitable for a lot of traffic and would not be suitable for any business activity involving hgv vehicles because of the rail bridge on windmill lane. This again seems an area to be left alone due to nature and it absorbing co2 emissions from the motorway. Otherwise we will end up like we did installing signage for the pointless clean air zones where councils were actively cutting down trees to install a metal sign. Common sense means some areas are not suitable.

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

As already mentioned not suitable to build on denton or Fairfield golf club for the reasons in the comments. It's clear from the framework that areas like Hyde have a lot more suitable room for regeneration because it is a lot more deprived than the dane bank area

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

It's right to focus on growth and investment for the town centre retail environments, but that has to be paired with favourable private sector government policy for business to encourage it to thrive. You want to focus on hospitality in your reasoned justification but at the moment national insurance increases and business rate increases is leading to unemployment and business not being able to afford to stay open so this will be very difficult to grow without a complete change of direction from the government

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

There needs to be a big focus on united utilities cleaning out our rivers and getting a grip on water quality. This section shows that building on golf courses which are full of wildlife should not even be considered

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Housing is of course important, but I do not support housing or business infrastructure being built on denton or Fairfield golf course. Houses have to be built in the right areas for traffic, environment, wildlife and do not have to be around the corner from where someone works as people will always commute to work it is a fact

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Good research has been done here but new jobs generated are predominantly in the private sector from larger businesses having offices or premises locally, small businesses or the self employed. That all relies on government laying the foundations for the right policies which is currently not the case. The uk economy if flatlining and struggling due to the Labour government not understanding where growth needs to come from. This is why jobs are suffering everywhere and local regeneration needs to work in tandem with the right government policy which won't happen with this government. Investing just in public services does not generate growth or wealth directly.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Your point 10.19 outlines completely the reason not to build houses on denton or Fairfield golf club due to the importance of outdoor space for sport, recreation and quality of air and life as well as biodiversity from the wildlife.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Disagree with the hsp s2 allocation of Denton and Fairfield golf club, not only for the reasons mentioned but youve got a brook running through it with wildlife as well as private houses already. Not been thought through on any level destroying a leisure facility with green space all around it. Far too much impact on traffic, access, the environment

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Your assessment starting on page 203 does not at all go into depth about the environmental impact. Of course if will negatively impact emissions and air quality, nevermind it being part of an overall vision. You want to actively destroy green space and it would never recover.

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Yes, the whole justification for even considering hsp s2e audenshaw when it is an actively leisure space with huge amounts of green space and providing a great local amenity positively impact people's quality of life by encouraging sport and exercise whilst playing a big part in local wildlife and absorbing emissions from local routes as well as providing local walking routes and a meeting and events space for business and networking.

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#85

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 23, 2025 8:33:50 AM
Last Modified: Tuesday, December 23, 2025 8:34:58 AM
Time Spent: 00:01:07
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The vision is meaningless without actually building decent homes for people, or protecting the outdoors.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 05 February 2026 12:44
To: Plan Policy
Subject: Old Leigh Street School, Hyde.

You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Hello,

My name is P[redacted]. I have recently been made aware of plans to build 39 houses on where the old Leigh Street School stood. I would like to register a complaint to these plans. Firstly I would like to ask why this has been kept quiet from residents. No letter, no posters, no email from the council. It would appear it has been kept quiet to avoid objections. Secondly the infrastructure, I am guessing that it will be added to the current infrastructure which on numerous occasions has failed. I currently have a hole outside my house because of a water leak, there were two occasions in the last couple of months where the electricity was off due to a fault and you want to add to the systems. Thirdly there are only two small side streets with which to access the site, Leigh street and Gordon street. The first off Lumn road which has cars from Lumn road parked on it due to double yellow lines, therefore would make lorries trying to enter or depart the site difficult and Gordon Street which has a nursery at the end of it. Wagons would have to again struggle to enter or depart the site, not to mention young children being in the vicinity. Forth the parking situation, it is already difficult with regards to parking, there are people from both Lumn Road and Wilson street who park on [redacted] due to no availability on there own streets. I am guessing that if 39 houses are built on the site there will be nowhere to park as the size of the site doesn't look big enough to have 39 houses and Driveways. I hope residents objections are taken seriously and not fobbed off at the behest of large building contractors and developers.

Yours Sincerely

[redacted]

#599

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, February 19, 2026 5:37:24 PM
Last Modified:	Thursday, February 19, 2026 5:53:15 PM
Time Spent:	00:15:51
IP Address:	[redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Plan:8 Town Planning Ltd

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Sufficient homes are required. Allocations should be achievable. Sufficient allocations should be provided to allow housing supply to be felxible to meet demand.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Policy HSP S2C: Hyde The policy is too narrow. Grey belt land shoudl be included, particulraly with the propblem of deliverability of the Godley Garden Village.

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Policy HSP S2C: Hyde The policy is too narrow. Grey belt land shoudl be included, particulraly with the propblem of deliverability of the Godley Garden Village.

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Policy HSP S2C: Hyde The policy is too narrow. Grey belt land shoudl be included, particulraly with the propblem of deliverability of the Godley Garden Village.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Yes

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Sufficient homes should be provided particulraly with the propblem of deliverability of the Godley Garden Village. Policy HSP S2C: Hyde The policy is too narrow. Grey belt land should be included to ensure housing delivery.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Yes

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Sufficient homes should be provided particulraly with the propblem of deliverability of the Godley Garden Village. Policy HSP S2C: Hyde The policy is too narrow. Grey belt land should be included to ensure housing delivery.

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Yes

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Yes

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Sufficient homes should be provided particulraly with the propblem of deliverability of the Godley Garden Village. Policy HSP S2C: Hyde The policy is too narrow. Grey belt land should be included to ensure housing delivery. Land at Mottram Road (GM525596 and GM525597) Hattersley is a good example of grey belt land that should be included as an addition to Godley Garden Village to ensure new homes throught the district.

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Sufficient homes should be provided particulraly with the propblem of deliverability of the Godley Garden Village. Policy HSP S2C: Hyde The policy is too narrow. Grey belt land should be included to ensure housing delivery. Land at Mottram Road (GM525596 and GM525597) Hattersley is a good example of grey belt land that should be included as an addition to Godley Garden Village to ensure new homes throught the district.

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

The propblem of deliverability of the Godley Garden Village has not been addressed.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

[redacted]

From: [redacted]
Sent: 21 February 2026 07:16
To: Plan Policy
Subject: Subject: Objection to Allocation 6 – Cedar Avenue (HSP S2L)

You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Dear Planning Policy Team,

I am writing to formally object to the proposed development of approximately 35 new homes on Allocation 6 – Cedar Avenue (2.03 hectares).

My objection is based on the following concerns:

1. Impact on Local Infrastructure
The surrounding roads, particularly around Spindle Point and Cedar Avenue, already experience congestion at peak times. An additional 35 homes would significantly increase traffic, parking pressures, and road safety risks, particularly for pedestrians and school children.

2. Pressure on Local Services
Local GP surgeries, schools, and other community services are already stretched. There is no clear evidence that infrastructure improvements will be delivered alongside this development to accommodate increased demand.

3. Loss of Green/Open Space and Wildlife Habitat
The site currently provides valuable open space that contributes to local biodiversity and offers visual relief within a densely developed residential area. Development would result in the loss of habitat for wildlife and reduce green space accessible to residents.

4. Character of the Area
Cedar Avenue and the surrounding neighbourhood consist largely of established housing with a defined character and spacing. A new housing estate of this scale risks overdevelopment and would be out of keeping with the existing layout and density of the area.

5. Drainage and Flood Risk
Given increasing incidents of heavy rainfall, there are concerns about surface water drainage. Developing this land may exacerbate flooding risks in surrounding residential streets unless substantial mitigation measures are guaranteed.

For the reasons outlined above, I respectfully request that this site allocation be reconsidered and removed from the Preferred Option Plan.

Thank you for the opportunity to comment on this proposal.

Yours faithfully,

[redacted]

#188

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 08, 2026 7:05:42 PM
Last Modified: Thursday, January 08, 2026 7:10:03 PM
Time Spent: 00:04:20
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The vision and principles are fine. The various plans do not seem to align to the principles of the vision.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#111

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 29, 2025 7:38:21 PM
Last Modified: Monday, December 29, 2025 7:39:14 PM
Time Spent: 00:00:53
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#578

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 16, 2026 7:42:07 PM
Last Modified: Monday, February 16, 2026 7:45:45 PM
Time Spent: 00:03:37
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The amount of dwellings will be to many for the size of the land.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#472

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 04, 2026 12:28:05 PM
Last Modified: Wednesday, February 04, 2026 12:30:06 PM
Time Spent: 00:02:00
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The vision obviosuly sounds great. However, it is an advertisement with a particular agenda ie to suit their plans.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

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Land at Egmont Street, Mossley, Tameside

Response to Tameside Council's 'Homes, Spaces, Places' Preferred Option Local Plan Consultation

Bridgewater Land & Developments Ltd

February 2026
Our Ref: 25-03343



Contents

1 INTRODUCTION....3

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN....5

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS....9

4 SUMMARY AND CONCLUSION....12



Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Planner experienced in the commercial property sector.

Created by:	[redacted](Hons), MSc, MRTPI [redacted]
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Checked by:	[redacted] BA (Hons), BTP, MRTPI [redacted]
Signature:	[redacted]

1 INTRODUCTION

Purpose

1.1 Rapleys LLP has been instructed by Bridgewater Land & Developments Ltd[1] to prepare this response to Tameside Council's Homes, Spaces, Places ('HSP') Regulation 18 Preferred Option Local Plan consultation[2].

1.2 Bridgewater is interested in the emerging HSP Local Plan because it controls land at Egmont Street in Mossley, Tameside, which it proposes for residential development[3].

1.3 Our client's site is located within an 'Established Employment Area', as shown on the proposals map which forms part of the Council's currently adopted development plan. Policy HSP 1 of the draft Local Plan proposes to carry forward the Existing Employment Areas[4] and so our client's site is already covered by that designation, but our client's site is additionally proposed to be allocated for employment use.

1.4 As we discuss in this representation, however, the site has lain undeveloped for approximately 80 years and, as such, it is considered that the land should be deemed surplus to employment requirements. Our client therefore proposes that the site should be allocated for alternative uses, including residential development, which are deliverable. If the site is carried forward as an employment allocation, it will inevitably remain redundant indefinitely, thereby representing an inefficient use of land in one of Tameside's largest settlements.

1.5 Our client's proposal, which will contribute to addressing the urgent need for more affordable housing in the borough, benefits from the support of the local residents as well as Town Councillors.

1.6 Against the background outlined above, the purpose of this representation is to provide our observations in relation to the emerging HSP Local Plan, and associated evidence base documents, insofar as they relate to our client's interests. Before we do so, we provide a brief overview of our client's site.

Land at Egmont Street, Mossley

Location

1.7 Bridgewater controls an irregularly shaped, 0.46ha parcel of land to the west of Egmont Street in Mossley, as outlined in red on Figure 2.1 below. The previously developed, vacant site comprises concrete slabs and self-seeded vegetation.



Figure 1.1 – Site Location Plan

[1] Hereafter referred to as 'Bridgewater'.
[2] Hereafter referred to as 'HSP Local Plan'.
[3] Hereafter referred to as 'the site'.
[4] The 'Established Employment Areas' are referred to as 'Existing Employment Areas' within the emerging Local Plan.

1.8 The site is located south-west of the River Tame, beyond which is the Glover Centre Industrial Estate, which accommodates a number of manufacturing employment uses. The site is bounded by existing residential dwellings fronting onto Bury Street to the west and warehousing and distribution employment uses to the south-west. A small plot of undeveloped land is located north of the site and a recreational field is located on the opposite site of Egmont Street, south-east of the site.

1.9 The site is approximately c.65m from bus stops which provide regular services towards Ashton-under-Lyne, Micklehurst and Oldham. The site is also approximately 0.3 miles south-east of Mossley railway station, which provides regular rail services to destinations including Manchester Piccadilly, Huddersfield, Newcastle and Liverpool Lime Street.

1.10 There are several services and facilities – including pubs and restaurants, takeaways, newsagents, and a Post Office – located within approximately 1km of the site. The site is therefore a sustainable location for residential use.

History

1.11 The site forms part of a wider 1.85ha parcel of land which is designated as an 'Established Employment Area' between Stanhope Street and River Mill, Mossley, within the Tameside Unitary Development Plan ('UDP'), adopted in 2004. Despite this designation, the site has not performed an employment function for the best part of a century.

1.12 We understand that the site accommodated the Albert Cotton Mill from the mid to late nineteenth century. The mill ceased trading in 1932, was demolished in the late 1940s and the site has not been in productive employment use since then. Historic satellite imagery shows that the site was used for low-intensity vehicle and HGV parking for several years, from at least 2000 up until 2018. Since 2018, the site has remained vacant.

1.13 In October 2023, our client submitted a full planning application for the proposed development of 36 one-bedroom apartments at the site, alongside associated parking, landscaping, and works necessary to facilitate the development (LPA ref: 23/00921/FU). At a meeting of the Council's Speaker's Panel held on 23 July 2025, Members voted to refuse the planning application for reasons relating to the loss of employment, poor amenity and the scheme representing a piecemeal form of development.

1.14 As we go on to consider within this representation, our client is of the firm view that the site should not be designated as employment land given that there is a clear lack of viable interest in the land for such use. All of the other reasons for refusal relating to amenity and the form of development are capable of being addressed through the submission of a new planning application for residential development at the site.

Structure of this Representation

1.15 The remainder of this representation is structured as follows:

- Section 2 provides our observations on the emerging HSP Local Plan;
- Section 3 provides our comments regarding the evidence base documents, which underpin the HSP Local Plan; and
- Section 4 contains our summary and conclusions.

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN

Overview

2.1 The HSP Local Plan builds on the strategic framework established through Places for Everyone ('PfE') to set out how Tameside Council will plan for the homes, jobs, infrastructure, and green spaces that the borough needs up to 2042. The emerging plan identifies proposed housing and employment allocations for development across the borough.

2.2 Within the emerging HSP Local Plan, our client's land at Egmont Street is proposed to be allocated for employment use under reference 'HSP S2K (Mossley): Allocation 1: Egmont Street'. For ease of reference, an extract from the associated draft Policies Map is provided as Figure 2.1 below. The draft Policies Map describes the land as a *'cleared vacant employment site',* and page 92 of the draft Local Plan identifies an estimated floorspace capacity for the site of 1,840 sq.m.

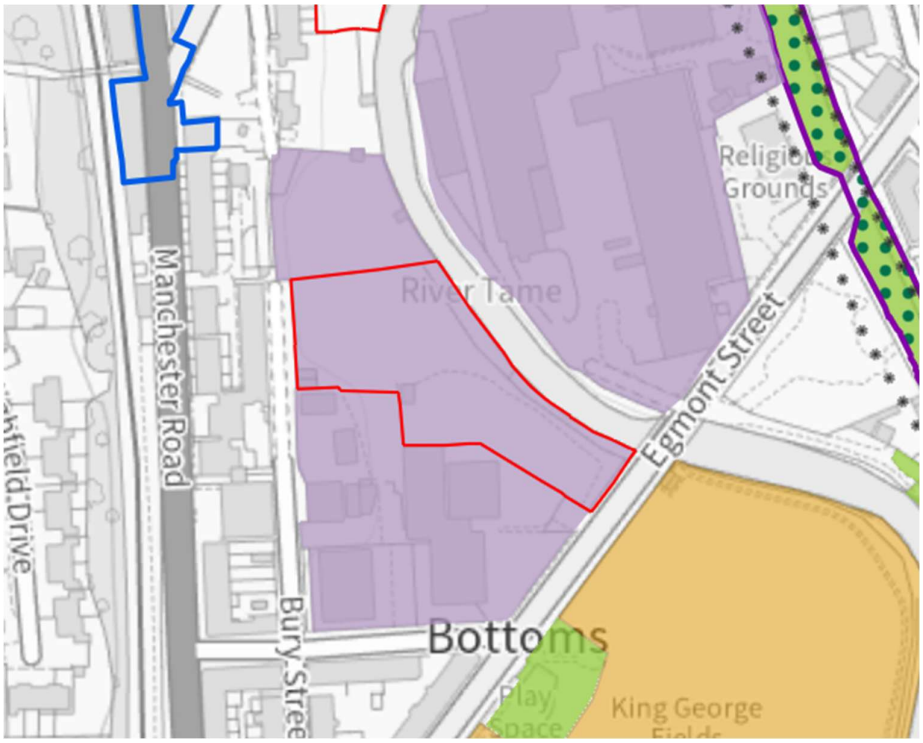


Figure 2.1 – Site Location Plan

2.3 Our client is of the view that the site is surplus to employment requirements, having been undeveloped for approximately 80 years. The land is currently within an 'Established Employment Area' (shaded purple) within the adopted Tameside UDP, but has not been in such use for the best part of a century. The 'Established Employment Area' allocation extends beyond the boundary of the site controlled by Bridgewater and includes land to the north and south-west, which comprises existing warehousing and manufacturing employment uses. An 'Established Employment Area' designation is also afforded to the Glover Centre Industrial Estate, to the east of the River Tame.

2.4 Whilst there are existing employment uses in operation at the surrounding 'Established Employment Area', our client's site – which is proposed to be allocated for employment development within the emerging Local Plan – has not been used for employment use since the last buildings at the site were cleared in the 1940s.

2.5 Marketing reports which were prepared in support of the previous planning application for residential development at the site (LPA ref: 23/00921/FU) show that, while there has been a low level of tentative interest in the site for employment uses, there are viability issues which prevent the site coming forward for employment development. As such, should the site be allocated for employment development, it is likely that the site will remain undeveloped and underutilised, thereby representing an inefficient use of land in one of Tameside's principal settlements.

2.6 Against the background outlined above, our client proposes that the site should come forward for residential development and therefore proposes that the site should instead be allocated for residential or mixed-use development within the emerging HSP Local Plan. Residential-led development at the site is viable and amending the proposed allocation in that way will enable the site to come forward for productive uses.

Housing Policies

2.7 Emerging Local Plan Policy HSP S1 (Overall Spatial Strategy) states that the Council will make provision for at least 9,700 net additional dwellings over the 2022 to 2042 plan period, which is equivalent to 485 dwellings per annum ('dpa'). This annualised housing target aligns with the requirement for Tameside as set out under adopted PfE Policy JP-H1.

2.8 As acknowledged at paragraph 5.20 of the current consultation document, however, the Government published a revised standard method for calculating local housing need ('LHN') in December 2024. Based on the Government's latest standard method, we calculate that Tameside's LHN requirement is now substantially higher, at 1,123 dpa. The housing target for Tameside of 485 dpa, as set out within the HSP Local Plan, is therefore some 638 dpa lower, or just 43 per cent of the latest LHN requirement.

2.9 With reference to the transitional arrangements set out within the December 2024 version of the NPPF, paragraph 5.22 of the consultation document states that the Council *';will commit to early review of HSP following its adoption, in particular to consider whether any new standard method has implications of identifying higher levels of housing need at the appropriate time and how these may be best met*'. We do not consider that the Council's suggested delay to meeting identified housing needs is a sound approach to forward planning; for each successive year that the inadequate target of 485 dpa is worked towards, a cumulative under-provision vis-à-vis the number of additional homes that Tameside needs will continue to build up.

2.10 Emerging HSP Policy HSP S2K sets out a vision for Mossley, which includes a net increase of around 870 new homes within the neighbourhood by 2042. Based on the latest LHN requirement, we consider that sustainable settlements such as Mossley are able to accommodate a greater proportion of the borough's housing needs. Our client's site in Mossley is well suited to accommodate a proportion of the Borough's residential growth needs.

2.11 Paragraph 5.170 of the consultation document states that the housing stock in Mossley *'reflects its industrial past, with some listed properties contributing to its character. However, while the local housing market is strong it lacks diversity, being dominated by terraced properties, with limited affordable options for first-time buyers, growing families and older residents. Future development should deliver a balanced mix of housing types and tenures…'* The document goes on to state that '*Opportunities exist to redevelop older industrial sites and riverside land…for residential-led mixed-use schemes."*

2.12 We fully support the acknowledgement contained within the emerging HSP Local Plan that there is an opportunity to redevelop older industrial sites and riverside land in Mossley for mixed-use development. Our client's land at Egmont Street represents a prime opportunity to redevelop vacant and underutilised riverside industrial land for the creation of a residential development scheme. As such, we consider that our client's site at Egmont Street should be allocated for such use within the emerging HSP Local Plan.

2.13 We note that draft Policy HSP S1 Part 2i states that the Council will deliver sustainable patterns of growth by securing improvements *'in the delivery of affordable housing through a combination of mechanisms, funding, investment and maximising developer contributions, consistent with the council's GMS commitment to deliver 20% more social and affordable housing by 2030.'*

2.14 Our client is fully supportive of the Council's aim to deliver additional affordable housing in the borough, and therefore proposes that its site comes forward for the delivery of approximately 40 affordable housing units. Funding is currently available from GMCA and Homes England to support an affordable social rent housing scheme to meet the needs of local residents. This funding package ensures that the identified abnormal development costs can be addressed in a way that ensures the

delivery of a financially viable scheme. For reasons that we go on to discuss below, the delivery of employment uses at the site is not considered as being economically viable, and therefore it not considered that the proposal to allocate the site for employment use satisfies the tests of soundness set out within the NPPF.

Employment Policies

2.15 Emerging Local Plan Policy HSP J3 (Assessing the Loss of Employment Land or Accommodation) states *the council will not permit non-employment proposals within existing employment areas, or at individual employment sites or premises not shown on the policies map, unless a detailed market appraisal demonstrates that there is no current or likely future demand for the site or premises.'*

2.16 The emerging policy goes on to state:

> *'Where it is clearly demonstrated that retention of the employment land or accommodation is not feasible, the council will require:*
>
> - *Partial retention, where practicable that part of the land or buildings is retained for future redevelopment for employment purposes; or*
> - *A financial contribution to support the development or the improvement of employment premises elsewhere in Tameside.'*

2.17 We do not consider that this emerging policy – which requires the partial retention of land for employment use, or a financial contribution to be provided towards employment premises elsewhere in the borough, where is has been demonstrated that the retention of the land for employment use is not feasible – to be justified. The application of such a policy has the potential to impact on the economic viability of sites, which have been assessed as being no longer appropriate for employment use. Indeed, the policy risks underutilised and vacant sites – such as our client's site at Egmont Street – remaining vacant, as opposed to addressing the borough's wider development needs, including those for the delivery of much needed affordable housing.

2.18 Whilst we fully appreciate and recognise the need for the Council to maintain a range of employment sites across the borough, it is essential that the sites which the Council chooses to allocate for such use are economically viable and that there is market demand for such use at the identified site. Our client's site – which is currently allocated for employment use with the adopted Tameside UDP – has remained vacant, despite being identified as an employment allocation within the development plan document which was adopted in November 2004; over two decades ago. Indeed, the site has lain undeveloped for circa 80 years and there is no viable market interest to suggest that the site will come forward for employment use in the foreseeable future.

2.19 A marketing exercise was conducted to provide evidence in relation to the employment demand at the site, in support of the previous planning application for residential use at the site (LPA ref: 23/00921/FU). Whilst some enquiries from companies looking to develop the site for employment units were received, when constraints or the potential optimum layout was discussed, the site was either considered to be of questionable viability or unviable.

2.20 An Employment Use Viability Assessment was also produced in support of the previous planning application for residential use at the site. The assessment set out a redevelopment scenario based on the construction of two industrial units at the site. When taking account of the site's abnormal costs, the industrial viability scenario demonstrated a negative residual value.

2.21 It is considered that emerging Local Plan Policy HSP J3, which requires the partial retention of land for employment use, or a financial contribution to be provided towards employment premises elsewhere in the borough, to be just. Pursuing such an approach is likely to result in vacant sites – such as our client's site at Egmont Street in Mossley – to remain underutilised.

Conclusion

2.22 Tameside Council proposes to allocate our client's land off Egmont Street for employment use via the emerging HSP Local Plan, despite the site already being within an Existing Employment Area and not having been in employment use for circa 80 years. To ensure the growth and prosperity of the

borough, the Council must ensure that the sites that it allocates for employment use are deliverable in practice, when taking account of economic viability.

2.23 For the reasons set out above, we do not consider that proposed allocation 'HSP S2K (Mossley): Allocation 1: Egmont Street' is justified because employment uses at the site are clearly not viable. As such, our client proposes that the site should instead be allocated for residential or mixed use development within the emerging HSP Local Plan. The site is a select number of sites which can deliver affordable housing in the short term; the delivery of around 40 affordable dwellings at the site will make a positive contribution to the borough's supply of housing supply in a sustainable location.

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS

Tameside Housing Need Assessment 2025

3.1 The Tameside Housing Need Assessment ('HNA'), dated November 2025, has been produced to provide up-to-date evidence on housing need across the borough over the period 2022 to 2042.

3.2 The HNA finds that, whilst house prices and rents in Tameside are lower than in nearby areas, they are still unaffordable for many. In 2024, lower quartile house prices were £155,000 and median prices were £200,000. Lower quartile rents averaged £802 per month, and median rents £923. To afford those levels of expenditure, households need incomes of around £38,500 to £38,600, but many earn far less. Key workers and single earners often spend over 30–40 per cent of their income on rent, and buying a home usually costs more than 3.5 times their income.

3.3 The HNA establishes a gross annual need of 1,190 affordable dwellings per annum, and a net need of 717 affordable dwellings each year after taking existing supply into account. When considered against the proposed overall dwelling requirement set out within emerging HSP Local Plan Policy HSP S1, which equates to 485 dpa, the Council's own evidence suggests that the proposed housing requirement is insufficient to address affordable housing needs alone, never mind market housing needs.

3.4 The Council needs to ensure that it plans to meet its identified housing needs in full. It is only by establishing policies which set out a mechanism to meet the area's full housing needs, that the stated vision and objectives can be achieved. As such, we strongly encourage the Council to be more ambitious in its approach and ensure that the emerging Local Plan is cognisant of need to address local housing needs in full.

3.5 As we have explained in Section 2, based on the Government's latest standard method, we calculate that Tameside's latest LHN requirement is 1,123 dpa. We strongly urge the Council to use the emerging Local Plan as an opportunity to address its housing requirements in full at this stage, as opposed to addressing the minimum requirements established through PfE, which is predicated on a now superseded local housing needs assessment.

Tameside Housing Strategy 2021–2026

3.6 The Tameside Housing Strategy ('THS') 2021–2026 sets out the Council's ambitions to accelerate housing growth and improve housing delivery outcomes across the borough. The THS sets out the ambitions and aspirations to deliver good quality affordable housing that supports and impacts positively on people's quality of life.

3.7 Our client's proposed affordable housing scheme at Egmont Street aligns with the vision contained within the THS: *'Through sustainable growth a balanced housing market will be shaped that provides good quality and affordable housing to meet the needs of all its residents.'* The THS is predicated on 'doing things differently'. Our client's proposal accords with this strategy by unlocking a site for development using inward investment and necessary funding, including GMCA's Brownfield Homes Fund, to develop new affordable housing which will be of direct benefit to local residents.

3.8 Although the THS is nearing the end of its stated time-period, the strategy remains in place, and is expected to be updated to reflect emerging needs, policy shifts, including the latest affordable requirement set out within the Council's latest HNA.

3.9 Ultimately, it is clear that the Council has set out its ambition to increase the supply of affordable housing in the borough. Our client is of the firm view that its land off Egmont Street, in Mossley, represents a sustainable residential site which is capable of coming forward entirely for affordable housing.

Tameside Employment Land Study 2026

3.10 In January 2026, the Council published the Tameside Employment Land Study ('ELS'), to test the need for – and supply of – employment land in Tameside.

3.11 Within the ELS, our client's site is identified as a 'Cleared and Vacant Employment Site', which is assigned site ID: M0506. The site is assessed against ten criteria relating to: Site Location and Access, Development Prospects, Site Conditions and Availability.

3.12 Within the assessment, site ID: M0506 scores 55, out of a maximum possible score of 100. Out of 33 sites identified as comprising 'Tameside's realistic long-term supply', our client's site was placed in 29th position; that is, it was assessed on one of the poorest performing components of the Council's employment land supply. For ease of reference, an extract from ELS Figure 36, which sets out the 'Realistic Supply', is reproduced as Figure 3 below.

Figure 36 – Sites Scoring – Realistic Supply

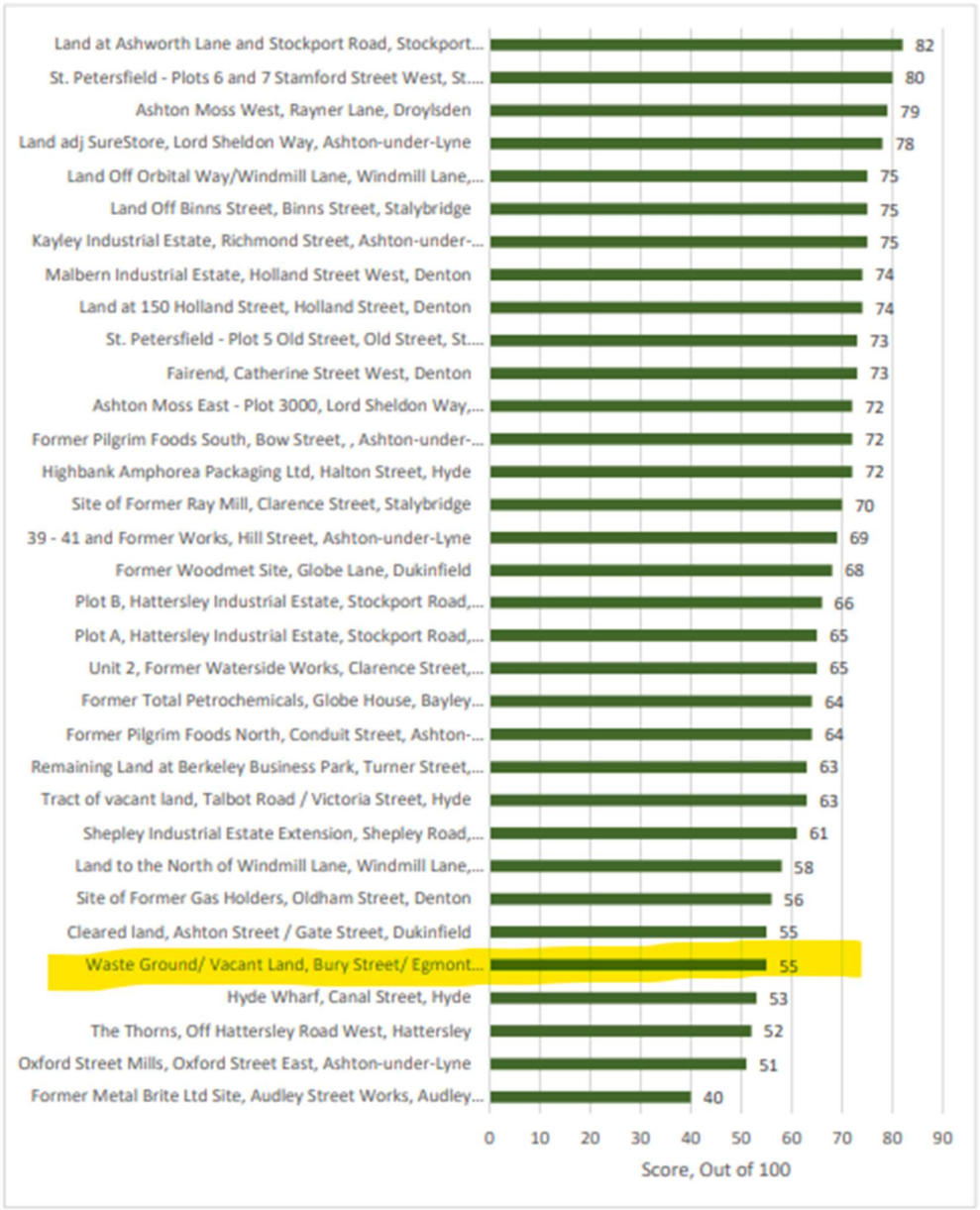


Figure 3.1 – Realistic Supply Extract from ELS, Figure 36

3.13 Given that our client's site has been assessed as being one of the worst performing employment sites in the borough, an obvious and concerning question is why the Council considered that it is appropriate to identify the site as a proposed employment allocation within the emerging HSP Local Plan. Against this background, the site should be considered for alternative uses, including residential development in order to ensure that the emerging HSP Local Plan can be found 'sound'.

3.14 Tameside Council's latest available employment land supply is set out in the Strategic Housing and Economic Land Availability Assessment ('SHELAA') dated April 2024. Within the SHELAA, our client's site is assigned ref: E-MOSSLE-002; it is one of two 'Industry and Warehousing' sites within the Mossley.

3.15 The SHELAA states that site E-MOSSLE-002 comprises approximately 45 per cent of the employment land supply available in Mossley; however, when taking account of the findings of the ELS – as well as other matters which we have discussed elsewhere in this representation – it is highly unlikely that this anticipated employment supply will be delivered at the site.

3.16 We note that the SHELAA has assessed other former employment sites in Mossley for its potential contribution to housing supply. For instance, the Former Plevins site, at Cheshire Street, Mossley (SHELAA ref: H-MOSSLE-012), has been assessed as making a contribution to years 6-10 of the Council's housing land supply, despite the site's historical industrial use, which only came to an end in 2024.

3.17 As we have explained earlier in this representation, our client's land at Egmont Street has not been used for employment use since the last buildings at the site were cleared in the 1940s. We therefore question why our client's site has not been assessed for alternative uses, notably housing, with the SHELAA.

3.18 Given the site's sustainable location and proximity to existing residential uses, we consider that our client's site should be assessed favourably as a suitable and deliverable residential opportunity site.

4 SUMMARY AND CONCLUSION

4.1 This representation has been produced by Rapleys on behalf of Bridgewater in relation to Tameside Council's emerging HSP Local Plan. Bridgewater is interested in the emerging HSP Local Plan because it controls land at Egmont Street in Mossley which it proposes for residential development.

4.2 Within the emerging HSP Local Plan, the land is proposed to be allocated for employment use. However, as we have explained in this representation, the site has lain undeveloped for approximately 80 years and, as such, it is considered that the land is highly unlikely to come forward for employment uses. For that reason, we do not consider that the HSP Local Plan as currently drafted can be found sound.

4.3 Marketing reports have been prepared which demonstrate a lack of viable interest in the land for employment use. Against the background of increasing housing need, including pressing need for affordable dwellings within Tameside, our client therefore proposes that the site should be allocated for alternative uses in the next version of the Local Plan, including residential.

4.4 Whilst the Council has previously refused a planning application for an affordable housing development at the site, the reasons for refusal are capable of being addressed through the submission of a new planning application for residential development.

4.5 Against the background of an increasing housing needs problem and the Council's stated ambition to increase the supply of affordable housing in the borough, we consider that our client's site has the potential to make a meaningful contribution to the supply of housing in Tameside. We therefore advocate that the site should be formally allocated for residential use within Tameside's emerging HSP Local Plan.







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Land off St Anne's Road, Denton, Tameside

Response to Tameside Council's 'Homes, Spaces, Places' Preferred Option Local Plan Consultation

MCI Developments

February 2026



Contents

1 INTRODUCTION....3

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN....6

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS....9

4 SUMMARY AND CONCLUSION....10



Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Planner experienced in the commercial property sector.

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Signature:	[redacted]
Checked by:	[redacted] BA (Hons), BTP, MRTPI [redacted]
Signature:	[redacted]

1 INTRODUCTION

Purpose

1.1 Rapleys LLP is instructed by MCI Developments to prepare this response to Tameside Council's Homes, Spaces, Places ('HSP') Regulation 18 Preferred Option Local Plan consultation[1].

1.2 MCI Developments has interest in land off St Anne's Road in Denton, and proposes residential development at the site, which is within the currently defined Green Belt. As we discuss in this submission, the site represents a sustainable residential development opportunity which can make a meaningful contribution toward addressing Tameside's unmet housing needs. As such, our client proposes the removal of the land from the Green Belt and advocates its allocation for residential use.

1.3 The purpose of this representation is to provide our observations in relation to the emerging HSP Local Plan, and associated evidence base documents, insofar as they relate to our client's interests. Before we do so, we provide a brief overview of the site.

Land off St Anne's Road, Denton

Location

1.4 The site comprises an irregularly shaped, 14.8ha parcel of land off St Anne's Road, to the west of Denton, as outlined in red on Figure 2.1 below. The predominantly greenfield site comprises open land, which has historically been use for animal grazing, alongside associated farm buildings.



Figure 1.1 – Site Location (Google Earth, 2026)

1.5 Existing residential development abuts the site to the west, and the M67 motorway bounds the site to the south. The site is bounded by the River Tame to the east and mature tree belts to the north, beyond which are open fields.

[1] Hereafter referred to as 'HSP Local Plan'.

1.6 The site is a sustainable location for residential development. The site is adjacent to Denton, one of the largest towns in Tameside. There are several services and facilities – including primary schools, pubs, takeaways, and convenience stores – located within walking distance of the site. A Morrisons foodstore is located approximately 800m south of the site, whilst a range of other shops are available at Crownpoint Shopping Park approximately 1.2km west of the site.

1.7 The site also benefits from excellent connectivity by virtue of its proximity to both Hyde Central and Hyde North Railway Stations, which are both within 950m from the site and offer half-hourly trains in each direction on Mondays to Saturdays, between Manchester Piccadilly and Rose Hill Marple, via Guide Bridge. In terms of the wider strategic road network, the site is located c.2.4km east of Denton Island, a key interchange between the M60 and M67 motorways.

Context

1.8 We acknowledge that our client's site is currently designated within the Green Belt, which is a nationally important designation. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Importantly, however – against the background of the need to ensure that the borough's challenging development are met – the proposed development at the site would not result in urban sprawl by virtue of the site being bounded by enduring physical features, including the M67 motorway to the south and the river to the east.

1.9 Land off St Anne's Road, Denton is currently in separate landownership. The northern most parcel of land, as shown at Figure 1.2 below, has been identified for the development of up 60 new homes.



Figure 1.2 – Illustrative layout plan of the northern section the wider site (Urban Design Group)

1.10 The new homes in the northern section of the wider site are proposed to comprise of a mixture of 3 and 4-bed family homes, and properties for the elderly, which could be in the form of a small block of purpose-built maisonettes and a number of bungalows with an element of assistive technology. Liaison has already taken place with Tameside Council's Adults Team, who has already confirmed a strong desire for such purpose-built accommodation, which will help address the supply constraints on such properties currently faced by the Council.

1.11 Development land to the wider site can be accessed via a new access created by the proposed c.60 dwelling development, in order to contribute towards the borough's wider unmet housing needs.

Structure of this Representation

1.12 The remainder of this representation is structured as follows:

- Section 2 provides our observations on the emerging HSP Local Plan;
- Section 3 provides our comments regarding the evidence base documents, which underpin the HSP Local Plan; and
- Section 4 contains our summary and conclusions.

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN

Overview

2.1 The HSP Local Plan builds on the strategic framework established through Places for Everyone ('PfE') to set out how Tameside Council will plan for the homes, jobs, infrastructure, and green spaces that the borough needs up to 2042. The emerging plan identifies proposed housing and employment allocations for development across the borough.

2.2 Within the emerging HSP Local Plan, the site is proposed to be retained within the Green Belt. As we go on to discuss below, there is a substantial need for new homes in Tameside. Against this background, the sustainably located site should be removed from the Green Belt and allocated for residential development within the emerging HSP Local Plan.

Housing Requirement

2.3 Emerging Local Plan Policy HSP S1 (Overall Spatial Strategy) states that the Council will make provision for at least 9,700 net additional dwellings over the 2022 to 2042 plan period, which is equivalent to 485 dwellings per annum ('dpa'). This annualised housing target aligns with the requirement for Tameside as set out under adopted PfE Policy JP-H1.

2.4 As acknowledged at paragraph 5.20 of the current consultation document, however, the Government published a revised standard method for calculating local housing need ('LHN') in December 2024. Based on the Government's latest standard method, we calculate that Tameside's LHN requirement is now substantially higher, at 1,123 dpa. The housing target for Tameside of 485 dpa, as set out within the HSP Local Plan, is therefore some 638 dpa lower, or just 43 per cent of the latest LHN requirement.

2.5 With reference to the transitional arrangements set out within the December 2024 version of the NPPF, paragraph 5.22 of the consultation document states that the Council *"will commit to early review of HSP following its adoption, in particular to consider whether any new standard method has implications of identifying higher levels of housing need at the appropriate time and how these may be best met*".

2.6 We do not consider that the Council's suggested delay to meeting identified housing needs is a sound approach to forward planning; for each successive year that the inadequate target of 485 dpa is worked towards, a cumulative under-provision vis-à-vis the number of additional homes that Tameside needs will continue to build up.

2.7 We believe that the current approach lacks sufficient economic or social ambition and, as such, the emerging HSP is not 'positively prepared', as required by the tests of soundness, set out within NPPF paragraph 36.

Green Belt Considerations

2.8 Under the heading 'Green Belt', paragraph 1.30 of the current consultation document advises that:

> *'Having regard to the NPPF and noting that Tameside's Green Belt has been altered only very recently through PfE, Homes, Spaces, Places does not intend to undertake a further strategic review of the borough's Green Belt.'*

2.9 NPPF paragraph 145 states that:

> *'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.* ***Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies****, including neighbourhood plans.* [Our emphasis]

2.10 Whilst we acknowledge that Tameside's Green Belt boundary was reviewed as part of the PfE preparation process, it is important to note that the NPPF allows for detailed amendments to Green Belt boundaries to be made through non-strategic policies, such as the emerging HSP Local Plan.

2.11 Against the background of the need for new homes in Tameside increasing substantially (as explained above), we consider that Tameside Council should use the emerging HSP Local Plan as an opportunity to ensure that its future housing needs can be met in full, via amendments to Green Belt boundaries, in sustainable locations which will not undermine the purposes of the Green Belt as a whole.

2.12 As the Council will be aware, the five Green Belt purposes as set out in national planning policy are:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.13 Having reviewed the Greater Manchester Green Belt Assessment (2016), we note that our client's site forms part of a much larger parcel of land assigned ref: TS40, which extends north to the B6169. For ease of reference, we have provided a map extract which identifies the extent of parcel TS40. Our client's land represents approximately the lower third of the wider parcel of land.

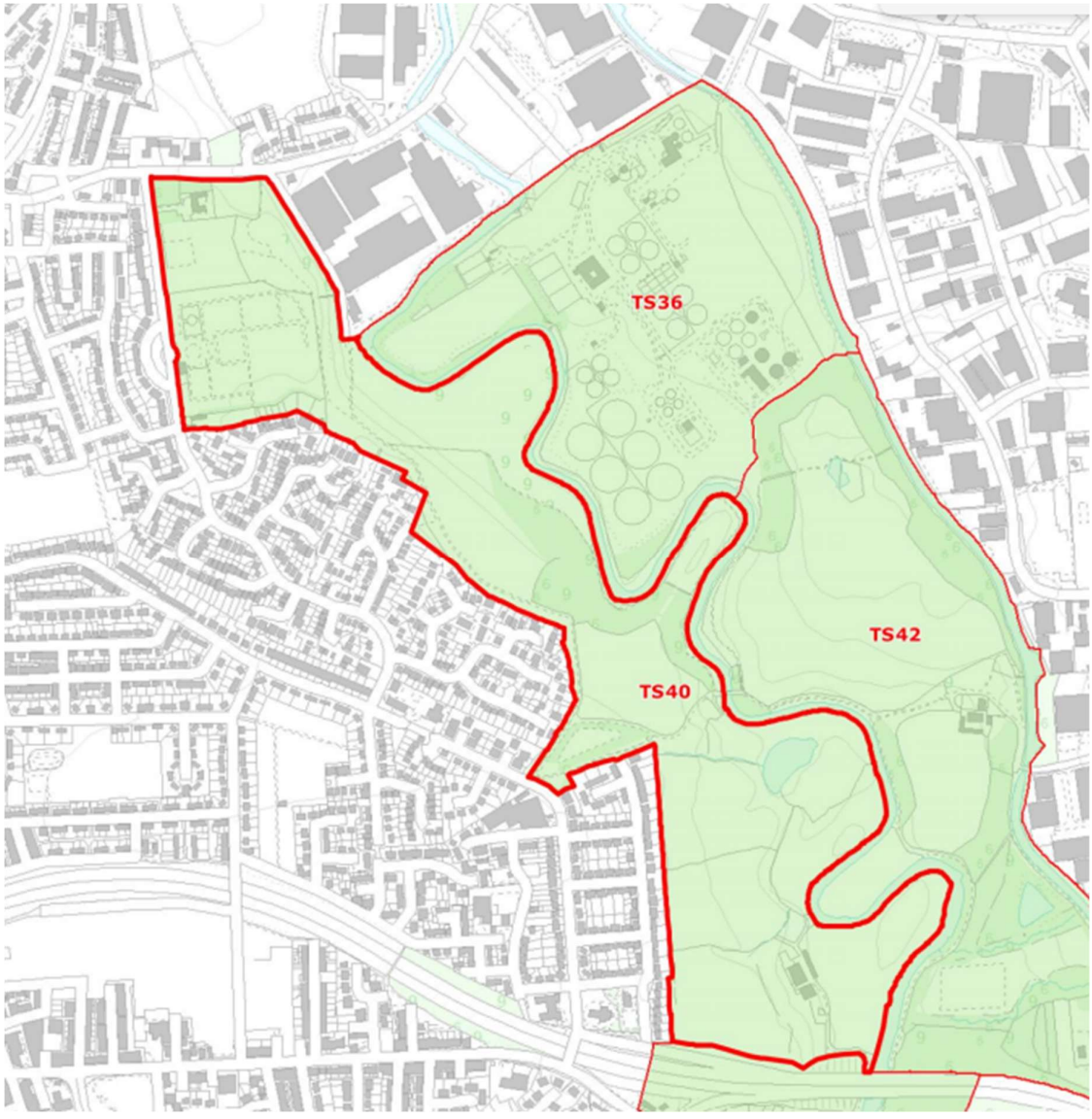


Figure 2.1 – Greater Manchester Green Belt Assessment (2016) Map Extract

2.14 Within the Greater Manchester Green Belt Assessment, parcel TS40 is assessed as making a 'moderate-strong' contribution to purpose 1, a 'strong' contribution to purpose 2, a 'moderate' contribution to purpose 3 and 'no contribution' to purpose 4. The study did not undertake a parcel-by-parcel assessment of the contribution made in relation to Green Belt purpose 5.

2.15 Our client's site is bounded by ensuring physical features; notably, mature tree belts to the north, the River Tame to the east, the M67 motorway to the south and existing built development to the west. It is for this reason that a residential scheme at our client's site will not lead to the unrestricted sprawl of Denton. We consider that the perceived level of harm of our client's site has been overstated, by virtue of the land being assessed as part of a much larger parcel of land, approximately three times larger.

2.16 Allied to the point raised above, the recently updated Paragraph 003 Reference ID: 64-005-20250225 of the Planning Practice Guidance ('PPG') section 'Advice on the role of the Green Belt in the planning system' advises that a 'sufficiently granular' approach should be taken to the assessment of Green Belt parcels. We therefore urge the Council to take heed of this recent Government advice and to revisit the assessment of land within Tameside's presently defined Green Belt, using a more granular approach based on the assessment of smaller parcels than was the case in 2026, in order to identify parcels adjacent to settlements that can help to meet the Borough's challenging growth requirements whilst not harming the Green Belt purposes.

2.17 The limited revision to the Green Belt boundary to remove our client's site will not undermine the overall extent of the Green Belt. As such, we recommend that the Council should amend the Green Belt boundary in this location to enable our client's site to come forward for residential use.

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS

Tameside Housing Need Assessment 2025

3.1 The Tameside Housing Need Assessment ('HNA'), dated November 2025, has been produced to provide up-to-date evidence on housing need across the borough over the period 2022 to 2042.

3.2 The HNA finds that, whilst house prices and rents in Tameside are lower than in nearby areas, they are still unaffordable for many. In 2024, lower quartile house prices were £155,000 and median prices were £200,000. Lower quartile rents averaged £802 per month, and median rents £923. To afford those levels of expenditure, households need incomes of around £38,500 to £38,600, but many earn far less. Key workers and single earners often spend over 30–40 per cent of their income on rent, and buying a home usually costs more than 3.5 times their income.

3.3 The HNA establishes a gross annual need of 1,190 affordable dwellings per annum, and a net need of 717 affordable dwellings each year after taking existing supply into account. When considered against the proposed overall dwelling requirement set out within emerging HSP Local Plan Policy HSP S1, which equates to 485 dpa, the Council's own evidence suggests that the proposed housing requirement is insufficient to address affordable housing needs alone, never mind market housing needs.

3.4 The Council needs to ensure that it plans to meet its identified housing needs in full. It is only by establishing policies which set out a mechanism to meet the area's full housing needs, that the stated vision and objectives can be achieved. As such, we strongly encourage the Council to be more ambitious in its approach and ensure that the emerging Local Plan is cognisant of need to address local housing needs in full.

3.5 As we have explained in Section 2, based on the Government's latest standard method, we calculate that Tameside's latest LHN requirement is 1,123 dpa. We strongly urge the Council to use the emerging Local Plan as an opportunity to address its housing requirements in full at this stage, as opposed to addressing the minimum requirements established through PfE, which is predicated on a now superseded local housing needs assessment.

Tameside Housing Strategy 2021–2026

3.6 The Tameside Housing Strategy ('THS') 2021–2026 sets out the Council's ambitions to accelerate housing growth and improve housing delivery outcomes across the borough. The THS sets out the ambitions and aspirations to deliver good quality affordable housing that supports and impacts positively on people's quality of life.

3.7 Although the THS is nearing the end of its stated time-period, the strategy remains in place, and is expected to be updated to reflect emerging needs and policy shifts, including the latest affordable requirement set out within the Council's latest HNA.

3.8 Residential development at our client's site in Denton – one of the largest towns in Tameside – has the ability to make a meaningful contribution to the borough's affordable housing needs.

4 SUMMARY AND CONCLUSION

4.1 This representation has been produced by Rapleys on behalf of MCI Developments in relation to Tameside Council's emerging HSP Local Plan. MCI Developments has an interest in land to the east of St Anne's Road in Denton, which it proposes for residential development.

4.2 Against the background of an increasing housing needs problem and the Council's stated ambition of increasing the supply of affordable housing in the borough, we consider that our client's site has the potential to make a meaningful contribution to the supply of housing in Tameside, in a sustainable location, on the edge of Denton, one of the borough's largest settlements.

4.3 The emerging HSP Local Plan proposes to retain our client's site within the Green Belt. Whilst acknowledging that Tameside's Green Belt boundary was reviewed as part of PfE, the NPPF allows for detailed amendments to Green Belt boundaries to be made through non-strategic policies, such as the emerging HSP Local Plan.

4.4 The limited revision to the Green Belt boundary to remove our client's site will not undermine the overall extent of the Green Belt, or harm any of the Green Belt purposes. As such, we recommend that the Council should amend the Green Belt boundary in this location and allocate the land for residential development within Tameside's emerging HSP Local Plan.







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Land at Greenside Lane, Droylsden, Tameside

Response to Tameside Council's 'Homes, Spaces, Places' Preferred Option Local Plan Consultation

MCI Developments

February 2026



Contents

1 INTRODUCTION....3

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN....5

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS....7

4 SUMMARY AND CONCLUSION....8



Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Planner experienced in the commercial property sector.

Created by:	[redacted] BA(Hons), MSc, MRTPI [redacted]
Signature:	[redacted]
Checked by:	[redacted] (Hons), BTP, MRTPI
Signature:	[redacted]

1 INTRODUCTION

Purpose

1.1 Rapleys LLP is instructed by MCI Developments to prepare this response to Tameside Council's Homes, Spaces, Places ('HSP') Regulation 18 Preferred Option Local Plan consultation[1].

1.2 MCI Developments is promoting land to the west of Greenside Lane in Droylsden for residential development at the site. The land is proposed to be designated as publicly accessible natural greenspace within the emerging HSP Local Plan, however, as we discuss in this submission, the site represents a sustainable residential development opportunity which can make a meaningful contribution toward addressing Tameside's unmet housing needs. As such, our client proposes that the site is allocated for residential development instead.

1.3 The purpose of this representation is to provide our observations in relation to the emerging HSP Local Plan, and associated evidence base documents, insofar as they relate to our client's interests. Before we do so, we provide a brief overview of the site.

Land to the west of Greenside Lane, Droylsden

Location

1.4 The site comprises an irregularly shaped, parcel of land to the west of west of Greenside Lane, which extends to approximately 5.7 hectares, as outlined in red on Figure 2.1 below. The site comprises open land containing mature trees. We understand that historically, parts of the land have been in use as a landfill site.



Figure 1.1 – Site Location (Google Earth, 2026)

1.5 Existing residential development abuts the site to the north and east. Allotments and residential development bounds the site to the south. A wider area of open space is located to the east.

[1] Hereafter referred to as 'HSP Local Plan'.

1.6 The site is adjacent to Droylsden, one of the largest towns in Tameside. There are several services and facilities – including schools, pubs, takeaways, and convenience stores – located within walking distance of the site. There nearest bus stops are located on Surrey Avenue, which offer frequent bus services between Manchester City Centre and Ashton-under-Lyme. The site is therefore considered as a sustainable location for residential development.

Background

1.7 We acknowledge that the site forms part of a wider area of land designated as 'Protected Open Space' within the currently adopted Tameside Unitary Development Plan ('UDP'), however part of the site is understood to be a former landfill site. It is evident therefore that the site not always entirely been used for recreational purposes.

1.8 Tameside Council controls a section of the site fronting Greenside Lane, which extends to 0.42 hectares, as well as the southern section of the site, which is understood to comprise of a former sports pitch and an access track from Greenside Lane, which comprises circa 1.77 hectares of land.

1.9 On 24 April 2024, the Council's Asset Management Panel gave its approval to enter into negotiations with the adjacent landowner to agree terms for the sale of the combined sites as a single development opportunity and to agree share of the sales receipt. In a meeting of its Executive Cabinet held on 30 October 2024, Members subsequently agreed to dispose of the land.

1.10 The remainder of the site was acquired by NPL Group (UK) Ltd (NPL) as part of a portfolio of sites from the Greater Manchester Waste Authority in 2012. NPL has no direct access to its land from an adopted highway, and its only access is via the Council owned land.

1.11 In November 2023, an application for Brownfield Land Funding round 2 (FY2025/26) was made by NPL. In January 2024, NPL was informed that the combined sites had been awarded £2.625m in respect of Brownfield Infrastructure and Land Funding grants. The grant funding award applies to both the NPL and Council land and is to contribute to the delivery of development on site.

1.12 It is proposed that a total of 150 homes could be developed on the combined sites comprising 100 open market homes and 50 affordable homes.

1.13 Importantly, the report to the Council's Executive Cabinet, dated 30 October 2024, acknowledges that:

> *"This development is seen as a strategically important opportunity, supported by grant funding, to bring forward a significant housing development in Droylsden."*

1.14 On this basis, it is evident that the Council has expressed its support for housing to be delivered at the site.

Structure of this Representation

1.15 The remainder of this representation is structured as follows:

- Section 2 provides our observations on the emerging HSP Local Plan;
- Section 3 provides our comments regarding the evidence base documents, which underpin the HSP Local Plan; and
- Section 4 contains our summary and conclusions.

2 OUR OBSERVATIONS ON THE EMERGING HOMES, SPACES, PLACES LOCAL PLAN

Overview

2.1 The HSP Local Plan builds on the strategic framework established through Places for Everyone ('PfE') to set out how Tameside Council will plan for the homes, jobs, infrastructure, and green spaces that the borough needs up to 2042. The emerging plan identifies proposed housing and employment allocations for development across the borough.

2.2 Within the emerging HSP Local Plan, the site is proposed to be retained protected open space, however as go on to discuss below, there is a substantial need for new homes in Tameside. Against this background, it is advocated that the sustainably located site should be allocated for residential development within the emerging HSP Local Plan.

Housing Requirement

2.3 Emerging Local Plan Policy HSP S1 (Overall Spatial Strategy) states that the Council will make provision for at least 9,700 net additional dwellings over the 2022 to 2042 plan period, which is equivalent to 485 dwellings per annum ('dpa'). This annualised housing target aligns with the requirement for Tameside as set out under adopted PfE Policy JP-H1.

2.4 As acknowledged at paragraph 5.20 of the current consultation document, however, the Government published a revised standard method for calculating local housing need ('LHN') in December 2024. Based on the Government's latest standard method, we calculate that Tameside's LHN requirement is now substantially higher, at 1,123 dpa. The housing target for Tameside of 485 dpa, as set out within the HSP Local Plan, is therefore some 638 dpa lower, or just 43 per cent of the latest LHN requirement.

2.5 With reference to the transitional arrangements set out within the December 2024 version of the NPPF, paragraph 5.22 of the consultation document states that the Council *"will commit to early review of HSP following its adoption, in particular to consider whether any new standard method has implications of identifying higher levels of housing need at the appropriate time and how these may be best met*".

2.6 We do not consider that the Council's suggested delay to meeting identified housing needs is a sound approach to forward planning; for each successive year that the inadequate target of 485 dpa is worked towards, a cumulative under-provision vis-à-vis the number of additional homes that Tameside needs will continue to build up.

2.7 We believe that the current approach lacks sufficient economic or social ambition and, as such, the emerging HSP is not 'positively prepared', as required by the tests of soundness, set out within NPPF paragraph 36.

2.8 Emerging Policy HSP S2G: Droylsden sets out a vision to deliver a net increase of around 740 new homes across Droylsden. Given the Council's increasing housing needs and the fact that Droylsden, is one of the largest towns in Tameside, we consider that additional land should be released for development on the edge of the Droylsden – one of the most borough's most sustainable settlements.

2.9 As set out in Section 1 of our representation, in a report to its Executive Cabinet, dated 30 October 2024, Tameside Council has acknowledged that the proposed development of Greenside Lane *is "a strategically important opportunity… to bring forward a significant housing development in Droylsden."*

2.10 On this basis, we advocate that the Council formally allocates the land for residential development within the emerging HSP Local Plan.

Open Space Designation

2.11 Emerging Policy HSP PE2: Protection and Enhancement of Open Spaces proposes that the council will seek to protect and enhance publicly accessible open spaces, to meet the needs of the borough's communities. The emerging policy wording goes to identify situations as to when proposals for alternative uses of open space areas will be supported. This includes situations where *"the open space in its existing format would not lead to a local deficiency of open space, taking account of the*

standards within this plan and the wider environmental and community value..." and where *"the site has been allocated for alternative purposes in the development plan."*

2.12 For reasons that we have set out above, we consider that the Council should formally allocate land west of Greenside Lane, given that the site has been identified by the Council itself to represent a "strategically important" housing development opportunity in Droylsden.

2.13 Whilst it is acknowledged that there will be some loss of open space as a result of the development of the site, it is important to note that there will still be a large swathe of publicly accessible open space remaining, should the site come forward for development. Furthermore, historically, part of the site was previously a landfill and so has not always been in formal recreational use.

3 OUR OBSERVATIONS ON SUPPORING EVIDENCE BASE DOCUMENTS

Tameside Housing Need Assessment 2025

3.1 The Tameside Housing Need Assessment ('HNA'), dated November 2025, has been produced to provide up-to-date evidence on housing need across the borough over the period 2022 to 2042.

3.2 The HNA finds that, whilst house prices and rents in Tameside are lower than in nearby areas, they are still unaffordable for many. In 2024, lower quartile house prices were £155,000 and median prices were £200,000. Lower quartile rents averaged £802 per month, and median rents £923. To afford those levels of expenditure, households need incomes of around £38,500 to £38,600, but many earn far less. Key workers and single earners often spend over 30–40 per cent of their income on rent, and buying a home usually costs more than 3.5 times their income.

3.3 The HNA establishes a gross annual need of 1,190 affordable dwellings per annum, and a net need of 717 affordable dwellings each year after taking existing supply into account. When considered against the proposed overall dwelling requirement set out within emerging HSP Local Plan Policy HSP S1, which equates to 485 dpa, the Council's own evidence suggests that the proposed housing requirement is insufficient to address affordable housing needs alone, never mind market housing needs.

3.4 The Council needs to ensure that it plans to meet its identified housing needs in full. It is only by establishing policies which set out a mechanism to meet the area's full housing needs, that the stated vision and objectives can be achieved. As such, we strongly encourage the Council to be more ambitious in its approach and ensure that the emerging Local Plan is cognisant of need to address local housing needs in full.

3.5 As we have explained in Section 2, based on the Government's latest standard method, we calculate that Tameside's latest LHN requirement is 1,123 dpa. We strongly urge the Council to use the emerging Local Plan as an opportunity to address its housing requirements in full at this stage, as opposed to addressing the minimum requirements established through PfE, which is predicated on a now superseded local housing needs assessment.

Tameside Housing Strategy 2021–2026

3.6 The Tameside Housing Strategy ('THS') 2021–2026 sets out the Council's ambitions to accelerate housing growth and improve housing delivery outcomes across the borough. The THS sets out the ambitions and aspirations to deliver good quality affordable housing that supports and impacts positively on people's quality of life.

3.7 Although the THS is nearing the end of its stated time-period, the strategy remains in place, and is expected to be updated to reflect emerging needs and policy shifts, including the latest affordable requirement set out within the Council's latest HNA.

3.8 Residential development at our client's site in Droylsden – one of the largest towns in Tameside – has the ability to make a meaningful contribution to the borough's affordable housing needs.

4 SUMMARY AND CONCLUSION

4.1 This representation has been produced by Rapleys on behalf of MCI Developments in relation to Tameside Council's emerging HSP Local Plan. MCI Developments has an interest in land to land to the west of Greenside Lane in Droylsden, which it proposes for residential development.

4.2 Against the background of an increasing housing needs problem and the Council's stated ambition of increasing the supply of affordable housing in the borough, we consider that the site has the potential to make a meaningful contribution to the supply of housing in Tameside, in a sustainable location, on the edge of Droylsden, one of the borough's largest settlements.

4.3 The emerging HSP Local Plan proposes that the site is designated as publicly accessible natural greenspace, however in a report to its Executive Cabinet, dated 30 October 2024, Council has acknowledged that the proposed development of Greenside Lane *is "a strategically important opportunity... to bring forward a significant housing development in Droylsden."*

4.4 Whilst it is acknowledged that there will be some loss of open space as a result of the development of the site, it is important to note that there will still be a large swathe of the publicly accessible open space remaining, should the site come forward for development. Furthermore, historically, part of the site was previously a landfill and so it has not always been in formal recreational use.

4.5 For the reasons set out above, we recommend that the Councils amends the proposed open space boundary to exclude the land east of Greenside Lane, and instead allocate the land for residential development, thereby ensuring that the land is able to contribute towards meeting the borough's future housing needs.







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Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

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What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

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What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

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What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

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What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

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What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

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What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

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What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

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Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

From: [redacted]
Sent: 22 January 2026 13:24
To: Plan Policy
Subject: HSP S2L Allocation: Objection

You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Dear Sir/Madam,

I'm writing to object to the proposed use of the green belt land on the back of Cedar Avenue, Stalybridge (HSP S2L Allocation) for development for additional homes. The current levels of traffic on Huddersfield Road leaving this estate are getting worse, the addition of 35 extra homes (~ approx. an extra 70 cars) plus, the additional home building you are already planning along Huddersfield Road will leave us all in grid lock each morning. It is already extremely difficult and dangerous to get out with the numbers of cars and the addition of local schools nearby with parents, buses etc. stopping along the road.

The area of land proposed is currently used as stables which many families bring their children to see each day and also appreciate the view and quiet. The site is on green belt and is home to bats and birds. The ground is very boggy in parts and I have toads at the bottom of my garden which backs onto this land. I would be concerned about drainage if the field was built on due to the already poor drainage in the area.

I would urge you to consider the many brownfield sites we have in Tameside rather than building on one of the small areas of green we have left.

Thank you,

[redacted]

[redacted]

#334

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 14, 2026 9:54:17 AM
Last Modified: Wednesday, January 14, 2026 9:55:35 AM
Time Spent: 00:01:17
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I like it, as long as green spaces are protected

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

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Q30

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

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If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

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Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

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Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

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What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

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What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

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What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

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What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

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The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

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Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#133

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 05, 2026 3:29:33 PM
Last Modified: Monday, January 05, 2026 3:32:25 PM
Time Spent: 00:02:52
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Manchester City Council

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

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Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

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Q17

Respondent skipped this question

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Q21

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Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

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Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

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Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

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Q29

Respondent skipped this question

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Respondent skipped this question

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Q32

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Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

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What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

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Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

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Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

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What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

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What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

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What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

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What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

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What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

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What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

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What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

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Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

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Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

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What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

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What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

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What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

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What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#238

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 10, 2026 12:37:54 AM
Last Modified: Saturday, January 10, 2026 12:39:40 AM
Time Spent: 00:01:46
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Environment: A greener place with a thriving natural environment and clean air, where communities and infrastructure are sustainable and climate resilient.

Stop taking away our green space!!

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

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What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Respondent skipped this question

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

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What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

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What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Respondent skipped this question

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

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What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

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What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

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Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

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What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

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What are your thoughts on Policy HSP H3: Meeting specific housing needs?

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What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

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What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

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What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Respondent skipped this question

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Respondent skipped this question

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

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What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

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What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

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Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

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What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

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Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#500

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 06, 2026 6:22:07 PM
Last Modified: Friday, February 06, 2026 6:23:34 PM
Time Spent: 00:01:26
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/a

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

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What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

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Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

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Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

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Respondent skipped this question

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Q23

Respondent skipped this question

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Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

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Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

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Q28

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

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If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

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Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

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Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

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Q51

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Page 9

Q52

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What are your thoughts on the strategic objective for Homes?

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Q54

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Page 11

Q61

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Q62

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Q63

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Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#180

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 08, 2026 3:46:16 PM
Last Modified: Thursday, January 08, 2026 3:50:54 PM
Time Spent: 00:04:38
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/A.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I like the goal of building more homes, and focus on centres. Especially in localities close to centres e.g. Ashton, Droylsden, I believe that higher density residential buildings are important. I think these even applies to more rural places e.g. Mossley, as both Top and Bottom Mossley are limited in terms of provision for new bars, cafes etc. Higher density would help to increase footfalls in towns for businesses, and also create vibrant areas.

I strongly support the focus on transport. Mossley, where I live, has a very poor train service, and limited buses.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- I reside at [redacted], the red line of the plans crosses over into the boundaries of our garden. Also, the proposal access road is very narrow with no pavements. The woodland are does contain lots of wildlife, it would be a shame to displace them, there are foxes and bats.

[redacted]

- ‘Two trees Site’ – ridiculous
- Too many houses
- Either build another school on the original footprint or houses but not on the whole site
- Exits – will be difficult – more cars maybe 600+ Haughton Green is clogged up already
- We were assured some time ago that the school fields would be either football/ sports fields or parkland.
- They have to stay green.
- 50 or so houses on the footprint would be acceptable to most residents
- Two Trees Lane has already been assessed, 10 years or so ago, as being polluted with car fumes (Ian Rowley Police Officer sorted this) so building must be limited.
- Doctors, schools, dentists etc are all full
- Roads are in a poor state – potholes.
- Haughton green is crowded and basically is/was a small village.

[redacted]

- Meadow Lane – Flats – 3 Storey – this is a no go
- Maybe six bungalows built on site but no flats. This is a leafy lane don't spoil it.
- As existing trees (mature) will be fallen and the ambience of the rea spoiled
- The locals opposite would see these flats and again more cars – narrow lane – no room for footpath – a joke.
- Workers plus vehicles would make the area a nightmare – there is no room. It would be better if you made a park of the area with a rangers hut/café for would be visitor's to use on their walks/visits
- Work vehicles, tippers etc – massive trucks going up and down meadow lane wo could/will undermine the foundations of the existing 100+ year old cottages.

#407

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 23, 2026 3:24:19 PM
Last Modified: Friday, January 23, 2026 4:25:23 PM
Time Spent: 01:01:04
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

We agree the above, but there aren't many businesses other than shops and pubs.However there will be too many houses to be built and the infrastructure is overwhelmed already. I.e. Doctors,schools Dentists etc. Roads in many places are full with cars and we know from previous experiences two trees lane in particular has excessive pollution from cars.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Two Trees Site the proposed figure if over 300houses is stupid we all feel that buildings should be on the footprint of the school only and the remaining open space to remain a park land and wooded areas and or sport facilities. The number of houses to be built with reasonable prices spaced out with bungalows . A maximum of 50 properties only. Pocket Park on mill lane should remain. This development you propose is totally unacceptable and inappropriate. To have a possible 600 car's increasing the already strained traffic problem is ridiculous. Where are all the school children going to go as schools are overcrowded already. Doctors, Dentists etc are under pressure and we are aware that the waste water situation is at capacity. This is a village community area and a development this size is totally unacceptable. Access in and out of this area would be a traffic nightmare. This development must. be ,discussed locally WITH the RESIDENTS.
We have little Green space in Haughton Green as it is and we need to keep the character of the area. I.E.HAUGHTON GREEN"

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

We strongly object to this massive development

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Type of Homes …? We are not aware of design.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

We would expect this development went through there would be mega traffic delays and holdups we appreciate that in the next 15years that there would be another million cars on the road from the existing population and immigration.

Q81

Yes

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

We would expect public transport to be improved I,e,
Trains Buses and Trams

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

Respondent skipped this question

What are your thoughts on Policy HSP T5: Facilities for Buses?

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

The GREEN BELT HAS TO BE KEPT IN PLACE
Brown sites should be used

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Yes

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

This is the biggest questionaire we have come across recently.
Hopefully we have done it justice.

#518

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 09, 2026 11:15:53 AM
Last Modified: Monday, February 09, 2026 11:16:31 AM
Time Spent: 00:00:38
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

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What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#58

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 9:54:42 AM
Last Modified: Monday, December 22, 2025 9:55:59 AM
Time Spent: 00:01:17
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 9:56:19 AM
Last Modified: Monday, December 22, 2025 9:58:38 AM
Time Spent: 00:02:19
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

These plans are outrageous we don't need any more so called affordable housing where there is already limited green space! Especially with the shocking infrastructure we already have - m60 at Denton island a night mare A57 constantly busy- great idea let's build more homes and put more traffic there!

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

These plans are outrageous we don't need any more so called affordable housing where there is already limited green space! Especially with the shocking infrastructure we already have - m60 at Denton island a night mare A57 constantly busy- great idea let's build more homes and put more traffic there!

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#536

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 10, 2026 6:28:13 PM
Last Modified: Tuesday, February 10, 2026 6:33:13 PM
Time Spent: 00:04:59
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

We have too many houses being built already. Destroying Greenbelt is a vile and final solution. Our infrastructure is already overwhelmed with doctors, dentists and hospital already failed. The council only want this for revenue but that is false practice as more money has to be ploughed back just to survive. I am 100% against destroying any more countryside.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#148

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 07, 2026 8:38:05 AM
Last Modified: Wednesday, January 07, 2026 8:39:35 AM
Time Spent: 00:01:29
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- I object to the development on Slate Lane Audenshaw and also the development on the site at the tram stop Audenshaw.
- There are schools and nurseries near these sites.
- The traffic on the main road is heavily congested now and to create more congestion is ridiculous.
- Also its very difficult for emergency services to get through now and it will be horrendous for them and everyone.
- You pulled the houses down for the trams and now you want to build more houses.
- Such silly ideas.
- Please do not let this go ahead. This will cause problems as there is no doctors, chemist or banks. No more builds.
- OBJECT! OBJECT! OBJECT!
- Why were proposals not put through residents houses? Some residents are unable to get out and will not know about this matter.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 23, 2025 4:50:41 PM
Last Modified: Tuesday, December 23, 2025 5:31:11 PM
Time Spent: 00:40:29
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

myself

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Homes are needed for the growing population. that said we have lived in Denton since 1976. It is the infrastructure that also needs to be increased to cope with increased population also in our time there have been 2 major housing developments and 7 to my knowledge with no increase in Schools medical facilities. Hasto the road network crown point in in particular the traffic island over the M67J24 remaking of the lanes on is. Having hd 3 near side swipes myself in the inside lane to carry on on A57 up to crown point

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

not having read it yet no comment

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

not hvind read it yet no comment

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

A disaster

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

will comment on this when i have read it

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

from reports i have read and photographs i have seen another disaster

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Providing the infrastructure is also increased goid idea

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Due to recent changes to a number of things by central government this going be very difficult if not impossible

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

very positive should the necessary increases in the infrastructure alsotake place

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Positive provided again the infrastructure is in place t provide for the increases n te population.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Not enough information provided for me to make any comments

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

NONE

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

What is meant by Integrated Assessment?

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

please see above

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

What is the monitory frmework ?

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#554

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 12, 2026 11:47:57 AM
Last Modified: Thursday, February 12, 2026 1:28:20 PM
Time Spent: 01:40:23
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Thank you for inviting views on the proposed spatial vision for Tameside. I welcome the clarity with which the vision is expressed and the ambition it sets for the borough as we look ahead to 2042. The themes you outline - Homes, Jobs, Centres, Travel, Places, Environment and People - provide a comprehensive framework for the kind of place we all want Tameside to become.

Below are my comments on each part of the vision:

Homes
I strongly support the aspiration for Tameside to be a place where people are proud to live, supported by high-quality, attractive and genuinely affordable homes. The challenge will be ensuring that new developments, particularly large strategic sites, deliver the right mix of homes for families, older residents, and those on lower incomes. Affordability, accessibility and design quality must remain central principles, not optional extras.

Jobs
A vision of a strong local economy is essential if we are to raise living standards and create long-term prosperity in every town. Tameside must be a place where businesses can invest with confidence, where we nurture advanced manufacturing and growth sectors, and where our residents can access good jobs without needing to leave the borough. This vision rightly places learning and earning at its heart, and I welcome the linkage to local skills, education partners and emerging employment zones.

Centres
Revitalising our town centres is one of Tameside's biggest opportunities. A commitment to creating vibrant, diverse and welcoming centres is absolutely right. For this to be realised, town centres must offer more than retail alone as culture, leisure, housing, public realm and independent businesses all have a role to play. I am pleased to see this reflected in the vision, particularly the emphasis on centres where people want to spend time.

Travel
I fully support the ambition for Tameside to be a well-connected borough where active travel and high-quality public transport are the natural choices. Better connectivity, whether through rail improvements, bus reform, active travel infrastructure or safer streets—is fundamental to reducing congestion, improving air quality and opening up access to employment. The vision recognises this, and it is essential that infrastructure delivery keeps pace with new development.

Places
Tameside's built and cultural heritage is one of our greatest assets. I strongly support the focus on protecting and enhancing our historic buildings, townscapes and landscapes. Good design must be at the heart of all development, creating places that are safe, inclusive and attractive, while respecting the local character of each town.

Environment
Creating a greener, cleaner and climate-resilient borough is not only desirable but necessary. I welcome the emphasis on a thriving natural environment, clean air and sustainable infrastructure. Investment in green spaces, biodiversity, flooding resilience and woodland management will all be vital to future wellbeing. Climate adaptation should underpin every major development decision we take.

People
Perhaps the most important part of the vision is the commitment to ensuring that every child has the best start in life and that every resident can live a healthy, happy and active life. This requires strong public services, accessible health and social care, good schools, community facilities and safe neighbourhoods. I support this wholeheartedly and would emphasise that addressing deprivation and inequalities must remain central to delivery.

Conclusion
Overall, the proposed vision presents a positive, balanced and forward-looking direction for Tameside. I support the ambition it sets, and I believe it captures the values and priorities that residents expect to see reflected in the Local Plan.

The task ahead is ensuring that this vision is matched with the infrastructure, investment and delivery mechanisms needed to make it real. I look forward to continuing to work with the Council and partners to help achieve these aims for the people of Tameside.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Policy HSP S1 provides a clear and largely well-founded strategic approach for guiding Tameside's growth to 2042. I support its strong emphasis on using previously developed brownfield land, directing development to accessible locations, protecting the recently adopted Green Belt boundaries, and aligning with the wider strategy of Places for Everyone to boost northern competitiveness.

The strategy rightly focuses major growth around town centres, the Eastern Growth Cluster, the Ashton Mayoral Development Zone, and the Hyde Triangle, helping to strengthen regeneration and support sustainable, higher-density development. It also sets out clear requirements for housing delivery, at least 9,700 new homes, and for new employment floorspace.
However, successful delivery will depend on ensuring infrastructure keeps pace with development. Transport, health services, schools, utilities, and public realm improvements must be planned and delivered alongside new housing, not after it. The plan also relies heavily on a small number of major employment sites, which may create risk if delivery stalls.
Overall, Policy S1 sets a positive and ambitious spatial direction. Strengthening infrastructure commitments and clarifying delivery mechanisms would further improve confidence in its deliverability.

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Policy HSP S2A sets out an ambitious and forward-looking approach to establishing the Eastern Growth Cluster as a major driver of Tameside's economic future. I support the overall direction of this policy and the recognition that Ashton, Stalybridge, Hyde and Droylsden together form a coherent economic zone with the capacity to deliver significant new employment, regeneration and connectivity benefits. The policy rightly emphasises maximising brownfield land, strengthening town centres, and improving public transport links through the Bee Network.

I particularly welcome the focus on advanced manufacturing, digital connectivity, and the strategic opportunities provided by Ashton Moss and the Mayoral Development Zone, which are central to boosting Tameside's competitiveness. The identification of Strategic Regeneration Areas across the four towns is also valuable in helping coordinate investment and align masterplans.

However, several issues require further clarity:

-Infrastructure delivery, especially rail, rapid transit, skills provision and utilities, must be more explicitly tied to the scale of planned growth.
-The policy should articulate how benefits will be shared across communities with historically higher deprivation, ensuring inclusive rather than uneven growth.
-Stronger commitments are needed to ensure integration between economic development, town centre renewal and new housing delivery within the Cluster.

Overall, Policy S2A is a strong foundation for raising Tameside's economic performance, but achieving its potential will depend on robust infrastructure planning, sustained investment, and clear accountability for delivery.

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

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Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Policy HSP S2C identifies the Hyde Triangle - Hyde Town Centre, Godley Green Garden Village, and Hattersley - as a key strategic growth location within the Eastern Growth Cluster. I support the intention behind this policy and its recognition that Hyde requires sustained regeneration, better connectivity, and high-quality new homes to fulfil its potential.

The policy rightly places significant emphasis on the transformative potential of Godley Green Garden Village, which is expected to deliver 2,150 new homes as Tameside's flagship residential development. Ensuring this project brings social value, community infrastructure, active travel links and strong stewardship will be essential for local confidence.

I also welcome the focus on Hyde Town Centre, particularly opportunities for new office space, residential development, improved public realm and better connections to bus and rail hubs. Hyde's need for revitalisation is well evidenced, and the policy reflects this accurately.

The continuation of regeneration in Hattersley, including the final phase of the district centre and enhanced rail access, is also an important and positive component.

However, successful delivery will depend on:

-Clearer commitments on transport capacity, public services and phasing across all three locations.
-Ensuring development in Hyde Town Centre and Godley Green is properly integrated, rather than treated as isolated schemes.
-Strong engagement with residents, given the scale of change envisaged.

Overall, Policy S2C is a strong and necessary growth strategy, but its success will depend on firm infrastructure guarantees and transparent delivery planning.

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

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Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

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Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

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Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q17

What are your thoughts on Policy HSP S2F: Denton?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

I will restrict my policy specific responses to policies relating specifically to areas in Stalybridge and Hyde Constituency

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Q24

What are your thoughts on Policy HSP S2I: Hyde?

Policy HSP S2I presents a strong and necessary strategy for Hyde's future. I welcome its focus on a masterplanned transformation of Hyde town centre, addressing long-standing issues such as declining retail vitality, shopfront quality, and a limited evening economy. The commitment to reshaping the Clarendon Square area, improving the Market Ground, and enhancing connections to bus and rail hubs is essential for creating a more vibrant and attractive town centre.

The policy also sets out a significant housing ambition, with around 3,180 new homes planned across Hyde, including the major allocations at Godley Green and South of Hyde. These developments offer an important opportunity to deliver high-quality homes and support local services, but their success will depend on early, coordinated investment in schools, health facilities, transport capacity and utilities.

I welcome the identification of Hyde West, Hyde North and Hyde Central as Strategic Regeneration Areas, which provides a clear structure for coordinating investment and delivery. Employment allocations at Victoria Street and Canal Street should also help diversify local job opportunities.

To strengthen the policy, clearer commitments are needed on infrastructure phasing, public transport improvements, and the long-term stewardship of green and blue spaces such as the Peak Forest Canal and Werneth Low.

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

The proposed development allocations for Hyde form a key part of delivering the town's wider regeneration and housing strategy. Overall, they represent a balanced approach that combines new homes, local employment opportunities, and support for town-centre renewal.

The housing allocations at Leigh Street, Former Hyde Library, Arnside Drive, and Flowery Field Station will make an important contribution to the 3,180 new homes planned across Hyde, including many in sustainable locations close to public transport and active-travel routes. These sites also help bring underused land back into productive use, strengthening the mix and quality of Hyde's housing offer.

Alongside this, the employment allocations at Victoria Street and Canal Street are well placed to support local job creation and diversify the economic base of the Hyde Triangle, complementing wider regeneration plans for the town centre.

However, the success of these allocations depends on strong infrastructure planning. Growth at this scale requires expanded GP and school capacity, improved rail and bus connectivity, and high-quality walking and cycling links, particularly to Hyde town centre, the Peak Forest Canal, and Werneth Low. Overall, these allocations are appropriate and aligned with Hyde's strategic role, but must be delivered alongside coordinated infrastructure and town-centre investment.

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

The proposed Strategic Regeneration Areas (SRAs) for Hyde - Hyde West, Hyde North and Hyde Central - provide a strong and coherent framework for delivering long-term renewal across the town. I support their inclusion, as they accurately reflect Hyde's current challenges and the opportunities identified through the town centre masterplan and the wider Hyde Triangle strategy. These SRAs create a practical mechanism to coordinate investment, guide land assembly, and focus public and private sector delivery across the most strategically important parts of the town.

Hyde Central is rightly prioritised, given the need to reshape Clarendon Square, improve the Market Ground, and strengthen connections to bus and rail hubs. Concentrating regeneration here will be essential to restoring a vibrant, mixed-use town centre that encourages higher footfall and supports independent businesses.

Hyde West and Hyde North also present important opportunities, particularly in linking new residential neighbourhoods, including Godley Green, to the town centre through high-quality public realm, active-travel routes, and improved gateways. These areas are vital for integrating new growth with existing communities and ensuring regeneration benefits are felt across Hyde.

To maximise impact, the SRAs should be supported by clearer phasing, stronger commitments on transport and social infrastructure, and long-term stewardship of green and blue corridors. Overall, the proposed SRAs provide a strong foundation for Hyde's transformation.

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Policy HSP S2J provides a balanced approach to planning for Longdendale, reflecting both the area's significant environmental sensitivity and the long-standing infrastructure challenges faced by its communities. Overall, I support the direction of this policy.

Longdendale's villages - Mottram, Broadbottom, Hollingworth and Hattersley - are unique, historic rural-edge settlements with a strong local identity and exceptional natural assets. The policy rightly prioritises protecting heritage assets, enhancing village centres, and safeguarding the high-quality landscapes that define the area.

I strongly support the focus on maximising the benefits of the A57 Mottram Bypass, currently under construction. This project is essential for reducing severe congestion, improving air quality, and restoring the liveability of Mottram, though it is also correct for the policy to acknowledge that Hollingworth will continue to face significant traffic pressures without further intervention.

The policy's emphasis on improving public realm, walking, cycling and equestrian routes, including along the River Etherow, the Trans Pennine Trail and major east–west corridors, is well aligned with community priorities for healthier, safer, and better-connected villages.

I also welcome the attention given to Hattersley, where continued regeneration and the final phase of the district centre are important to local services and quality of life.

Where the policy could be strengthened is in setting out clearer commitments to address the remaining east–west transport challenges in Hollingworth and Tintwistle, including supporting the principle of a future bypass should national policy and environmental considerations allow.

Overall, Policy HSP S2J is proportionate and locally grounded, appropriately balancing growth, infrastructure and environmental protection.

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

The development allocations proposed for Longdendale are targeted and appropriate for an area with significant environmental sensitivity and long-standing transport constraints. Overall, I support the scale and intent of these allocations, which rightly balance limited growth with the need to protect the character and landscape of Mottram, Broadbottom, Hollingworth and Hattersley.

The two employment allocations - Kerry Way and Stockport Road - offer opportunities to diversify the local economic base and provide jobs closer to where residents live. Their success will depend on strong design quality, transport mitigation, and active-travel links, particularly given congestion pressures along the A57/A628 corridor.

The small housing allocation at Manley Grove is proportionate. New homes here should deliver high-quality family housing, incorporate sustainable drainage, and create safe walking links to village centres and the Trans Pennine Trail.

Given the ongoing construction of the A57 Mottram Bypass, it is essential that development phasing, access arrangements, and travel planning are aligned with the new road’s benefits while avoiding additional strain on Hollingworth and surrounding villages.

Overall, these allocations are sensible, small-scale and deliverable, provided they come with strong safeguards on transport, landscape and environmental quality.

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Policy HSP S2K provides a thoughtful and locally attuned approach to planning for Mossley, and I am broadly supportive of its direction. Mossley is a distinctive place, shaped by its steep valley landscape, strong industrial heritage, and the unique configuration of Top Mossley and Bottom Mossley. The policy reflects these characteristics well, acknowledging both the constraints and opportunities that come with the town's historic mills, mixed-centre pattern, and limited flat developable land.

I welcome the policy's commitment to supporting the TransPennine rail upgrade, which presents a major opportunity to improve connectivity, strengthen the town's offer, and potentially unlock development around the station area. The focus on improving the pedestrian environment along Manchester Road and Stamford Street is equally important, helping reduce car dominance and creating safer, more attractive conditions for walking within and between the two centres.

The proposed enhancements to Mossley's market square and support for food, drink and creative industries recognise the town's emerging identity and the role these sectors can play in sustaining local vitality.

I also strongly support the emphasis on regenerating Bottom Mossley, including opportunities to repurpose derelict mills for high-density residential development and modern workspace, while ensuring the character and heritage significance of these buildings is respected.

The policy's commitment to strengthening active-travel connections through the River Tame and Huddersfield Narrow Canal corridors is particularly welcome given these routes' importance for recreation, nature recovery and sustainable travel.

However, to maximise its effectiveness, the policy would benefit from firmer commitments on delivering improved bus services, safe walking links between Top and Bottom Mossley, and early infrastructure to support new development. It should also ensure future development responds sensitively to the town's topography, landscape setting and heritage assets.

Overall, Policy HSP S2K is a positive, proportionate and well-considered framework that captures Mossley's unique character and sets out a credible pathway for regeneration, improved connectivity and high-quality place-making.

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

The proposed development allocations for Mossley reflect the town's distinctive character, topography, and regeneration needs. Overall, I support the careful balance they strike between modest housing growth, employment opportunities, and the protection of Mossley's unique landscape and heritage.

The housing allocations, including Waggon Road, Cheshire Street, Roaches, Huddersfield Road, Hollins Lane and Brackenhurst, provide a mix of small and medium-scale opportunities, many focused on repurposing former industrial sites or underused land. This is consistent with the plan's emphasis on regenerating Bottom Mossley and delivering higher-density development where appropriate. These sites offer the potential to deliver well-designed homes while respecting the steep valley setting and character of surrounding historic buildings.

The two employment allocations at Egmont Street and Audley Street also appear sensible. Mossley has limited employment land, and these sites can help retain local jobs and encourage creative and small business activity, which aligns with the town's emerging economic strengths.

However, the success of these allocations relies on ensuring:

-Strong design standards that reflect Mossley's industrial heritage;
-Safe, step-free walking routes linking new developments with both Top and Bottom Mossley;
-Integration with active-travel corridors along the River Tame and Huddersfield Narrow Canal, both of which the plan identifies as strategic assets.

Overall, the allocations are well chosen and proportionate. If supported by high-quality design, improved transport links and sensitive regeneration of former mill sites, they can deliver meaningful benefits while preserving Mossley's unique identity.

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Policy HSP S2L presents a strong and coherent vision for Stalybridge's future, and I broadly support its overall direction. Stalybridge has a distinctive identity, shaped by its rich industrial heritage, prominent civic buildings, river and canal corridors, and exceptional access to surrounding countryside, yet it has long fallen short of its full potential. The policy accurately reflects both the challenges and opportunities the town faces, particularly around declining town-centre vitality, under-used employment sites near the station, and the need to strengthen the town's cultural and evening-economy offer.

I welcome the emphasis on accelerating regeneration through the Stalybridge West masterplan, which rightly prioritises new high-density homes, improved public realm and better active-travel and pedestrian connections into the town centre. The policy's commitment to enhancing gateways—including transformational improvements around Stalybridge railway station—is essential, particularly in light of planned TransPennine rail upgrades. I also support the clear recognition of the town's heritage assets, including the Grade II-listed Civic Hall, Victoria Market, and Astley Cheetham Art Gallery and Library, which are key to establishing Stalybridge as a vibrant cultural quarter.

The policy's focus on expanding the town's leisure and evening economy is welcome and reflects recent positive momentum from events such as Stalybridge Street Fest, helping build civic pride and attract new visitors. Likewise, proposals to unlock the full potential of the Tame Valley, canal corridors, and nearby countryside align strongly with both community aspirations and wider environmental and wellbeing objectives.

Where the policy could be strengthened is in setting out clearer delivery pathways and early interventions to maintain momentum. Regeneration will require strong coordination across landowners, heritage bodies, transport partners and local businesses. It is also important that improvements to the station area and bus interchange are timed to complement private-sector investment and new residential developments. Additionally, the plan should emphasise the need for a diverse housing mix to ensure Stalybridge's growth benefits a wide range of residents, including families and older people.

Overall, Policy HSP S2L provides a credible, ambitious and well-grounded strategy for Stalybridge, and, with strong delivery commitments, has real potential to transform the town into a thriving, well-connected and culturally distinctive place.

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

The proposed development allocations for Stalybridge in Policy HSP S2L represent a well-judged and ambitious package of interventions that align closely with the town's regeneration priorities. The allocations at Bayley Street, Clarence Street, and Copley Mill for new employment floorspace are appropriate and reflect the need to modernise and diversify Stalybridge's economic base, particularly around the station gateway and along established employment corridors. These sites offer an opportunity to attract new businesses, support creative and light-industrial sectors, and strengthen the town's position within the wider Eastern Growth Cluster.

The proposed housing allocations, including Old Street, Huddersfield Road, Cedar Avenue, Stalybridge Cricket Club, Millbrook, and Buckley Street, have the potential to deliver a meaningful number of new homes in accessible locations, many within or adjacent to the town centre. These sites will help support the residential-led regeneration envisaged in the Stalybridge West masterplan, increasing local footfall and contributing to a more vibrant, mixed-use environment. The mix of small and medium-scale sites is also appropriate given the town's constrained topography, historic character, and pockets of under-used land.

To maximise the impact of these allocations, strong design expectations will be essential. Stalybridge's heritage assets, including the Civic Hall, Victoria Market, and conservation-area townscape, require sensitive development that reinforces local character rather than detracts from it. Equally important is ensuring that new homes benefit from improved walking and cycling links, especially along the Tame Valley and canal corridors, and that development around the station is coordinated with transport upgrades associated with the TransPennine Route Upgrade.

Overall, these allocations form a coherent and realistic development package. If delivered with high design quality, transport integration, and strong alignment with the town-centre regeneration programme, they can play a major role in securing the step-change Stalybridge needs.

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

The proposed Strategic Regeneration Areas for Stalybridge, Stalybridge North and Stalybridge West, create the right framework to drive meaningful, long-term renewal in a town that has both significant assets and longstanding challenges. These SRAs accurately reflect the areas where intervention is most needed and where regeneration can generate the greatest economic, cultural and social benefit. Stalybridge West, in particular, is already the focus of an established masterplan, and its identification as a Strategic Regeneration Area provides clear alignment between the Local Plan and the town's existing regeneration programme. This area includes major opportunities for high-density housing, new public realm, and active-travel improvements, all aimed at transforming the western gateway into a vibrant, mixed-use neighbourhood. The proposed SRA also incorporates key heritage buildings, such as the Civic Hall and Victoria Market, that have been identified as central to creating a cultural quarter. Their inclusion ensures that investment can be coordinated to secure their long-term future.

Stalybridge North similarly represents a logical focus area, connecting the town centre with the Tame Valley, canal corridor and nearby residential neighbourhoods. Its designation recognises the huge untapped potential of Stalybridge's riverside and canal-side settings, which the Local Plan rightly positions as strategic assets for recreation, biodiversity, walking and cycling. By formally identifying this part of the town as an SRA, the Council can take a more coordinated approach to improving the environment along the river and canal, creating better pedestrian links and strengthening the relationship between the town centre and its natural surroundings.

To maximise their impact, both SRAs would benefit from clearer delivery pathways, including early public-realm upgrades, better connections to the railway station, particularly in light of the TransPennine Route Upgrade, and structured engagement with local businesses, cultural organisations and landowners. Ensuring these SRAs deliver a diverse mix of homes, including family and accessible housing, will also be essential to establishing a sustainable residential base that supports the town centre.

Overall, the identification of Stalybridge North and Stalybridge West as Strategic Regeneration Areas is justified, well-aligned with existing regeneration plans, and capable of delivering the step-change in investment, placemaking and town-centre vibrancy that Stalybridge needs.

Q34

If you have any further comments on the Spatial Framework, please provide them below.

The Spatial Framework is ambitious and well-structured, but stronger guarantees on transport, health, education and utilities infrastructure are essential. Clearer delivery plans, contingency for key employment sites, and firm commitments to green-blue infrastructure and active-travel networks would improve confidence and ensure benefits are shared across all communities.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

The strategic objective for Centres is well-judged and reflects both the current challenges and the future potential of Tameside's town centres. I strongly support the ambition to create strong, vibrant and diverse centres that serve their communities, encourage footfall, and support a broader mix of uses beyond traditional retail. The evidence shows that many centres, including Ashton, Hyde and Droylsden, face high vacancy rates and weakened retail cores, making diversification essential.

I welcome the objective's emphasis on mixed-use development, new homes within and around centres, improved public realm, and better integration with public transport. These elements are critical for creating places where people want to spend time and for sustaining daytime and evening economies. The plan also rightly highlights support for independent businesses, modern leisure uses, and the importance of high-quality design in delivering attractive, safe and inclusive centres.

To strengthen the objective, the Council may wish to highlight the need for long-term delivery structures, continued partnership with local businesses, and targeted investment in centres requiring more intensive intervention, such as Hyde and Droylsden. Overall, the strategic objective provides a strong foundation for revitalising Tameside's centres and enabling them to thrive over the plan period.

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

The strategic objective for Environment is one of the strongest and most important elements of the Homes, Spaces, Places plan, and I fully support its intent. The objective rightly recognises that Tameside's future prosperity depends on becoming a greener, climate-resilient and environmentally responsible borough, and it aligns with the evidence that over half of Tameside's land remains undeveloped or green in nature. I welcome the clear commitment to ensuring that new development is energy-efficient, responds positively to climate change, protects ecologically sensitive locations, avoids pollution and flood risk, and secures at least 10% biodiversity net gain, reflecting both national policy and local priorities.

The objective appropriately emphasises flood mitigation, water efficiency, and the use of SuDS, which are especially important given the borough's river valleys and the increased risk of surface-water flooding. It also supports the protection and enhancement of Tameside's green and blue infrastructure, including the Peak Forest Canal, River Tame, River Etherow and surrounding moorland, which are vital assets for nature recovery, recreation and health.

Where the objective could go further is in highlighting the need for long-term stewardship of restored habitats, as well as ensuring that major developments, such as Godley Green, Stalybridge West and the Ashton Mayoral Development Zone, embed nature-based solutions and green corridors from the outset rather than as secondary components. Nonetheless, the strategic objective provides a robust, forward-looking foundation for environmental protection and climate resilience across the borough.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

The strategic objective for Homes is well-founded and reflects the scale of housing need across Tameside. I support its focus on ensuring sufficient new housing is delivered in line with the PfE requirement, with a mix that genuinely meets the needs of local residents. The evidence shows that Tameside's housing stock is dominated by older two- and three-bedroom properties, with affordability pressures and a growing older population shaping demand. The objective correctly emphasises delivering a range of suitable and affordable homes, making efficient use of brownfield land, and ensuring that new developments provide a balanced mix of houses, apartments and accessible homes.

The commitment to increasing affordable housing, supporting specialist accommodation, and designing homes that meet modern space and accessibility standards is particularly important given the borough's ageing demographic and health inequalities. I also welcome the emphasis on re-using vacant buildings and directing new housing to sustainable, well-connected locations, including town centres and regeneration areas.

Where the objective could go further is in strengthening expectations around infrastructure - schools, health services, transport and utilities - so that housing growth is matched with the capacity communities need. Nonetheless, this is a strong, evidence-led objective that sets the right direction for meeting Tameside's long-term housing needs.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

The strategic objective for Jobs is well-framed and reflects both the economic challenges and opportunities facing Tameside. I strongly support its focus on meeting employment needs, reversing the borough's historically low job density, and ensuring that all residents can benefit from economic growth. The evidence highlights that Tameside has fewer economically active residents than regional and national averages, relatively low wages, and a long-term loss of high-quality employment sites, making this objective essential. The objective's emphasis on providing a diverse range of employment floorspace, including at least 42,100 sqm of new office space and 221,900 sqm of industrial and warehousing floorspace, is also well justified, particularly given the critical role of Ashton Moss, the Tame Valley and other established employment corridors.

I welcome the commitment to supporting inward investment, strengthening traditional manufacturing sectors, and creating opportunities in growth industries such as advanced materials, digital, and green technologies. The objective aligns effectively with the Eastern Growth Cluster strategy, which seeks to position Ashton, Hyde, Stalybridge and Droylsden as connected hubs for employment. However, it will be vital that these ambitions are matched by improvements to skills, education and transport, ensuring residents can access the new jobs created. With strong delivery mechanisms and targeted investment, this strategic objective provides a solid foundation for raising Tameside's economic competitiveness and improving employment outcomes for local people.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

What are your thoughts on the strategic objective for People?

The strategic objective for People is one of the most important in the entire plan, and I strongly support its emphasis on reducing inequalities, improving life outcomes, and ensuring that development is accompanied by the health, education and social infrastructure communities need. The evidence shows that Tameside faces significant health inequalities, with lower healthy-life expectancy, higher rates of deprivation, and notable disparities between neighbourhoods. The objective's focus on creating environments where people can live healthy, active and fulfilling lives is therefore essential. The commitment to protecting green spaces, improving access to recreation, supporting active travel, and ensuring high-quality early years, school and healthcare provision integrates social well-being directly into the spatial strategy, rather than treating it as an afterthought. I particularly welcome the requirement for larger developments to consider health impacts through Health Impact Assessments, which reflects the borough's wider Healthy Places framework.

Where the objective could go further is in setting clearer expectations around the timely delivery of social infrastructure to match housing and employment growth. Schools, GP capacity, youth services and community facilities are vital if new development is to genuinely improve people's life chances. Nonetheless, the strategic objective for People is robust, compassionate and evidence-led, and it provides an essential foundation for a fairer, healthier and more inclusive Tameside.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Q80

What are your thoughts on the strategic objective for Travel?

The strategic objective for Travel is both necessary and well-aligned with Tameside's long-term needs. I strongly support its ambition to create a well-connected borough where active travel and public transport become the natural first choice, reflecting the reality that almost a third of Tameside residents do not have access to a car, significantly higher than the national average. The objective rightly emphasises improving walking, wheeling and cycling routes, enhancing bus services as part of the Bee Network, and securing better rail connectivity, including upgrades linked to the TransPennine Route Upgrade. These measures are essential if Tameside is to reduce congestion, improve air quality and create healthier, more sustainable communities. The plan also identifies the importance of new rail and rapid-transit opportunities, which will be crucial for supporting growth in areas such as Hyde and Stalybridge.

Where the objective could go further is in ensuring that transport improvements are phased alongside new development, particularly at major sites such as Godley Green. Strengthening commitments on station accessibility, safe cycling infrastructure and bus frequency would help translate this strategy into day-to-day benefits for residents. Nonetheless, the strategic objective provides a strong and forward-looking foundation for a more connected, low-carbon and inclusive Tameside.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

The strategic objective for Places is one of the most compelling aspects of the plan, and I strongly support its focus on ensuring that development contributes positively to the character, identity and heritage of Tameside's towns. The borough has an exceptionally rich built environment, ranging from pre-1919 terraces and historic market squares to canals, mills and conservation-area townscapes, and the objective rightly positions these assets at the heart of future place-making. The plan's emphasis on high-quality design, protecting and enhancing heritage assets, and maintaining the distinctiveness of each neighbourhood is essential, particularly in areas such as Stalybridge, Hyde and Mossley, where historic buildings and civic landmarks shape community identity.

I welcome the objective's commitment to creating safe, inclusive and accessible places, promoting good urban form, active travel, high-quality public realm and the sensitive integration of new development within existing character. This aligns strongly with local priorities and national policy. The recognition that places should support health, vibrancy and social interaction, through public spaces, green infrastructure and well-designed streets, is also important in countering long-term decline in some town centres and reinforcing community pride.

Where the objective could go further is in setting clearer expectations for design quality in major regeneration areas, particularly where significant redevelopment is planned around rail stations, town centres and former industrial land. Ensuring strong design codes and long-term stewardship of public spaces will be essential for turning this objective into practical, lasting change. Nonetheless, the strategic objective for Places is robust, ambitious and central to delivering a more liveable and distinctive Tameside.

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

The Policies Map is a valuable tool for illustrating how the Local Plan's proposals are intended to operate spatially across Tameside, and it provides a clear overview of development allocations, centre boundaries, Strategic Regeneration Areas and areas of protection. Its alignment with the borough's neighbourhood-based structure and the Spatial Framework is helpful, particularly in showing the concentration of growth in sustainable, well-connected locations while maintaining the recently adopted Green Belt boundaries set through Places for Everyone. However, several refinements would make the Policies Map more accessible and responsive to community concerns. A number of residents have contacted me directly, and raised issues on social media, regarding fears that the Local Plan is proposing large-scale solar farms in areas such as Mottram, Godley, Hyde, or other rural fringes. Although the plan does not designate specific solar allocations and instead identifies broad opportunity areas for renewable technologies in line with technical evidence, the presentation on the Policies Map has caused uncertainty for some residents. This confusion highlights the need for clearer explanation, better differentiation between broad opportunity areas and actual site allocations, and more accessible supporting graphics showing what is, and is not, being proposed.

In addition, in places such as Ashton, Hyde and Stalybridge, where multiple layers of policy overlap, the Map can appear visually dense. Providing simplified inset maps for each town centre and major regeneration area would help residents navigate complex designations. It would also be helpful if the Map more clearly illustrated active-travel routes, canal and river corridors, and green and blue infrastructure links, as these are central to the Spatial Framework and to public expectations. For strategic sites such as Godley Green, Ashton Moss and Stalybridge West, clearer depiction of anticipated access routes, safeguarded transport alignments and landscape buffers would further strengthen confidence in deliverability.

Overall, while the Policies Map is a strong foundation, enhancing clarity, particularly around renewable-energy opportunity areas and the absence of specific solar farm allocations, would ensure the Map is both accurate and more easily understood by local communities.

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Yes

Q110

Please give a reason for your answer

Yes, the Integrated Assessment broadly covers the key environmental, social and economic impacts of the Plan, and it has informed policy refinement. However, it would benefit from clearer place-specific assessments, stronger analysis of cumulative impacts, and more explicit links between identified risks and required mitigation measures.

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

While the Integrated Assessment provides a useful overview of environmental, social and economic impacts, several areas would benefit from clearer explanation.

First, the IA states that “reasonable alternatives” were tested, but because many strategic decisions have already been fixed through Places for Everyone, the options considered feel limited. It would be helpful for the IA to more clearly describe what alternatives within those constraints were assessed, for example, differing spatial distributions or densities within town centres.

Second, the IA should provide more detail on cumulative impacts, especially in the Eastern Growth Cluster, where multiple allocations, regeneration areas and transport schemes interact. Impacts on air quality, junction capacity, flood risk and social infrastructure need to be assessed collectively, not individually.

Third, given the reliance on large strategic projects such as Godley Green and Ashton Moss, the IA should clarify how delivery risk was considered and how mitigation (e.g., transport upgrades, health facilities, green-blue infrastructure) would be triggered if development phases shift or under-deliver.

Finally, area-specific impact summaries for each Strategic Regeneration Area would make the assessment far more accessible to residents.

Overall, the IA is broadly sound but would benefit from clearer alternatives testing, cumulative impact analysis, delivery-risk scenarios and more place-based detail.

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

The evidence base published alongside the plan is generally comprehensive and provides a solid foundation for the policy choices set out. The Strategic Housing and Economic Land Availability Assessment, Housing Needs Assessment, Employment Land Study, Retail and Leisure Study, and Integrated Assessment all help demonstrate how the plan’s proposals have been shaped by relevant data and statutory requirements.

However, several elements would benefit from clearer presentation or additional detail. The Employment Land Study, for example, highlights the borough’s dependence on a small number of major sites, particularly Ashton Moss, but the plan could go further in explaining contingency options if delivery does not come forward as expected. The Retail and Leisure Study provides strong evidence of declining footfall and high vacancy rates, but the justification for the hierarchy of centres would be strengthened with clearer spatial analysis of town-by-town economic resilience.

Finally, much of the evidence acknowledges that strategic decisions made through Places for Everyone limit the range of alternatives available. While this is unavoidable, it places greater importance on ensuring localised assessments, particularly of infrastructure capacity, cumulative impacts and deliverability, are fully transparent and easy for communities to understand. Overall, the evidence base is robust but could be strengthened with more accessible summaries and clearer risk-based analysis.

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

The proposed Monitoring Framework is a useful starting point, but several areas require strengthening to ensure the Plan's delivery can be properly tracked and understood by residents, partners and decision-makers. While the framework identifies broad indicators, such as housing delivery, employment floorspace, centre vitality, biodiversity net gain and transport mode share, it would benefit from greater specificity and clearer links to the policies they monitor.

In particular, the framework should include trigger points for intervention if targets begin to slip. This is especially important for major dependencies such as the delivery of housing at Godley Green, employment at Ashton Moss, infrastructure improvements in town centres and active-travel commitments. Without defined contingency actions, monitoring risks becoming descriptive rather than corrective.

The framework would also be stronger with neighbourhood-level indicators, particularly in centres where regeneration is a major focus (Hyde, Stalybridge, Ashton, Droylsden). Town-centre vacancy rates, footfall, and evening-economy measures should be tracked individually rather than borough-wide.

Finally, given the Plan's emphasis on climate resilience and nature recovery, the Monitoring Framework should include more explicit measures for SuDS performance, tree canopy change, river-corridor enhancement and stewardship of green-blue infrastructure.

Overall, the Monitoring Framework is a solid foundation but should be more specific, action-oriented and locally sensitive to support effective delivery.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

In addition to the points already submitted, I would emphasise four cross-cutting issues that will materially affect public confidence and delivery.

First, community engagement and communications: where the plan shows broad opportunity areas (e.g., for renewables), the distinction between these and actual site allocations must be crystal clear in all mapping and narrative to avoid confusion, particularly given recent concerns raised to me directly and on social media about perceived solar “allocations.” Clearer labelling and plain-English FAQs alongside the Policies Map would help.

Second, delivery mechanisms and viability: the plan rightly concentrates growth in town centres and strategic locations (Ashton MDZ, Hyde Triangle, Stalybridge masterplan areas) and depends on a small number of major employment and housing sites (e.g., Ashton Moss, Godley Green). To translate ambition into outcomes, I recommend publishing an accompanying delivery prospectus that sets out governance, land-assembly approach, funding stack, viability assumptions, and contingencies if key sites under-deliver or phase later than expected.

Third, design, stewardship and place management: the policy intent on heritage, townscape, biodiversity net gain and SuDS is strong; these should be secured through concise design codes for major areas, plus long-term stewardship plans for green–blue infrastructure (canals, river corridors, Werneth Low links) so environmental quality is protected beyond the build-out period.

Fourth, infrastructure certainty: given the scale of change proposed, especially in Hyde, Ashton and Stalybridge, the plan would benefit from clearer, scheme-specific transport packages (stations, interchanges, active-travel spines), social infrastructure triggers (schools, primary care), and utilities/digital capacity statements, each linked directly to the Monitoring Framework so corrective action is automatic if trajectories slip.

Taken together, these practical enhancements would make an already robust Preferred Options Plan more transparent, investable and resilient through to 2042.

#196

INCOMPLETE

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Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Sick to death of green land being built on.

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#256

INCOMPLETE

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Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

individual

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

good

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Respondent skipped this question

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#546

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 10, 2026 5:50:48 PM
Last Modified: Wednesday, February 11, 2026 5:32:24 PM
Time Spent: 23:41:36
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Some of it sounds great.

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

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Respondent skipped this question

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Respondent skipped this question

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Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

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Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

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What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#82

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 10:19:15 PM
Last Modified: Monday, December 22, 2025 10:21:31 PM
Time Spent: 00:02:15
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

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Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

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Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

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Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

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Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- The area is gridlocked with traffic so to add nearly 100 houses; how would it cope. Also, schools and drs are at capacity.
- Aldi was refused from the snipe retail park and part of this was due to traffic. I am sure there are other areas that could be developed with less an impact

#139

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 06, 2026 8:04:45 AM
Last Modified: Tuesday, January 06, 2026 8:15:21 AM
Time Spent: 00:10:35
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

If each of the items on the combined vision was possible it would be a much better place to live. I feel we live in an area where it is declining on several of the points.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#548

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 11, 2026 3:53:46 PM
Last Modified: Wednesday, February 11, 2026 7:04:59 PM
Time Spent: 03:11:13
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Good in principle, depends how the reality looks.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

There is not enough space in the borough for this allocation of development. Not without building on our important green spaces. Be realistic with what actually fits, you are over developing the borough. You will have to build high rise if you want to accommodate all that without ruining our green spaces.
a. At least 9,700 net additional dwellings. b. At least 42,100 square metres of gross office floorspace. c. At least 221,900 square metres of gross new industrial and warehousing floorspace.

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Using previously developed land, yes, anything else, no. I don't agree with wasting all our money on providing cycle lanes that nobody ever uses. All they serve to do is clog up traffic, provide dangerous crossing points and restrict emergency vehicles who now have to wait in queues as they can't pass.

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Fine with the connectivity of transport hubs, but otherwise STOP SPENDING ALL THE MONEY ON ASHTON!! All we ever see is Ashton centre being developed and redeveloped. I visit Hyde, Denton, Droylsden more often than Ashton. There is nothing in Ashton that I need, the only good thing was the pool and that has now gone.

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Regenerate Hattersley yes, but DO NOT BUILD ON OUR GREEN BELT! No to the garden village.

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

See above in relation to Ashton.

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Doesn't affect me.

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Doesn't affect me

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Do not put cycle lanes on any more roads. They are not used and are a liability. It is really hard to get out of some junctions safely and the bollards / kerbs are hard to see at night and there are lots of cars dangerously swerving.

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

The tram stop is a ridiculous place to put homes, the roads are really busy and there are lots of accidents round there.

Building houses behind the snipe would never work, you have refused new retail on there previously. It's at the back of the existing Snipe retail park which you have acknowledged in your document as 'an out-of-centre location for bulky goods retailing of boroughwide importance'. Bulky goods delivery area does not lend itself to suitable housing development and would never get through your Planning system.

Q17 **Respondent skipped this question**

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Windmill Lane allocation 3 is next to residential and should be left as green space.

Building 318 new homes on Two Trees is farcical, the traffic in and out of Haughton Green at rush hour has been horrendous for years. The reason I moved out of Haughton Green, it used to take 30 mins average to get to Denton in a morning. Air quality assessments have been carried out and are already problematic, without adding additional queuing traffic to that. The residents will fight development on Two Trees more than any other site, particularly as the local football clubs have offered numerous times to mark out and maintain the football pitches on there and have been refused as the Council want to say it isn't needed. Well it clearly is needed as there is a big shortage of pitches which will be shown in your updated playing pitch strategy document. There will be a lot of opposition from residents, the FA, Sport England, MP, Councillors to developing the fields. There is the option of a combined approach with football activities on the fields and housing on the school footprint, this has also been offered with a joint venture by Denton Youth / Denton Town and local developers who have had meetings with your Estates department. Ultimately though, I'm sure a new school will be needed on the site at some point in the future. DCA is struggling to cope being so large, numbers needed school places are only going to increase and there are no other large sites available for a new school.

Allocation 7 behind Greswell school clearly gets rid of another sports facility; where are you going to re-provide this? We should be spending money on improving these facilities so the children have spaces to play rather than building houses on them all then having the children set fires to trees in the park through boredom. Gorton have built a youth zone which is fantastic. Take a leaf out of their book and stop only looking at building houses.

Q19 **Respondent skipped this question**

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

The lazy Toad car park on Ashton Hill Lane is vital for the operation of the small businesses in that area. Without that parking people will go back to the large retail parks and the units in Droylsden will be empty, this is a very bad idea.

Q21 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22 **Respondent skipped this question**

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24 **Respondent skipped this question**

What are your thoughts on Policy HSP S2I: Hyde?

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Allocation 6 looks to get rid of another sports facility. I am dead against the loss of any sports facilities when they are vital to community wellbeing.

Q26 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27 **Respondent skipped this question**

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Allocation 3 I would have thought would be better suited to extend the sports facilities provided at the new Hawthorns school.

Q29 **Respondent skipped this question**

What are your thoughts on Policy HSP S2K: Mossley?

Q30 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31 **Respondent skipped this question**

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Any S106 money raised from these development, most of which take valuable green space, should be fed back into the community and local football teams and sports groups who are losing out. Please ensure you have adequate school provision and doctors places etc. for all these new people you are adding to the community. It can be a struggle already.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

The council is committed to protecting and enhancing Tameside's natural environment, to mitigating the impacts of climate change, to improving air quality and protecting development from flooding and pollution. That's great, except you're clearly not committed to any of that as you have allocated so many of our green spaces for development!

Q47

Yes

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

You are insisting that all development provide a 10% biodiversity net gain, and yet you are allocating all the green spaces for development within the same plan document! How are you planning on getting 10% BNG when you are building on and destroying so much of nature?

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Please just make sure there are sufficient services and infrastructure to go with all the new houses you want to build or we will all suffer.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

What are your thoughts on the strategic objective for People?

You have policies about protecting and enhancing open spaces and yet in the same document you plan to build on them all. You are contradictory and obviously cannot do both. I suspect you will prioritise the money new housing will bring as I have yet to see any meaningful money spent on our open spaces and play areas, even with open space contributions coming in from developments. In fact you have necessitated the closure of Thomas More school 3G pitch through your threat of unlimited fines to the school. All due to a local complaint about the noise and light, which was all assessed at Planning stage. You should never have approved the new pitch location if you were then going to listen to complaints about the noise. It was inevitable there would be increased noise.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Stop wasting money on cycle lanes and ruining our roads, causing congestion where there previously wasn't any. Everybody isn't going to go out and buy a bike and cycle miles to work in the rain so you should do more to improve the roads for cars.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

Respondent skipped this question

What are your thoughts on Policy HSP T5: Facilities for Buses?

Q87

Respondent skipped this question

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Q88

Respondent skipped this question

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Two Trees fields has always been and should remain as protected open space. Denton Town/Denton Youth need that site for their growth and will be bidding when the time comes. Sport England would want that protected.

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

There's just no joined up thinking. On the one hand your spatial vision is:
Environment: A greener place with a thriving natural environment and clean air, where communities and infrastructure are sustainable and climate resilient.
People: A place where children are given the best start in life, are able to exceed expectations and where everyone is able to live a healthy, happy and active life within thriving supportive communities, supported by the services they need.
But on the other hand you have allocated all the spare green spaces that should be protected in order to fulfil the above vision, for development. You set targets for 10% BNG, but then look to remove multiple acres of green space and wildlife areas.
I would like my Council to be more considerate of what the people want and need, and less focused on building as many houses as possible to increase council tax revenue.

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

To: [redacted]
Subject: RE: Planning Department

From: [redacted]
Sent: 22 January 2026 14:41
To: Plan Policy <planpolicy@tameside.gov.uk>
Subject: RE: Planning Department

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Dear William

Many thanks for getting back to me and explaining the document.

I would be very grateful if you could record this as a formal comment on the consultation.

[redacted], owns and farms land at Back'o'th'Hill, Woodley off Hyde Road, some of which is shown on the consultation map as a solar opportunity area (southwest of the plan on the southeast edge of Woodley).

[redacted] has no intention of selling the land or developing solar and would therefore like it removing from the consultation/allocations area, as it is a non-deliverable prospect.

Due to the above map, he is experiencing harassment from members of the public who believe he has put the land forward for solar development.

With kind regards
[redacted]

From: [redacted]
Sent: 16 January 2026 16:50
To: Customer Services <customer.services@tameside.gov.uk>
Subject: Planning Department

> You don't often get email from [redacted]. Learn why this is important

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([redacted]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Please could you forward my email to planning services and copy me in?

Dear Sirs

My client, [redacted], owns and farms land at Back'o'th'Hill, Woodley off Hyde Road, near the Joshua Bradley, that is shown on your allocations map as allocated for solar (southwest of the plan below).

My client has intention of selling the land or developing solar and would like it removing from the site allocations as he is having no end of trouble with members of the public harassing him for putting the land forward for solar.

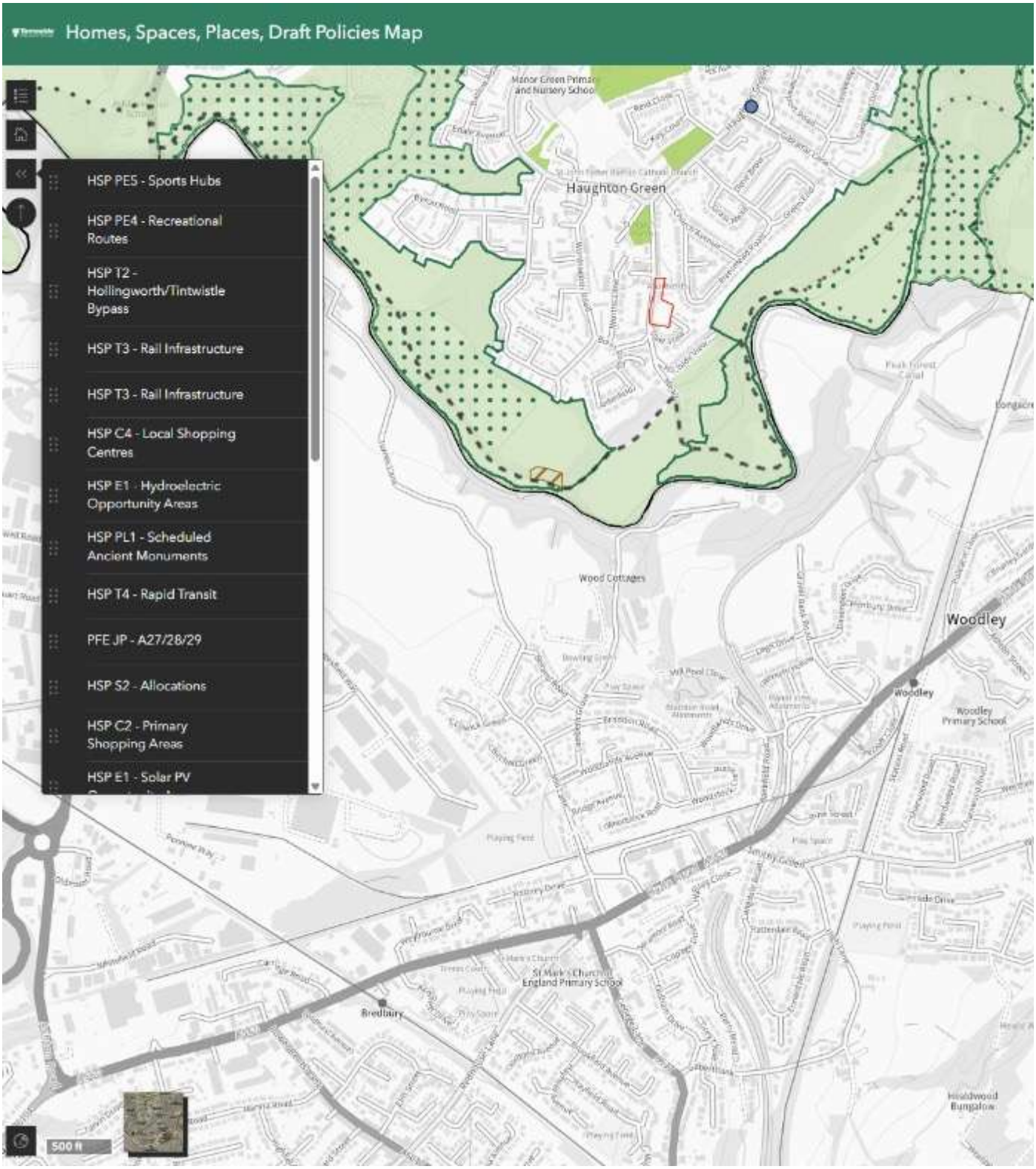
Please can you remove it from the allocations?

Kind regards
[redacted]

And see if you can have it removed as you have no intention of selling the land and no intention of agreeing to a solar farm so it is not a deliverable prospect.

The map feature of the planning website isn't work so I can't check if there is a planning application in.

Regards
[redacted]


Homes, Spaces, Places, Draft Policies Map
HSP PE5 - Sports Hubs
HSP PE4 - Recreational Routes
HSP T2 - Hollingworth/Tintwistle Bypass
HSP T3 - Rail Infrastructure
HSP T3 - Rail Infrastructure
HSP C4 - Local Shopping Centres
HSP E1 - Hydroelectric Opportunity Areas
HSP PL1 - Scheduled Ancient Monuments
HSP T4 - Rapid Transit
PFE JP - A27/28/29
HSP S2 - Allocations
HSP C2 - Primary Shopping Areas
HSP E1 - Solar PV
Haughton Green
Woodley
Bredbury
500 ft

#32

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 20, 2025 5:33:44 PM
Last Modified: Saturday, December 20, 2025 5:35:38 PM
Time Spent: 00:01:54
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I agree with the vision but am not sure that that is what will be achieved by what is being proposed

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#53

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 10:23:24 PM
Last Modified: Sunday, December 21, 2025 10:29:29 PM
Time Spent: 00:06:04
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

The above is needed but, Stop destroying greenbelt spaces!

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Awful for Audenshaw

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Do not agree on building on the Denton and Fairfield golf courses. 700 houses is far too much, thought about traffic, amenities, schooling, pollution, public services?

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

See above

Q17 **Respondent skipped this question**

What are your thoughts on Policy HSP S2F: Denton?

Q18 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19 **Respondent skipped this question**

What are your thoughts on Policy HSP S2G: Droylsden?

Q20 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22 **Respondent skipped this question**

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24 **Respondent skipped this question**

What are your thoughts on Policy HSP S2I: Hyde?

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

You can’t build homes without proper public services which are already under strain

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

Where are the public services, schools, GPs

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#283

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 12, 2026 12:31:40 PM
Last Modified: Monday, January 12, 2026 12:49:34 PM
Time Spent: 00:17:53
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

N/a

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

It's a shame you have included "A greener place" under environment, whilst removing so much green space.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#530

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 10, 2026 2:08:49 PM
Last Modified: Tuesday, February 10, 2026 2:20:04 PM
Time Spent: 00:11:15
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I think it is ambitious and much-needed but quite overwhelming and somewhat vague. I feel it should be separated by area with key updates/ plans in each area (in layman's terms!)

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Not clear

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Not clear

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Not clear

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Not clear

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Not clear to all of the above. The document looks like it is written for building teams, not residents!

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Much, much needed! If my children weren't settled in their schools we would undoubtedly leave Tameside!

Audenshaw in particular has little community spirit/ access to community events/ classes/ chances to meet people in the area (if you're not from here, which I'm not)

I've also noticed a lot of litter and a lot of dog poo in the streets which is awful!

Lees park could be miles better - maybe a play area/ gym equipment?

I have to travel 20 minutes by car to Stalybridge to visit a nice yoga studio (20 mins each way) We are always travelling out of the area at weekends as it's dull! We literally still live here for convenience only. I feel many people are unhappy with Audenshaw/ Droylsden

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Can't find it!

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Where is it?

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Ambitious but needed!

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Needed!

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Needed

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

Little consultation to guidance to residents

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Poor communication to residents from Tameside Council. Poor maintainence of the area too.

SADDLEWORTH
Parish Council

Planning Policy Team
Tameside One
PO Box 304
Ashton-under-Lyne
Tameside
OL6 0GA

Re: Homes Spaces Places in Tameside

Many thanks for the opportunity to respond to the Draft Local Plan for Tameside. We would like to thank the team preparing it for the work that has gone into this very thorough document, and note some very positive policies for improving the local area.

With regards to the impact on Saddleworth, we have restricted our comments to two specific policies which we believe have either direct impact on Saddleworth or a direct connection to planning policy contained within our draft Neighbourhood Plan.

Policy HSP S2K: Mossley

With regards to **Policy HSP S2K for Mossley**, we have concerns that the vision statement for Mossley which proposes 870 new houses includes support for the transport improvements delivered by the TransPennine Rail Upgrade – which we agree with – but makes no additional statements with regards to any other infrastructure requirements that would be needed to support the additional residents.

Given the overlap in services between Mossley and Saddleworth, in particular Lydgate, Grasscroft, Friezland and Greenfield, we would like to see in this "Vision" a positive ambition for complementary service provision of health, social care and education services, which would ensure that development in Mossley brings with it a positive improvement in services for those either side of the administrative boundary.

In neither the policy (vision), not the reasoned evidence, there is no evidence or reference to the need for these services, what provision is currently available, and what provision would be estimated to be necessary in the future to match or improve on current delivery, and to ensure that services such as the GP practice which operates on two sites – one in Saddleworth and one in Mossley, deliver the service that the community requires.

Policy HSP PE6: Peak District National Park

With regards to Policy HSP PE6, which calls for ongoing assessment of the impacts of development on the Peak District, we would like to draw the attention of the Council to

the draft Saddleworth Neighbourhood Plan, which contains a specific policy – **Policy 5, Character and quality of land adjacent to the National Park** which addresses this and puts forward a specific geographical area in which there are additional protections.

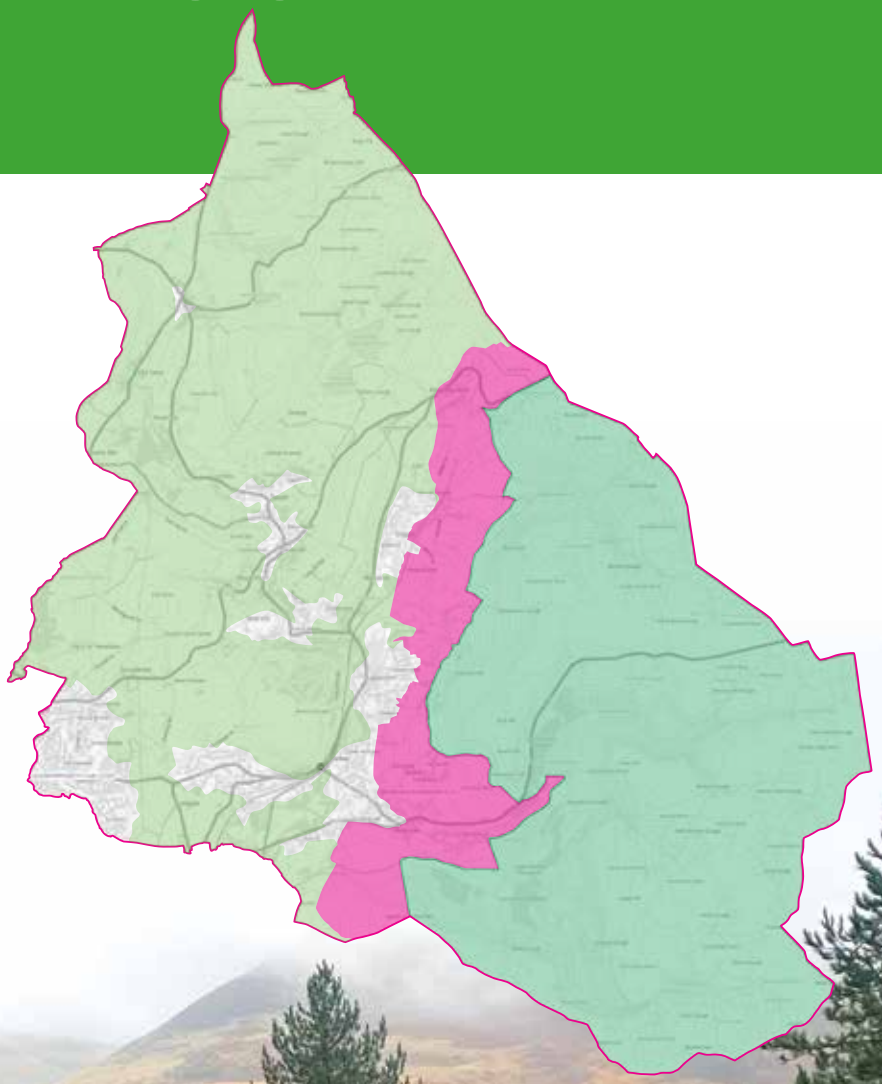
We think this is both complementary to and expands upon the policy contained within the draft Homes, Spaces, Places in Tameside plan, and would recommend it for consideration within your approach.

Yours sincerely,

[redacted]
Chair, Strategic Planning Committee
Saddleworth Parish Council

SADDLEWORTH NEIGHBOURHOOD PLAN 2025–2045

V2.3





Introduction

A Neighbourhood Plan helps to shape what happens in an area for years to come. This plan will help to shape what happens in the Parish of Saddleworth over the next twenty years. These policies sit alongside those in other strategic planning policies, listed in full on pages 12–13.

The Neighbourhood Plan will be reviewed every five years to determine if an update is required and covers a period to 2045.

The designated area agreed with Oldham Council and the Peak District National Park is the land within the boundary of the Parish of Saddleworth.

Neighbourhood Planning gives residents the power to develop a vision for their neighbourhood and shape the development and growth of their locality. This plan allows them to have their say on what new homes, shops, offices and community facilities should look like, what infrastructure should be provided, and ensuring the highest possible quality of development.

Neighbourhood Planning provides a powerful set of tools for local people to use to ensure that they get the right sort of development for their neighbourhood and where the ambition of the residents is in line with the needs and priorities of the wider area.

Consultees on the plan were:

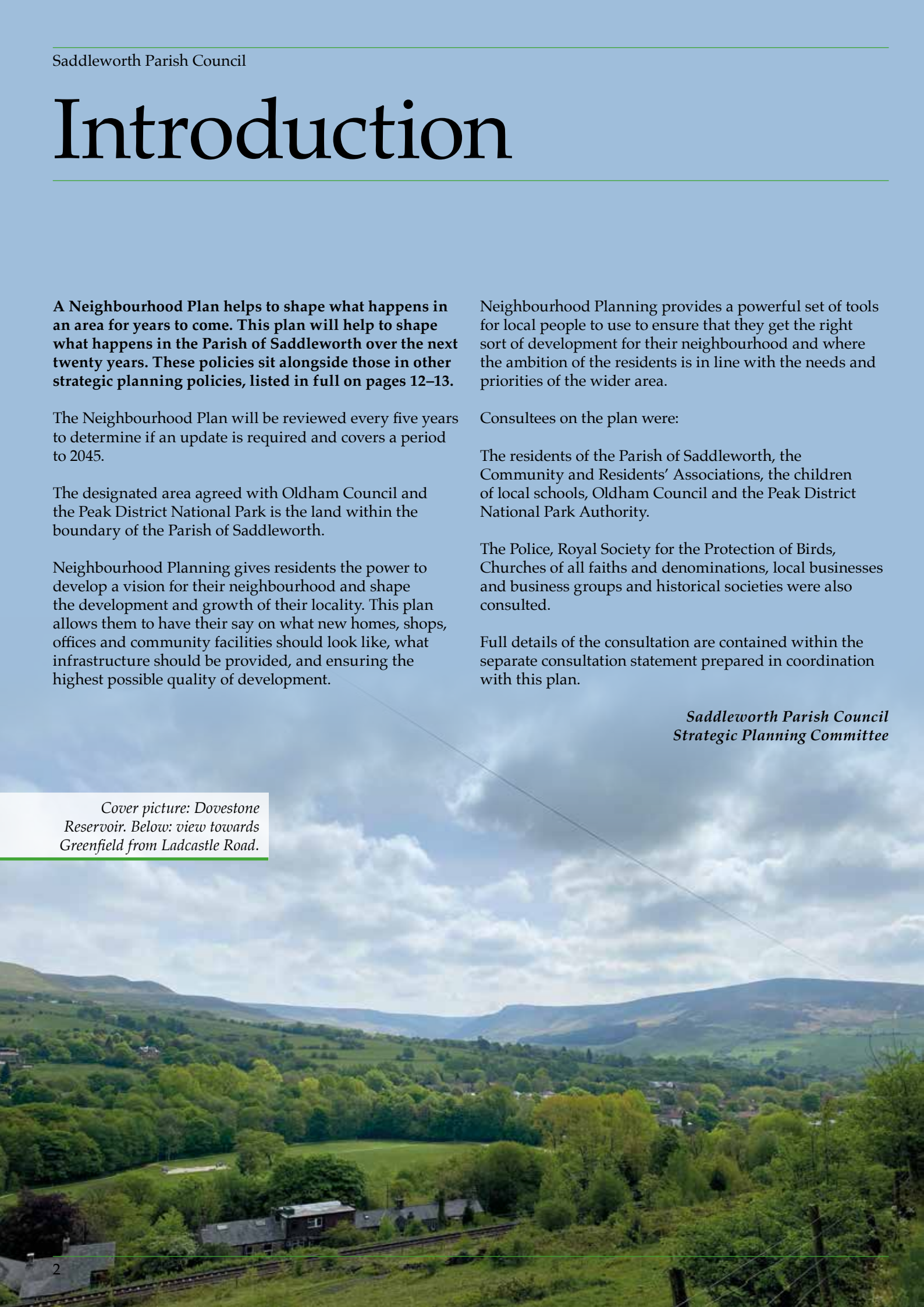
The residents of the Parish of Saddleworth, the Community and Residents' Associations, the children of local schools, Oldham Council and the Peak District National Park Authority.

The Police, Royal Society for the Protection of Birds, Churches of all faiths and denominations, local businesses and business groups and historical societies were also consulted.

Full details of the consultation are contained within the separate consultation statement prepared in coordination with this plan.

Saddleworth Parish Council
Strategic Planning Committee

Cover picture: Dovestone Reservoir. Below: view towards Greenfield from Ladcastle Road.



Contents

Introduction 2
History 4
Profile 5–6
Infrastructure 7–8
Issues 9–10
Vision 11
Plans and legislation 12–13
Policies 14–53
Environment 16–28
Policy 1: Green infrastructure 16
Policy 2: Biodiversity 17
Policy 3: Protected spaces 19
Policy 4: Local Green Spaces 21
Policy 5: Character and quality of land adjacent to the National Park 22
Policy 6: Conversion of agricultural buildings (barn conversions) 24
Policy 7: Protection of important views 25
Design 28–34
Policy 9: Sustainable construction 28
Policy 10: Design, character and heritage 28
Policy 11: Design masterplans 32
Policy 12: Chew Brook Vale 33
Health, wellbeing and education 35–36
Policy 13: Safety and wellbeing 35
Policy 14: Health, social care and education 35
Housing 37–40
Policy 15: Housing 37
Policy 16: Consultation 38
Policy 17: Derelict and empty properties and sites 39
Policy 18: Community and self build 38
Retail, commerce and tourism 41–47
Policy 19: Retail, commerce and industrial development 41
Policy 20: Homeworking and connectivity 42
Policy 21: Tourism and leisure 43
Policy 22: Agricultural land 45
Policy 23: Services 46
Travel and transport 48–54
Policy 24: Parking standards for housing 48
Policy 25: Cycling, pedestrian and leisure infrastructure 49
Policy 26: Accessibility to transport 50
Policy 27: Public transport 51
Policy 28: Clean fuel vehicles 53
Policy 29: Air quality and vibration monitoring 53

Glossary 55–57
Links 58
Addendum 59
Appendix 1: Map showing the setting of the Peak District National Park 60
Appendix 2: Parish Actions 61
Appendix 3: Boundary maps of Local Green Spaces 62–63

History

Saddleworth is crossed by two rivers – the river Tame and its tributaries in the east and the river Medlock and its tributaries in the west. The river Tame and its catchment area contains the settlements of Denshaw, Delph, Dobcross, Diggle, Uppermill and Greenfield. The river Medlock catchment area contains the settlements of Scouthead, Austerlands, Grasscroft, Lydgate, Grotton and Springhead.

Situated on the western side of the Pennines, but historically part of the West Riding of Yorkshire, Saddleworth has long looked in two directions – over the Pennines and eastward to the towns of Huddersfield, Halifax and Leeds and westward to its Lancashire neighbours of Oldham, Ashton, Rochdale and Manchester. This dual identity is as true today as it was in the Middle Ages and in the time of the Tudors and the Stuarts, when its absentee Lords of the Manor lived far away in Yorkshire and administration was from Pontefract and later Wakefield. Ecclesiastically, however, it was in the Parish of Rochdale and Diocese of Chester. Today, it is administered by Oldham Council, forms part of the sub-region of Greater Manchester, but is partly in the Peak District National Park and is a part of the South Pennines Countryside Character Area.



Slackcote Mill is one of the Saddleworth mills which has found a new lease of life as a home to modern industry

Saddleworth was at the forefront of the industrial revolution with many water-powered textile mills[2] springing up along the River Tame and the emergence of one of the most impressive turnpike road networks in the country. The construction of the Huddersfield Narrow Canal, with its three miles long tunnel under the Pennines, was one of the major engineering feats of its day.

The second half of the twentieth century witnessed a transformation of Saddleworth from a community of industrial stone built villages to a largely dormitory area for the major employment centres on both sides of the Pennines. The motorway network accelerated this change. Local shops and services declined in most of the villages and with this change came a decline in the local economy. House building mushroomed especially in the west, as Saddleworth was transformed from an industrial landscape to a district of attractive Pennine villages with a valued industrial heritage.

This industrial heritage, and its beautiful natural setting, means that the Parish has a thriving tourist, hostpitality and retail trade, in addition to the growing homeworking sector.

The present Civil Parish dates from the local government reorganisation of 1974, but its boundaries are essentially the same as those of its predecessor which was formed by the amalgamation of Saddleworth Urban District Council with Springhead Urban District Council in 1937. Saddleworth Urban District Council had been in existence since 1900, and the medieval Township dated back to the Saxon period. This long history gives a real sense of local identity both at a parish level and at a village community level.

[2] Oldham's Mill Strategy was published in 2022, which includes a history of Oldham's mills, and listings of the existing mills in Saddleworth. It can be found at https://www.oldham.gov.uk/info/201213/local_plan_review/2819/oldham_mills_strategy

Profile

Saddleworth, like many communities, faces many challenges today and in the future. These relate mostly to the pressure of development accompanied by rising land prices, the decline of a mixed local economy, the lack of affordable housing, and the expense of maintaining local services and infrastructure in a geographically large rural district. However, these are balanced by Saddleworth's strengths: its largely prosperous, healthy, and well-educated population; its strong community spirit; its businesses and entrepreneurial spirit; and its beautiful countryside, recreational facilities, farming, tourism, biodiversity and heritage. The vibrancy of the community is shown by the large number of voluntary societies and organisations and community festivals such as the annual Whit Friday Brass Band Contest, and the Rush Cart Weekend.

The population of Saddleworth is around 26,000. It is split 49%/51% male/female, which is a marginally larger gap than across Oldham borough as a whole.

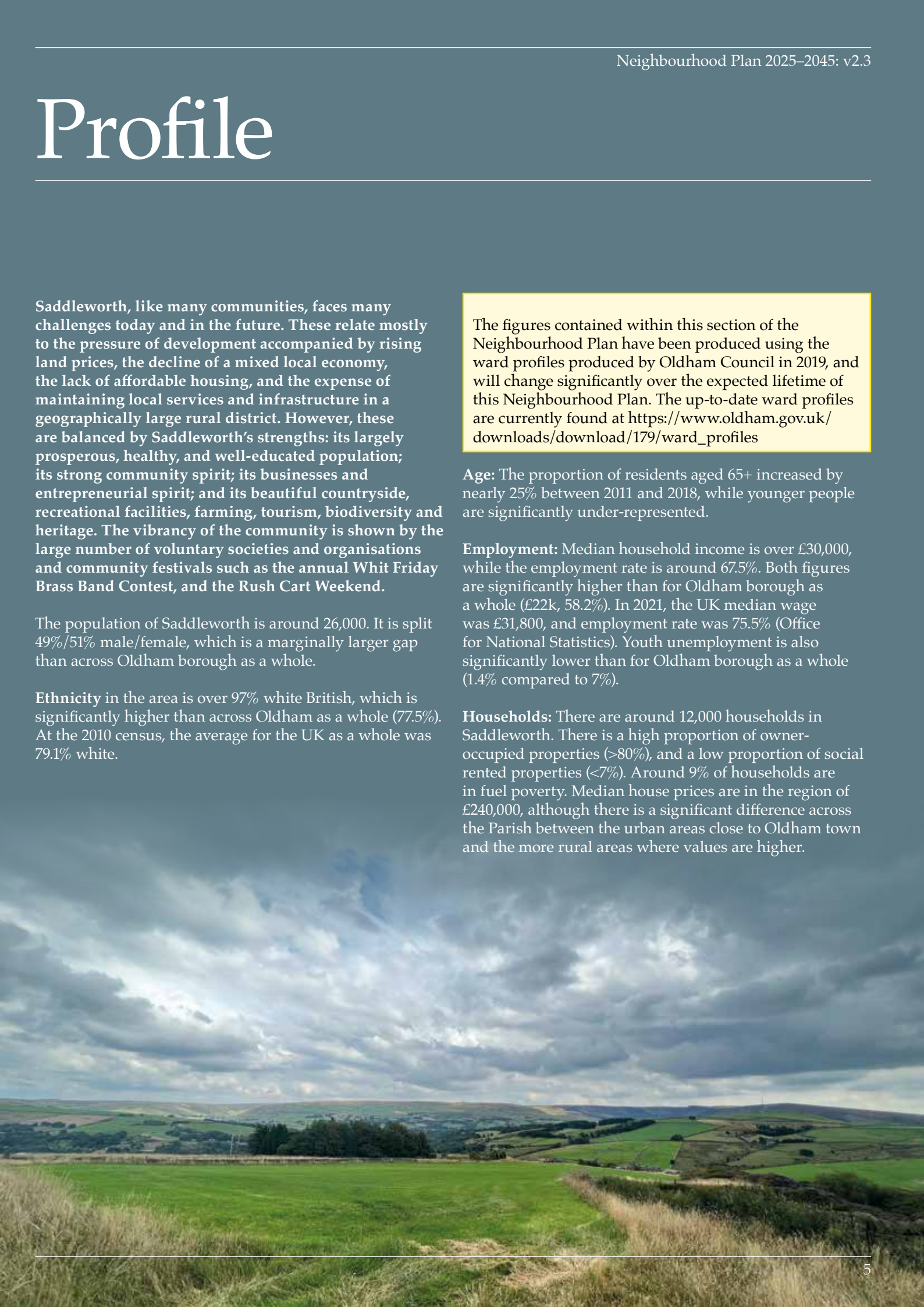
Ethnicity in the area is over 97% white British, which is significantly higher than across Oldham as a whole (77.5%). At the 2010 census, the average for the UK as a whole was 79.1% white.

The figures contained within this section of the Neighbourhood Plan have been produced using the ward profiles produced by Oldham Council in 2019, and will change significantly over the expected lifetime of this Neighbourhood Plan. The up-to-date ward profiles are currently found at https://www.oldham.gov.uk/downloads/download/179/ward_profiles

Age: The proportion of residents aged 65+ increased by nearly 25% between 2011 and 2018, while younger people are significantly under-represented.

Employment: Median household income is over £30,000, while the employment rate is around 67.5%. Both figures are significantly higher than for Oldham borough as a whole (£22k, 58.2%). In 2021, the UK median wage was £31,800, and employment rate was 75.5% (Office for National Statistics). Youth unemployment is also significantly lower than for Oldham borough as a whole (1.4% compared to 7%).

Households: There are around 12,000 households in Saddleworth. There is a high proportion of owner-occupied properties (>80%), and a low proportion of social rented properties (<7%). Around 9% of households are in fuel poverty. Median house prices are in the region of £240,000, although there is a significant difference across the Parish between the urban areas close to Oldham town and the more rural areas where values are higher.



Education: Across Saddleworth, >85% of pupils enter the Early Years Foundation stage with a good level of development, compared to a UK average of 71.8%. Less than 17% of adults have no qualifications, and >35% of adults have a first degree.

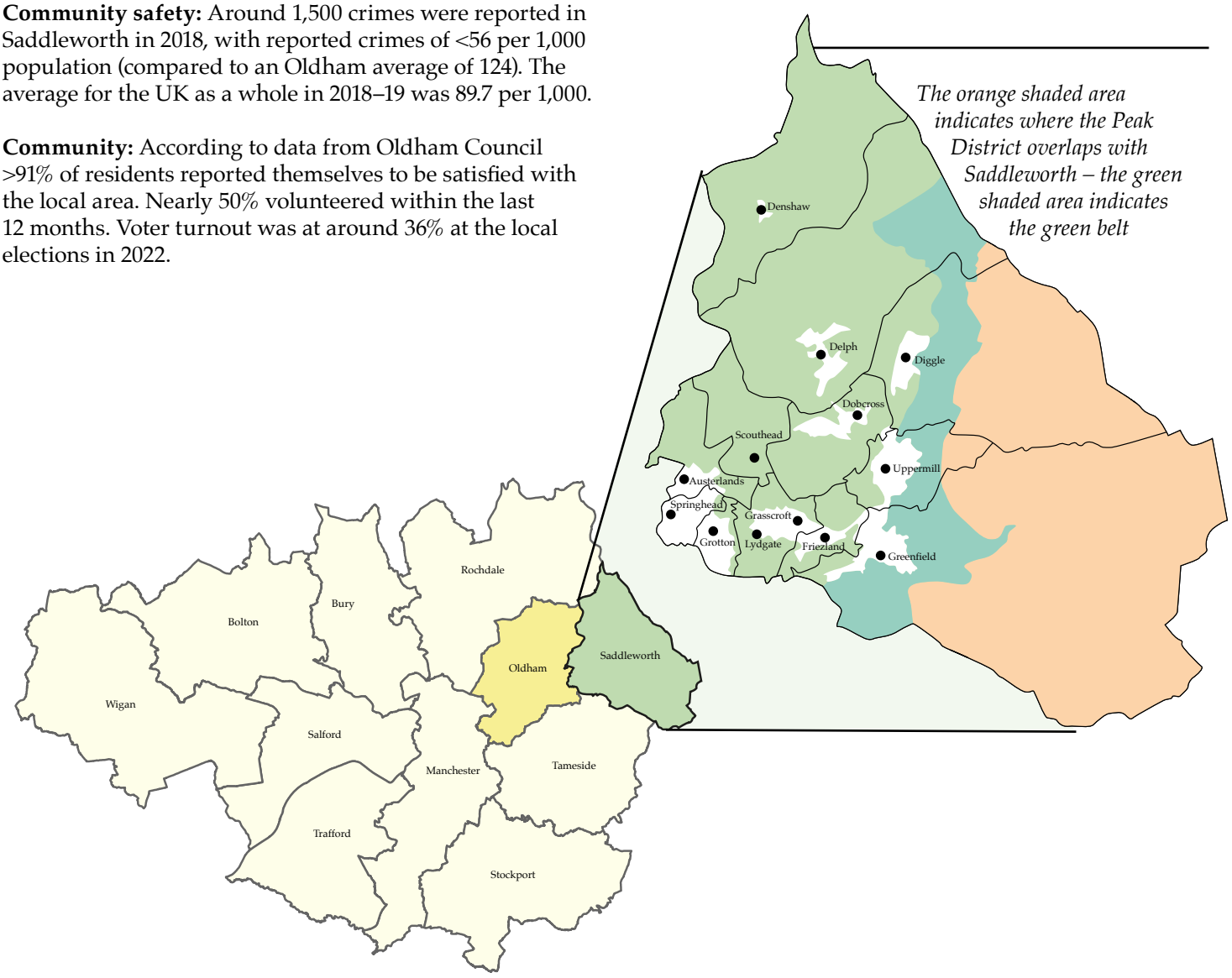
Health: <17% of adults have limiting long-term illnesses, which is higher than the proportion for Oldham borough as a whole, although this is likely to be related to the significantly higher proportion of elderly residents. Male life expectancy is over 81 years, and female life expectancy is over 85 years. People generally live healthy lifestyles, and this is then reflected in good health outcomes.

Community safety: Around 1,500 crimes were reported in Saddleworth in 2018, with reported crimes of <56 per 1,000 population (compared to an Oldham average of 124). The average for the UK as a whole in 2018–19 was 89.7 per 1,000.

Community: According to data from Oldham Council >91% of residents reported themselves to be satisfied with the local area. Nearly 50% volunteered within the last 12 months. Voter turnout was at around 36% at the local elections in 2022.

Geography: The area totals 7,876 hectares and over half is Green Belt. The lowest lying areas of Saddleworth are around the valleys of the Tame and Medlock rivers, and their tributaries, through the most populous villages, as well as Springhead and Grotton. The highest areas are above the villages, with White Hill at 467m, Standedge at 457m, and Ashway Moss at 497m.

There are substantial blanket peat bogs in Saddleworth, with work by RSPB and United Utilities being done to protect and enhance them. They cover over 4,000ha above Dovestone Reservoir (not all in Saddleworth). The peat bogs have huge significance in holding carbon, providing homes to wildlife and ensuring water quality.



The orange shaded area indicates where the Peak District overlaps with Saddleworth – the green shaded area indicates the green belt

Infrastructure

Education: Saddleworth has one secondary school, which has recently moved to a new site at Diggle, with capacity for 1,500 pupils.

A significant proportion of children from across the area are educated outside the Parish, with two secondary schools – Waterhead Academy and Leesbrook Academy – falling just outside the Parish boundaries, and a number of schools in Oldham borough also having intake from across Saddleworth.

There are 12 primary schools: Bright Futures; Christ Church CofE, Denshaw; Delph Primary School; Diggle School; Friezland Primary School; Greenfield Primary School; Greenfield St Mary's CofE; Holy Trinity CofE, Dobcross; Knowsley Junior School, Springhead; Springhead Infant and Nursery; St Anne's CofE Lydgate; and St Chad's CofE, Uppermill.

Health: There are medical centres located across the Parish, but many patients travel outside the Parish to receive treatment.

The main GP practice is Saddleworth Medical Practice, located in Uppermill, which has a satellite at Gartside Street Clinic in Delph. Pennine Medical Practice in Mossley, which falls under the Primary Care Board for Saddleworth, also has a satellite centre in Greenfield.

Other practices located outside the Parish but providing services for Saddleworth residents include Lees Medical Practice, Leesbrook Medical Practice, Moorside Medical Practice, and the Pennine Medical Centre in Mossley (which also falls outside the Borough). The two nearest hospitals are the Royal Oldham Hospital and Tameside Hospital (again, Tameside Hospital falls outside the Borough).

Services such as physiotherapy and mental health are also provided by smaller practices located across the area.

There are a number of dental practices across the area, with a mix of private and NHS dentists.

Transport: The Parish is served by a single railway line, and one station, located at Greenfield. Trains run towards Manchester and Huddersfield. There are accessibility issues at the station with only stepped access to the Huddersfield-bound platform.

Saddleworth School



The Metrolink service does not extend to Saddleworth. It runs through Oldham, with the nearest stations located at Oldham Mumps, Derker, Shaw and Milnrow, all outside the Parish boundary.



Bus services mainly operate as spokes from Oldham, although some services also connect to Huddersfield, Ashton and Holmfirth. There is also the Saddleworth Rambler – a local service intended to connect the individual villages. A Ring and Ride service is available upon registration for residents who find it difficult to use public transport.

The main motorways near to Saddleworth are the M62, with junction 22 at Rishworth Moor falling just outside the Parish boundary, and the M60 ring road, which falls several miles outside the Parish. The primary arterial roads through the Parish are the A62, the A672 and the A670.

With around 12,000 households in Saddleworth, and an estimated number of cars per household in the UK[2] of between 1.393 for areas classified as "rural town and fringe", and 1.77 for areas classified as "rural village, hamlet and isolated dwellings", that would suggest around 19,000 cars in Saddleworth.

Parking in many of the Saddleworth villages is restricted by the traditional rural nature of the villages, with many of the earlier homes and roads being designed prior to the need to provide parking spaces for one or multiple cars.

There is an extensive network of footpaths across Saddleworth. A full map of public rights of way in Saddleworth can be found at https://maps.oldham.gov.uk/

There are no cycle routes in Saddleworth that form part of the national cycle network; the nearest route is route 601, which runs from Oldham to Hyde. More information can be found at: https://www.sustrans.org.uk/national-cycle-network

TfGM has a map of Bee Network cycle provision in Greater Manchester, at https://mappinggm.org.uk/bee-network/. No definitive list of local cycle routes exists.

Housing: The draft Local Plan for Oldham[3, 4] includes a housing needs analysis for Saddleworth. Oldham's housing requirement, based on Places for Everyone[5] is 404 homes per year for 2022–2025, 680 homes per year for 2025–2030, and 772 homes per year for 2030–2039.

Communities: There are at least 15 churches across Saddleworth, catering to a range of denominations. There is a Buddhist Temple on Court Street in Uppermill, as well as a Spiritualist Church on High Street, and Oldham borough as a whole contains places of worship for a wide range of faiths.

The Parish also contains a large number of community centres and buildings, including the Saddleworth Civic Hall in Uppermill (which is also home to the Parish Council) and Saddleworth Museum.

Note: Infrastructure policies are dealt with by topic within the policy and parish action section – environment, design; health, well-being and education; housing; retail, commerce and tourism; and travel and transport.

[2] https://www.statista.com/statistics/299972/average-age-of-cars-on-the-road-in-the-united-kingdom/

[3] Oldham's current local plan at time of writing was published in 2011. A new local plan is under development and can be viewed at https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan

[4] The Local Plan for Oldham covers the whole borough, excluding the part that falls within the PDNPA

[5] Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.

Issues

We have identified these issues through research and analysis of the Parish, combined with the opinions of the community which were expressed during our ongoing consultation.

Environment

The biggest threat to our way of life not just in Saddleworth, but across the world, is climate change and damage to the environment.

Key issues in Saddleworth include air quality, the development of the natural environment, biodiversity and resilience, energy use and production, flooding and water use, and a lack of energy-efficient housing stock.

Climate change is such a critical issue that as well the specific policies section on "Environment", it is embedded as a cross-cutting theme in all policy sections.

The Parish Council has declared its ambition to be carbon neutral as an organisation by 2030, and Oldham Council's target for the wider borough is to be carbon neutral by 2030. It is expected that all new building or renovation work should be done with that ambition in mind, with regards to building methods, environmental impact of use, and minimising associated environmental costs such as transport.

Design

There is a need to protect the unique character, landscape and heritage of the area, which can be damaged by inappropriate development that fails to take into consideration the nature of the Parish.

The existing natural beauty and heritage of Saddleworth adds significantly to the well-being of its residents, and any threat to that risks undermining its communities, and the lives of those who live and work there.



Low water levels at Dowry reservoir are a prime example of environmental change, as are more extreme weather events

Housing

Saddleworth has an identified lack of appropriate housing for young families, with local first-time entrants into the housing market unable to find properties to rent or buy. Similarly there is a lack of affordable housing for people to downsize to when they are older.

Health, well-being and education

One of the most common comments in the survey of residents was concern that there was a lack of pre-school, education and healthcare facilities, and that where there are facilities, some residents are excluded due to lack of accessible transport.

In particular, emphasised by the Covid-19 pandemic, is an issue around social exclusion, particularly for the elderly and vulnerable. For those in outlying areas, especially those poorly served by public transport, isolation can be extremely difficult to escape. This was particularly identified as an issue for mothers with young children.

As well as difficulty accessing GP services, there is a lack of support for other critical healthcare needs.

There is also a growing awareness and concern about anti-social behaviour, and its increasing impact on the sense of community that is one of the strengths of Saddleworth's villages.

Retail, commerce and tourism

There has been a gradual loss of many local facilities from villages, with post offices and banks being prime examples. As a result, an issue facing Saddleworth is ensuring that there remain cohesive communities which retain their identity. Saddleworth remains very distinct from Oldham in terms of its economy and employment, which is reflected throughout this document.

Many services which would enable people to live and work in the area, such as high-quality broadband, remain under-provided. There is also a lack of a coherent approach to employment and industries – particularly tourism, retail and farming – and no alternative vision to Saddleworth serving as a commuter area.



An empty former bank in Uppermill

Local facilities, in the form of community centres, leisure facilities and open-air facilities, e.g. playing fields, parks and allotments, are also under threat.

Travel and transport

A critical issue is the lack of public transport and public transport infrastructure. There is minimal access to the rail network, and no access to the tram network. Bus services have been massively reduced, and continue to be under threat.

At the same time, there are unresolved issues around private transport, in particular a lack of provision for electric vehicle charging or other renewables, a lack of parking both on the road network and on residential and commercial property, and the general maintenance of roads.

There is also a lack of joined up infrastructure for pedestrian and cycle routes, and a lack of investment in their maintenance.

Consultation and local voices

An additional concern voiced through the consultation was that local residents often feel overlooked in decision-making processes, particularly around investment and development – most notably planning.

Vision

> **Our vision is that Saddleworth will be made up of many thriving communities, each a place with its own strong identity, each one offering great opportunities for people to make their homes, to work, and to spend their leisure time. Many of local people's needs for services, such as for shops, education, and healthcare will be effectively met within Saddleworth. New developments will be accommodated but will be located and designed with sensitivity and with investment in the necessary supporting infrastructure. Saddleworth will be known for the quality of its countryside and the care with which land owners manage it.**

The fundamental principle which underpins our vision and the policies in this plan is that of sustainable development. This means :

- achieving simultaneous and carefully balanced progress in pursuit of economic, social and environmental objectives – not prioritising one of these issues at the expense of the others;
- considering the long term legacy of our actions – ensuring that young people and generations to come can enjoy a quality of life at least as good as that we enjoy in Saddleworth today, and that the biodiversity of the area is further enhanced;
- having a wide geographic perspective – recognising that our local actions can have much wider impacts. Climate change is just one example.

We are very clear that Saddleworth must not become just a commuter area for Greater Manchester and the West Yorkshire conurbation.

Saddleworth must work together with Oldham for the benefit of both the Parish and the wider borough.

A long term vision is an essential part of a Neighbourhood Plan. It sets out the direction in which this Plan, and future updates, should take us.

Our vision for Saddleworth reflects views expressed by local people during the extensive public engagement which has informed the preparation of this Plan.

Saddleworth will benefit greatly from its vital economic, social and environmental links with the rest of the Greater Manchester area, and also its strong connections to West Yorkshire. These neighbouring areas will continue to provide great opportunities for our residents, for instance, for employment and entertainment.

Likewise, the particular qualities which make Saddleworth such an asset to the North of England must be conserved and enhanced. The contribution which it will continue to make to the Peak District National Park is particularly noteworthy. Saddleworth's natural landscapes, its attractive and diverse villages, and its outstanding opportunities for a wide range of outdoor recreation are great strengths. These make Saddleworth a great place to live and visit, but they will also help to underpin its economic contribution.

The tourism and leisure sector is an obvious example, but we envisage that other small and medium sized enterprises will make Saddleworth their base because of its excellent environment and its vibrant communities, and because highly skilled people will choose to live here.

The Parish should be an area with a flourishing natural environment that is resilient, sustainable and well connected and that enables the free movement of wildlife through and across the Parish.



Plans & legislation

The Saddleworth Neighbourhood Plan 2025–2045 has been developed in parallel with other planning legislation, plans and strategies, which includes the National Planning Policy Framework (NPPF), Places for Everyone (PfE) and Greater Manchester's Transport Strategy 2040, Oldham Council's forthcoming Local Plan, and the Peak Park Management and Local Plans

The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. It currently falls under the Ministry of Housing, Communities and Local Government (formerly Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities), and can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2.

Places for Everyone is a strategic plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It had been submitted to the Planning Inspectorate at the time of this Neighbourhood Plan being developed, and has now been formally adopted.. Every effort has been made to ensure that this plan is aligned to *Places for Everyone* as required by national legislation. The Places for Everyone portal can be found at https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/

Oldham Council's Local Plan is still under development at the time of this Neighbourhood Plan being prepared. Every effort has been made to ensure that this plan is aligned to the current and forthcoming Local Plans for Oldham, as required by national legislation. The portal for Oldham Council's Local Plan can be found at https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review

The Development Plan Document (DPD) for Oldham Council was adopted in November 2011, to supersede the majority of the 2006 Unitary Development Plan (UDP) policies. This is available at https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds

Allocation of sites

Places for Everyone allocates sites for development. The Oldham Local Plan will also consider allocating sites. There are no legislative powers for the Neighbourhood Plan to over-ride those.

The role of this Neighbourhood Plan is to ensure that the character and quality of the Parish is enhanced if any of those sites are brought forward for development.

The Parish Council covers an area with a number of sensitive environmental assets, and in addition to this, a large proportion of the area of the Parish Council falls within the Peak District National Park, where the Peak Park Local Plan is the relevant planning document for development (under the direction of the Management Plan).

The planning policies for the Peak District National Park are found in the Development Plan which consists of the Core Strategy (2011) (https://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy) and the Development Management Policies (DMP) Document (2019) (https://www.peakdistrict.gov.uk/__data/assets/pdf_file/0024/95091/Webpage-Final-Branded-DMP-Doc-Copy.pdf). Other plans and guidance (which can be found on their website) include the Authority Plan 2023–28, Management Plan, Corporate Strategy 2019–24, and the Landscape Strategy. The statutory purposes of National Parks are defined in the Environment Act 1995, S61 and S62. Major development is not appropriate in the National Park other than in exceptional circumstances.

A screening has been carried out to assess whether this plan requires a Strategic Environmental Assessment, to determine whether it is likely to have significant environmental effects. That screening, published separately, confirms that it does not.

The planning process – background

At the moment, planning decisions for proposals in Saddleworth outside the National Park are decided by Oldham Council, either by delegated decision by officers, or through the Borough Planning Committee. The Parish Council is statutorily notified of planning applications, and provides responses to the Council via the Parish's Planning Committee.

Planning applications within the National Park are decided by the Peak District National Park Authority, with the Parish Council as a consultee.

Previously, some decisions on planning applications submitted to Oldham Council were delegated to the Parish Council, and there is no legal impediment to decisions being delegated on this basis in the future.

The majority of land in Saddleworth is classified as Green Belt or other protected open land (OPOL)[2] , in addition to which there are 22 defined Conservation Areas. As such these environmental assets have been already classified, and protected by existing plans and legislation. This can be viewed at https://mappinggm.org.uk

Further links to relevant policies and guidance can be found on page 59 of this Neighbourhood Plan.

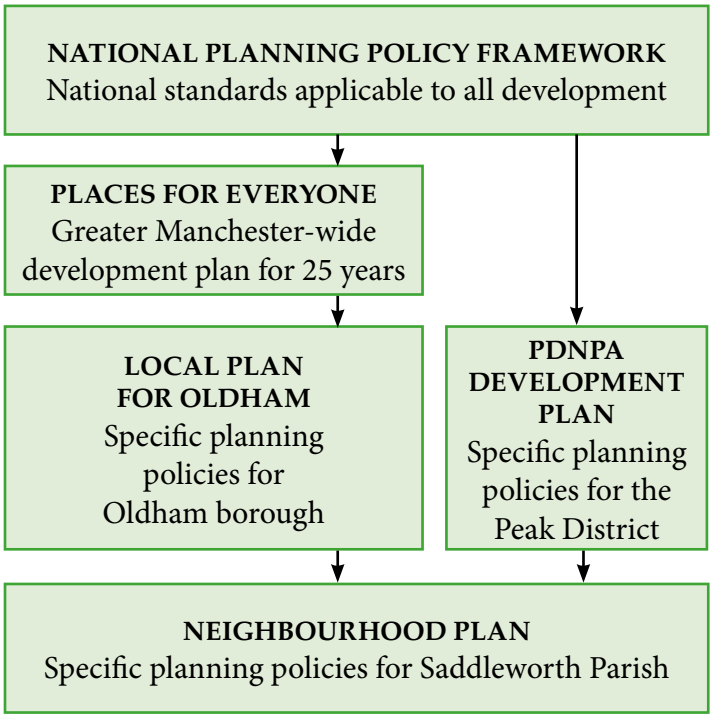


Figure 1: flow chart showing the hierarchy of national and local planning legislation and local plans. Plans also include the GM Waste and Minerals Plans.

[2] These are under consideration for redesignation as Local Green Spaces.

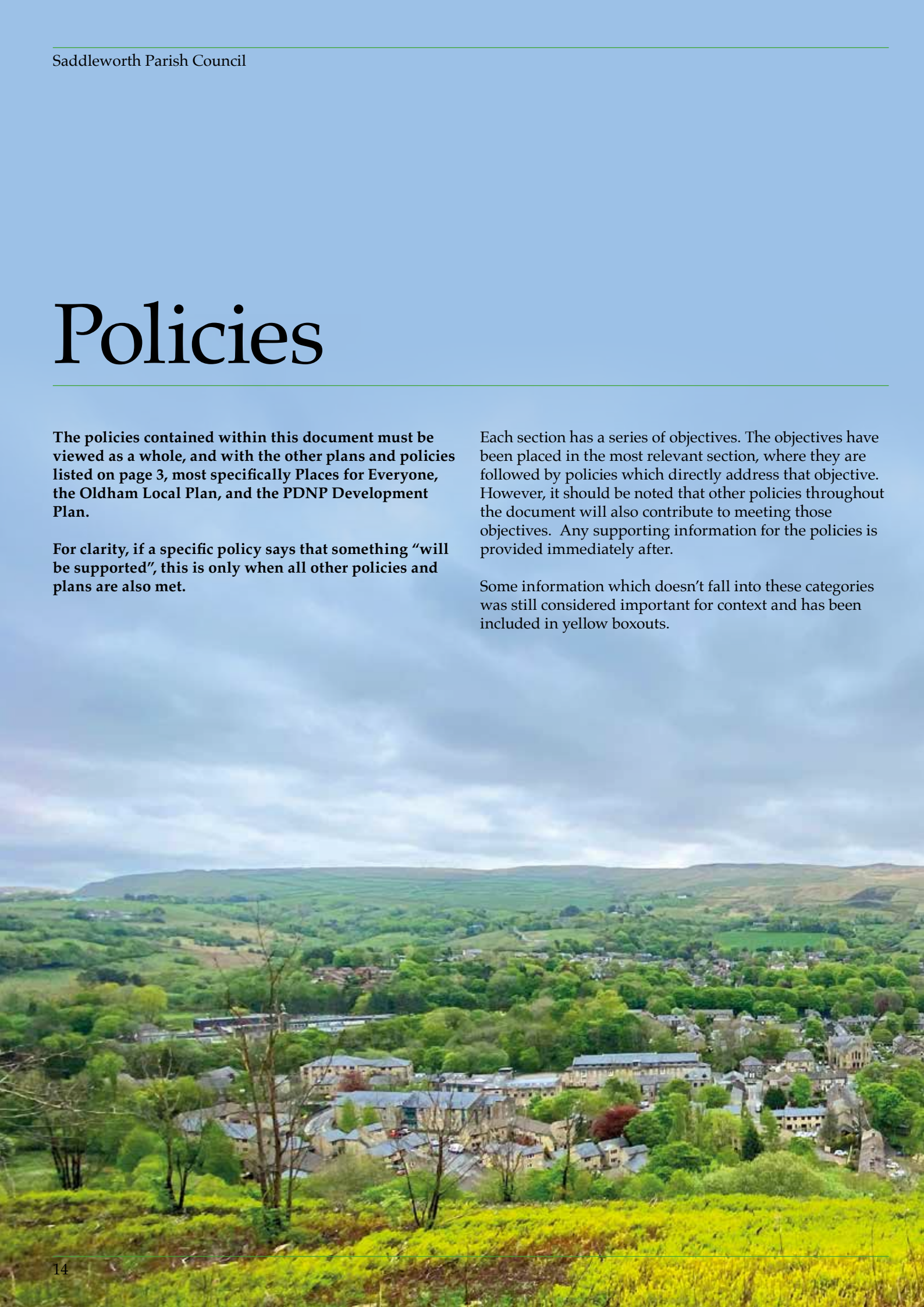
Policies

The policies contained within this document must be viewed as a whole, and with the other plans and policies listed on page 3, most specifically Places for Everyone, the Oldham Local Plan, and the PDNP Development Plan.

For clarity, if a specific policy says that something "will be supported", this is only when all other policies and plans are also met.

Each section has a series of objectives. The objectives have been placed in the most relevant section, where they are followed by policies which directly address that objective. However, it should be noted that other policies throughout the document will also contribute to meeting those objectives. Any supporting information for the policies is provided immediately after.

Some information which doesn't fall into these categories was still considered important for context and has been included in yellow boxouts.



For clarity, it should be noted that this document does not allocate any sites for development. Any sites referred to in this document – in particular the site at Chew Brook Vale, policy 9 – have already been designated for development in other planning policy documents, such as *Places for Everyone*, and the Parish Council has no powers under which to change the status of these sites.

Throughout the consultation process, there was a substantial concern that previous versions of the plan did not address a lack of healthcare facilities in the Parish. This has resulted in the introduction of the Health, Wellbeing and Education section of this document, to bring together into one place all relevant parts of the plan regarding these aspects for clarity.

Again, while there were strong calls in the consultation feedback for this Neighbourhood Plan to include a specific requirement for new GPs and dentists, the Parish Council has no legislative powers to do this.

We have included the strongest possible requirements that we believe to be possible under current legislation in the Health, Wellbeing and Education section, as we believe these concerns to be valid. We support calls for legislation to be changed to deliver these increased services, so that they could be included in either further iterations of this plan, or in other legislation.



15

Environment

The Environment section should be read in conjunction with Oldham's Green Infrastructure Strategy which has been prepared to inform the Local Plan review for Oldham.

OBJECTIVE 1: To ensure that development maintains green belt purposes and protects and enhances green spaces.

To ensure that development delivers a high quality, well-integrated natural environment, and protects and enhances the existing natural environment, particularly recreation and nature conservation corridors, local green spaces and green belt.

POLICY 1: GREEN INFRASTRUCTURE

1.1 Developments should aim to:

- **deliver the provision of new appropriately-sized open and/or green spaces, in line with identified needs/ deficiencies, such as pocket parks and active green spaces (e.g. green walls and green roofs) and their maintenance, and an overall enhancement in the provision of green infrastructure and/or open spaces;[2]**
- **deliver a positive impact on the relationship between urban and natural features, where the development is adjacent to existing green spaces, so that it integrates positively with any natural features (for example, this would include green corridors such as canals and former railway lines); and**
- **create or enhance existing green space, and replace any loss of green space with an equal or greater new provision of green space.**

1.2 If a development replaces a lost green space with a replacement which creates a new requirement on the local authority to manage, provision should be made to maintain the site without additional impact on the public purse.

[2] See Oldham Council's Local Plan Green Infrastructure and Open Space Strategies for reference, including the identified needs and deficiencies.

1. In the Neighbourhood Survey carried out to support the Neighbourhood Plan, 73.26% of people cited environment as one of the three most important issues concerning Saddleworth currently, rising to 79.78% of people when asked for the three most important issues concerning Saddleworth in 20 years time. Only housing rated more highly as an issue.

2. The reclaimed railway lines which run through Saddleworth are particularly noteworthy in creating recreation and nature conservation corridors. These are already identified as Recreation Routes/Open Spaces and these should be treated as key Green Infrastructure features.

3. The dramatic and distinctive rural landscape of Saddleworth provides many great benefits. These include its:

- scenic value,
- aesthetic function as a backdrop for the local villages,
- contribution to local and distant views,
- providing a setting for recreation and tourism,
- creating a sense of personal well being, and
- economic, cultural and artistic value.

4. The landscape of Saddleworth is a huge asset, not only for the community of the Parish but for the whole of Oldham, Greater Manchester and beyond.

5. Many parts of the Saddleworth countryside have been greatly enhanced over recent decades. Tree planting and derelict land reclamation has had a transformational impact, particularly along the valley bottoms. The Huddersfield Narrow Canal has been restored to use. Disused rail lines have become tree lined recreation routes. New countryside leisure areas have been created and the network of footpaths, cycleways and bridleways has been enhanced.

6. Nonetheless the Saddleworth landscape is fragile. The stretches of countryside between and around the Saddleworth villages are narrow. They are under great pressure from various types of development even though much of the land is within the Green Belt. The open slopes on the valley sides are highly visible. Any landscape change on these hillsides has a great impact on local and distant views. It would be very easy for all the great benefits provided by the Saddleworth landscapes to be eroded.



The Linear Park at Springhead

7. The Neighbourhood Survey identified over-development as a major concern, and several respondents drew particular attention to the impact on community cohesion and community identity. This was in particular identified in response to question on how people would like to see Saddleworth in 20 years time. A typical response was:

> "I would like it to be pretty similar to as it is today but with a thriving, varied, independent economy that reaches all of the villages. I would like all green spaces to be preserved as these are some of the last in Oldham and are the very reason I moved back to Oldham."

and more simply:

> "Not an urban sprawl"

8. Map A indicates the areas of Saddleworth covered by the green belt in light green and dark green. The area which is dark green also adjoins the Peak District National Park and is the subject of a specific policy in this plan (Policy 5). The exact area covered is available on Oldham Council's Mapping system at maps.oldham.gov.uk.

9. A high percentage of the rural area of Saddleworth outside the National Park is in the Green Belt. This can protect the landscape against urban and suburban encroachment but is no guarantee against other unwelcome landscape changes. These changes can have many causes. They can result from inappropriate development, from unsympathetic land management, direct damage, and from the impacts of climate change, such as land erosion and invasion by non native flora.

10. Other changes can result from:

- tipping on or reshaping of land;
- dressing of access tracks with builders' waste materials such as broken tiles, glass and plastics;
- culverting of watercourses and rerouting of watercourses (sometimes leading to increased bank erosion);
- redundant farm machinery left to decay;
- disrepair of the dry stone walls which are such a feature of the upland landscape;
- barn conversions in open countryside; especially where garden "clutter" is uncontrolled, e.g. sheds, greenhouses, inappropriate boundary structures, etc;
- barns built to create the opportunity for converting to new houses.

11. All proposals for development within the Green Belt will need to be in accordance with the National Planning Policy Framework (NPPF), which makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

12. The NPPF says: "Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."

13. The National Planning Policy Framework refers to National Parks and states that "development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".

14. The existing protection of Saddleworth's open countryside by a Green Belt designation is an essential component of the overall planning policy position. However that is not sufficient on its own to safeguard the landscape against a gradual erosion of its character and beauty.

15. PfE and the Oldham Council's Local Plan contain policies which are designed to add further protection (see paragraph 46 below – Landscape Character Areas.)

POLICY 2: BIODIVERSITY

2.1 Developments should aim to:

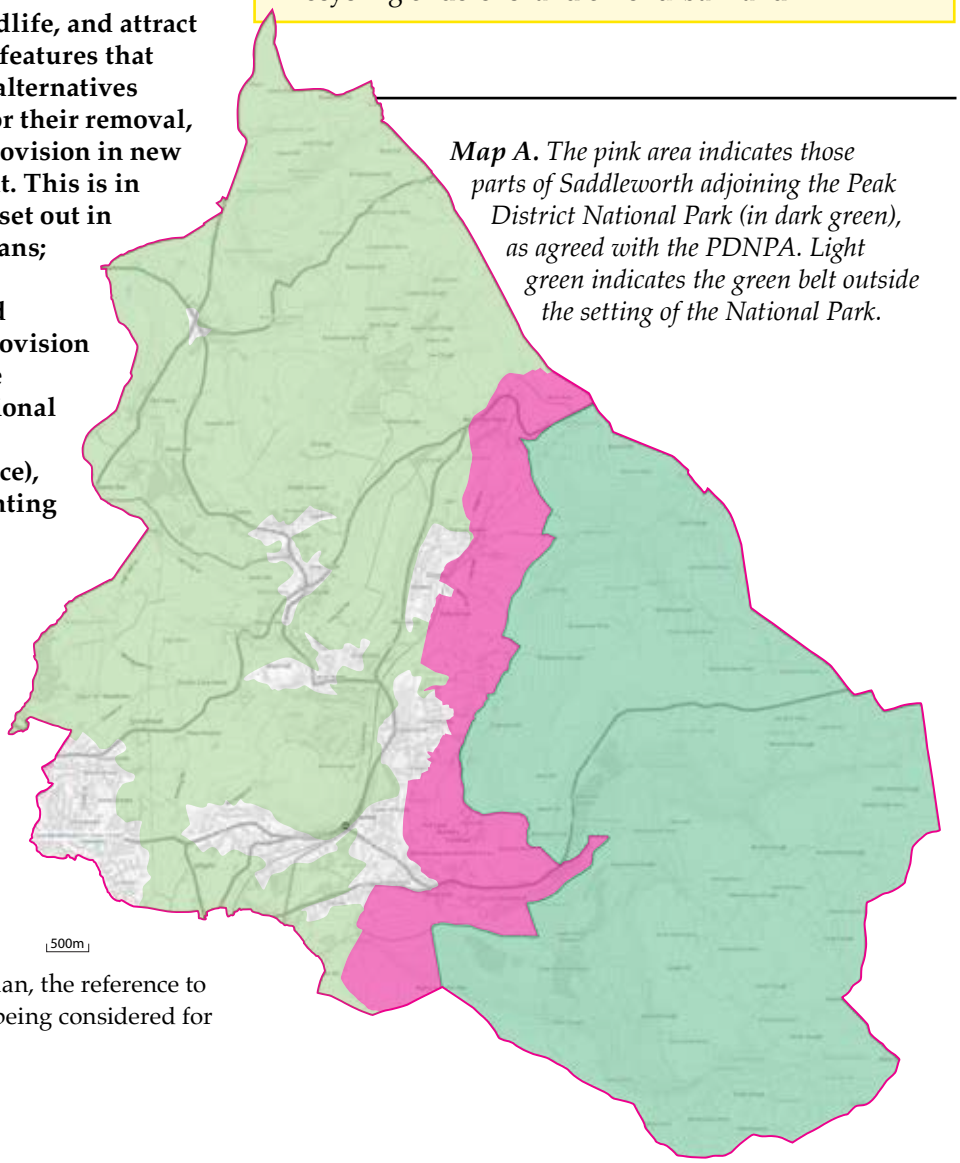
- **protect and enhance any existing wildlife, and attract new species, particularly by keeping features that support existing wildlife, providing alternatives where there are overriding reasons for their removal, and incorporating new supporting provision in new buildings and across the development. This is in line with the mitigation hierarchy as set out in national planning policy and local plans; and**
- **support wildlife movement and foraging through, for example, the provision of green infrastructure such as native hedgerow and tree planting (or additional species which have been agreed to provide greater diversity and resilience), and the use of native wild flower planting in areas of green spaces.[3]**

2.2 Development must respect the need for increased tree coverage in the Saddleworth lowlands[4][5], and in particular encouraging the expansion of native species across the district.

The purpose of the Green Belt

The NPPF sets out the five purposes of Green Belt:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.



Map A. *The pink area indicates those parts of Saddleworth adjoining the Peak District National Park (in dark green), as agreed with the PDNPA. Light green indicates the green belt outside the setting of the National Park.*

[3] All developments should be informed by and contribute to the emerging Greater Manchester Local Nature Recovery Strategy and future ecological networks.

[4] For the purposes of this Neighbourhood Plan, the reference to lowlands is areas under 800ft which are not being considered for tree planting.

[5] See paragraphs 17–18.

2.3 Developments will not be supported which:

- **do not meet Oldham Council's target provision for the replacement of trees;**
- **result in the removal or degradation of existing green spaces such as wildlife corridors; or**
- **would result in the loss of or harm to irreplaceable habitats such as Ancient Woodland.**

16. Biodiversity net gain is now a mandatory requirement for development, under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), which means developers must introduce a biodiversity net gain of 10%.

Tree coverage and peatlands

17. Greater Manchester is aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative.

18. The GM Green and Blue Infrastructure Strategy promotes work with agricultural landowners and stakeholders to promote more carbon sequestration (removing CO_2 from the atmosphere by storing carbon). There is a commitment to protect and enhance peat bogs around Denshaw Moor, agricultural land on high ground around Delph, the extensive areas in the Peak Park, and heathland around Alphin Pike.

POLICY 3: PROTECTED SPACES

3.1 The South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) are of particular importance in Saddleworth. Development is required to meet policies within PfE and Oldham Council's Local Plan[6] which address recreational impacts on the SAC/SPA, including any "functionally linked" land[7]. Any specific proposals for facilitating tourism or tree planting are required to be assessed at a project level for any significant likely effects on the special interest of designated sites. Developments which fail to do so, or which do not mitigate against such impact will not be supported.

3.2 In the SPA/SAC specific mitigation at a project level may include requiring dogs to be on leads and the provision of advice for avoiding fire risks.

Special Protection Area and Special Area of Conservation

19. The South Pennine Moors are classified as a Special Protection Area (SPA) and designated as a Special Area of Conservation (SAC).[8]

20. The SPA and SAC cover an area of 45,270.52 ha., and include part of the moorland in Saddleworth (as well as in Barnsley, Cheshire, Derbyshire, Kirklees, Sheffield, Staffordshire and Tameside).

21. The original citation states that the site qualifies as it is used regularly by more than 1% of the British population of the merlin (30–36 pairs), golden plover (443–445 pairs) and short-eared owl (22–25 pairs).

[6] Development must meet PfE Policy JP-G5 'Uplands' which deals with the issues of recreational impacts and functionally linked land and other local plan policies on nature.

[7] "Functionally linked" land means areas of land adjacent to a designated site which are critical to, or necessary for, the defined area's ecology.

[8] https://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&activelayer=spaIndex&query=Ref_CODE%3D%27UK9007022%27



Moorland above Dovestone reservoir

Sites of Special Scientific Interest (SSSIs)

22. An SSSI is a conservation designation denoting a protected area. This can be based on biological or geological criteria. In England, SSSIs are determined by Natural England.

23. According to a DEFRA report, "SSSIs protect a large proportion of species in England and Wales, including most rare species. Although there are some gaps, they are seen to be representative of our biodiversity as a whole. SSSIs have helped to protect some species in England and Wales which would otherwise be at risk of extinction nationally."[9]

24. SSSIs in Saddleworth include Ladcastle and Den Quarries; Standedge Road Cutting, Dark Peak and South Pennine Moors.

Sites of Biological Importance (SBIs)

25. Greater Manchester Ecology Unit (GMEU) operates the SBI register for, and on behalf of, the ten Local Authorities that comprise Greater Manchester. This dataset contains all current SBI boundaries, including the name of each site and its defining features. SBIs are Greater Manchester's equivalent to Local Wildlife Sites (LWS).

SSSI impact risk zones

Natural England maintain a database of which types of developments are likely to impact on SSSIs, which can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::sssi-impact-risk-zones-england/explore?location=52.791703%2C-2.504131%2C7.73

26. The 16 SBIs in Saddleworth (as at 2021) are Alphin Pike & Buckton Moor (North), Dark Peak Moors, Hull Brook, Slackcote Valley, and South Pennine Moors (South) (all Grade A); Castleshaw Pasture, Dacres, Dick Clough, Hey Bank, Huddersfield Narrow Canal (North), Medlock Headwater and Strinesdale, Moorgate Quarry, Royal George (all Grade B); and Armit Road Lodge, Fields by White Brook, and Tame Water Woodland (all Grade C).

27. Collectively, the SBIs, SSSIs, and the Special Protection Area highlight the critical importance of much of Saddleworth's natural resources to the biological diversity of the UK, and as such, the critical role their protection must play in development decisions that affect the area.

[9] Mitigation strategies need to be joined up between the responsible authorities and interested groups. Co-ordination and working with partner organisations is key for strategies to be effective. See Natural England report on the Recreational Use of the South Pennines Moors and implications for strategic housing growth (Footprint Ecology 27th March 2024).

28. The protection of biodiversity within the Parish is not solely reliant on the protection of designated sites. Priority and irreplaceable habitats can occur outside of sites such as SSSI's and SBI's. Where irreplaceable habitats are present, these should be given the highest protection. Irreplaceable habitat is defined in national planning policy as habitats, which would be very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

29. The subsequent policies in this section of the Neighbourhood Plan are designed to supplement all the above. They are intended to address, and be tailored to, the very particular issues affecting the Parish. They take account of the special character of the landscape, the specific pressures which threaten it, the benefits that this great asset provides if carefully conserved, and the preferences expressed by local people.

POLICY 4: LOCAL GREEN SPACES

4.1 We have allocated the following sites as Local Green Spaces:

- **Ashfield Playing Field, Springhead;**
- **Church Fields, Dobcross;**
- **Dawson's Field, Scouthead;**
- **Diggle Fields, Diggle.**

See Appendix 3 for an outline map of these Local Green Spaces.

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30. A Local Green Space designation gives the area equivalent protection to it being in the green belt – see glossary for further details.

31. The emerging Local Plan for Oldham has identified Local Green Spaces, as well as other green infrastructure. It has already been identified that the following OPOL sites should be considered for Local Green Spaces status:

- Dacres
- Stoneswood
- Wall Hill
- Thornley Brook
- Stonebreaks

Support for green spaces

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

The Parish Council will endeavour to promote the use of Local Green Space status, as well as other protected statuses, such as SBIs and SSSIs, and support local residents in applying for these protected statuses, as well as applying for them itself where appropriate.

- Ryefields Drive
- Ainley Wood
- Summershades Lane

32. Consultation responses revealed a significant concern about the loss of existing green space to residential development.

33. The feedback from the surveys conducted for this Neighbourhood Plan also identifies an extensive number of sites which might be included as further Local Green Spaces.

34. Some of these responses sought protection of the Green Belt and OPOL in general. However, others suggested particular sites for Local Green Space designation. All iof the suggested were evaluated for their suitability for designation, and in terms of the policy protection which the sites would enjoy (e.g. under Polices 5, 7 and 10).

35. Based on this assessment the Neighbourhood Plan proposes four sites for Local Green Space designation:

- Ashfield Playing Field, Springhead (proximity and recreational value);
- Church Fields, Dobcross (proximity, significance, recreational value, historic importance and demonstrably special);
- Dawson's Field, Scouthead (proximity, recreational value and demonstrably special);
- Diggle Fields, Diggle (proximity, recreational value and historic importance).

36. A further site, defined as suffrage field, Lydgate, has also been recommended for Local Green Space status. However, due to ongoing planning challenges, this site has been recommended to be processed as part of Oldham Council's forthcoming Local Plan.

37. The defined borders of the Local Green Spaces are provided in the supplementary report Suggested Local Green Spaces, available at www.saddleworthparishcouncil.org.uk/downloads/for-inspection/suggested-local-green-spaces.pdf, and Appendix 3 to this document.

OBJECTIVE 2: To promote and encourage the stewardship and conservation of a beautiful and locally distinctive rural landscape in a period of changing climatic and economic conditions.[10]

[10] Including partnership work as outlined in Parish Action 2 – design, character and , and Parish Action 6– farming and rural environment).



The Church of St Chads

POLICY 5: CHARACTER AND QUALITY OF LAND ADJACENT TO THE NATIONAL PARK

4.1 Development must respect the setting of the Peak District National Park (the indicative area adjacent to the National Park as shown in Map A, and appendix 1)[11] by being sensitively located and designed so as to avoid or minimise adverse impacts on the National Park.

The setting of the Peak District National Park

38. Approximately 40% of Saddleworth is in the Peak District National Park. This area makes a tremendous contribution to the local landscape with all the benefits that this entails.

39. "The 1995 Environment Act establishes the statutory purposes of national park designation as:

> *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*

40. Section 62 of the Act also places a general duty on all relevant authorities to seek to further these purposes. In pursuing these purposes, section 62 also places a duty on the National Park Authority to seek to foster the economic and social well-being of the local communities.

41. Where there is irreconcilable conflict between the statutory purposes, the Sandford Principle[12] will be applied and the conservation of the National Park will be given priority.

[11] Development outside the area defined in Map A could be considered to have an impact on the setting of the National Park, but a demonstration of exceptional circumstances would be required.

[12] As per the Environment Act 1995, the Sandford Principle states that, where there is a conflict between the statutory purposes of national parks, any relevant authority "shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park".

42. Most of the area of PDNP in Saddleworth is classed as Natural Zone (Core Strategy policy L1 and DMP DMC2). The Natural Zone are the wildest and least developed parts of the national park and development is only acceptable in exceptional circumstances (i.e. for the management of the Natural Zone or for the conservation and/or enhancement of the PDNP).

43. This Neighbourhood Plan should have regard to the NPPF requirement in respect of the setting of the National Park. Saddleworth's rural landscapes adjoin a long section of the boundary of the northernmost part of the Peak District National Park. Along most of this length the landscapes on each side of the boundary are not separated or distinguished by any strongly marked geographical feature or character differences. The Peak District National Park Authority wishes to see the requirements of the NPPF reflected in this Neighbourhood Plan.

44. The geographic extent of a "setting" is difficult to define. A large development or one which would involve a very significant change in the landscape might have a very significant impact on the National Park even though it is located at some distance from the boundary.

45. Map A (page 18, and appendix 1) shows the rural areas which can be described as "directly adjoining the National Park". Proposed developments within this area would be assessed against policy 5. However, this does not exclude the possibility that proposed developments which are located at a greater distance from the National Park may be considered to adversely affect the Park by reason of being in its setting – wind turbines are one example of a potentially impacting development.



Moorland above Denshaw

Planning policies to protect Landscape Character Areas across Saddleworth

46. A Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA) has been prepared for Greater Manchester. This assesses the quality and sensitivity of different landscapes and considers cross-boundary relationships (including with the Peak District National Park). The GMLCSA identified different landscape types which include Saddleworth. PfE Policy JP-G1 will also ensure that development reflects and responds to the special qualities and sensitivities of key landscape characteristics.

POLICY 6: CONVERSION OF AGRICULTURAL BUILDINGS (BARN CONVERSIONS)

6.1 A proposal for change of use of agricultural buildings or stables will be supported if it is deemed to have no detrimental impact on the agricultural economy, nor on the openness of the landscape and people's enjoyment of the open countryside.[13]

6.2 Developments will be supported which can demonstrate the following:

- **if brought into use later than 20th March 2013, the applicant has demonstrated that the building has been in active use for the approved purpose and for no other purposes for a minimum of seven years;**
- **the building footprint or height does not increase substantially, in line with national and local plan policies;**
- **ecological surveys have been carried out and developments should incorporate green infrastructure to support biodiversity and preserve existing wildlife, including protected species such as bats; and**
- **adequate screening by appropriate features such as tree planting, hedge planting and drystone walls or the provision of such features.**

Ownership and usage

Some of the lack of information about watercourses is caused by there being no comprehensive record of the ownership/usage of Saddleworth's rural areas. Ownership, even when not recorded, falls into multiple categories, including:

- Land owned privately, mainly farmed under grazing, some set aside for wildlife conservation. In some places the land is the subject of public access requirements (such as rights of way).
- Land owned by water utilities and under the same mix of uses.
- Land owned by local authorities, often formerly derelict before reclamation for the purpose of landscape enhancement, recreation and biodiversity.
- Land owned by private individuals and managed for its landscape or biodiversity value. One or two small examples exist, but this is generally uncommon in Saddleworth.
- Land owned or managed by voluntary/charitable organisations for landscape, biodiversity or recreation purposes, for example the Royal Society for the Protection of Birds (RSPB) at Dovestone Reservoir.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

47. Between 2018 and 2022, 27 planning applications were received which involved the conversion to or replacement with dwellings of existing agricultural buildings in Saddleworth. That is above and beyond any conversions which were allowed under permitted development rights.

48. Permitted development rights for conversion of agricultural buildings in force since April 2018 stipulate that the agricultural building must have been built prior to April 2013, or have been in agricultural use for 10 years before permitted development rights apply.

49. The conversion of unused or under-used agricultural buildings into dwellings is often positive and contributes to the achievement of housing targets.

[13] Some barn conversions will fall under "permitted development", and therefore will not be required to apply for planning permission. Such development cannot therefore be subject to these requirements.



The war memorial at Pots and Pans is an example of a significant site with publicly valued viewpoints from across Saddleworth.

50. However, it should not be the case that agricultural buildings can be erected in the green belt (without any requirement for planning permission) and subsequently converted to housing simply to avoid restrictions on housebuilding in the green belt. This policy is intended to remove that possibility; but ensure that agricultural buildings can still be built where required, and that former agricultural buildings which have fallen into disuse can still be converted where appropriate.

51. The high volume of this type of development is a very significant threat to the character and beauty of the very open, but narrow, areas of countryside in Saddleworth. Much of our agricultural land is elevated and without tree cover which might provide a degree of concealment. The agricultural buildings are generally visible over great distances. The high housing values in the area add to the pressure for conversions. New homes in the converted structures are highly sought after because they enjoy spectacular, extensive, unrestricted views across the open countryside to the local hills and the National Park.

52. A negative impact on the landscape may be increased through additional development taking place within the new gardens (e.g. sheds, greenhouses, play equipment, washing lines and unsympathetic boundary treatments). Overhead services can be another issue.

53. Saddleworth is in many ways an exemplar of an area where the cumulative impact of this type of development can be most detrimental in terms of landscape quality, tourism, leisure and (by affecting its setting) the National Park.

POLICY 7: PROTECTION OF IMPORTANT VIEWS

7.1 Development proposals which will detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development by virtue of its design will not be supported unless there is a clear and convincing justification.

54. The Greater Manchester Landscape Character and Sensitivity Assessment in particular notes the Saddleworth War Memorial on Pots and Pans as the subject of such a view.

55. Churches in Saddleworth have been commonly, but not exclusively, placed at the head of the valleys where congregations walked up footpaths to the church, which frames each church among the landscape.

56. As an example, in *St Anne's Lydgate: The Story of a Pennine Parish 1788–1988* by Canon CCW Airne, he states "As Lydgate Church enters into its third century, more changes will come, and new opportunities open up. Looking back over the past we learn of times of neglect and indifference: times of inspiration and progress but in spite of the ups and downs the gospel has been preached and countless people have ordered their lives by it. The Church on the Hill, battered by two centuries of wind, rain and snow, still stands as a beacon proclaiming that Christ has died, Christ is risen, Christ will come again, and calling God's people to worship and fellowship."

57. Consideration should be given to the views of church spires and towers from across the area, particularly the Church of St Chad (as viewed from Pickhill valley), St Anne's Lydgate (as viewed up the footpath from Coverhill Road), and St Paul's Church in Scouthead[14] (as viewed from Woodbrook valley).

58. Pots and Pans war memorial was designed to be viewed from each of the villages in Saddleworth at the time. It is therefore not possible to name a specific location from which the view is important, but particular consideration should be given to any developments which would significantly change the view of the war memorial from any of the villages.

OBJECTIVE 3: To protect and enhance the environment, and ensure that development adequately addresses flood risk, and promotes sustainability.

To have clear information about watercourses for the purposes of risk assessment and response.

POLICY 8: EROSION AND FLOODING

8.1 Developments will be supported which avoid exacerbating flood risk from all sources and make use of natural techniques to minimise and mitigate that flood risk, such as Slow the Flow initiatives on tributary streams and catchment areas, or "wilding" initiatives to create natural sustainable drainage systems (SUDS).

8.2 Development in flood risk areas will only be permitted in line with national and local plan policy requirements, subject to a satisfactory Flood Risk Assessment, which identifies appropriate mitigation for the site, where required.[15]

Flooding

As well as the requirement for SUDS, it is recommended that efforts should be made to identify pre-existing drainage and culverted waterways, and report them to Oldham Council, to improve knowledge of existing potential flood risks.

8.3 Any application for planning permission shall be supported by an assessment of the natural drainage patterns for the site and any existing flow paths and discharge points. The assessment shall determine how these are likely to be modified by the proposed development. The assessment shall have regard to any steep topography and ground conditions in accordance with the guidance in CIRIA C753 'The SuDS Manual' and the thereafter the development shall identify any necessary mitigating measures to protect proposed and existing properties from flood risk.

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59. Incidents of extremely heavy rainfall against a background of generally wetter ground conditions have led to increased flood damage and erosion in recent years. This can damage the landscape; but the landscape if managed wisely can also play a role in slowing the speed of run off.

60. Surface water run off can be slowed by protecting and enhancing the peat bogs on the high plateaux, increasing tree cover, a reduction in close cropped or cut grassland and the creation of water holding features. Hard surfacing of the ground and straightening, channelling and culverting of watercourses exacerbates the problem.

61. In the Neighbourhood Survey, of 266 specific responses 79% specifically called for more to be done to address flooding issues, including avoiding development on flood risk areas, the use of SUDS (sustainable drainage systems), and the use of wilding initiatives to manage water flows.

[14] Now in private ownership.

[15] The local plan includes a comprehensive policy on foul and surface water management. This is reflected in the emerging Oldham Local Plan, see draft Policy CC4 – Sustainable Drainage – Foul and Surface Water.

> "More is needed – priority should be re-wetting and replanting the moors, where its low enough, or the bare farmland around it, banning land being managed for grouse, following Scotland' s recent example. Rivers should be allowed to have soft banks, which is proven to help reduce flooding – exactly the opposite of what's recently been allowed in the new build areas around Greenfield, which will make the problem worse, creating fast flowing water which will build up and flood at points where the water can escape, instead of being softened along its route. People should be made aware when houses are being built on land at flood risk."
>
> *Survey response*

62. Information on flooding concerns can be found in Dobcross responses (p 148 of the submission), and in the individual answers to question 12 on the Neighbourhood Survey.

Further policies

See also:

Policy 9 – sustainable construction, with regards to environmental standards for individual buildings, including zero-carbon approaches, energy generation and drainage.

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas, and for the identification of areas of special interest, such as Sites of Special Scientific Interest (SSSIs), Sites of Biological Importance (SBIs).

The Travel and Transport section (Policy 25 and Parish Action 5 – cycling, pedestrian and leisure infrastructure; Policy 26 and Parish Action 6 – public transport; Policy 26 – accessibility to transport, with regards to minimising vehicle journeys and accessing pedestrian and cycle routes or public transport, and Policy 29 – air quality and vibration monitoring), with regards to minimising vehicle journeys, accessing pedestrian and cycle routes or public transport, and air quality.

Design

OBJECTIVE 4: To ensure the sustainable design and construction of all new development.

To support opportunities for energy generation and the minimisation of energy use.

POLICY 9: SUSTAINABLE CONSTRUCTION

9.1 Developments must aim to deliver modern standards of design and construction, where appropriate, to minimise the environmental impact of the construction process. Where modern approaches are not used – for example, to match historic building methods – efforts must still be made to minimise this impact.

9.2 Developments will not be supported which do not meet or exceed national environmental guidelines and recommendations, or requirements set out in Places for Everyone for zero-carbon homes across their lifetimes.

9.3 Developments will be particularly supported which include, where appropriate, small-scale and/or district[16] energy provision, including but not limited to solar power, hydropower, and other types of energy as highlighted in local energy plans.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

See also the supporting evidence for policy 1 – green infrastructure.

63. Saddleworth Parish Council has adopted a specific target of ensuring that the Parish Council is carbon neutral by 2030, which is in line with the Oldham Council target of carbon neutrality across the borough by 2030.

64. The Local Area Energy Plan for Oldham does not include Saddleworth as a First Step Priority Area for any measures, but does designate it as a "Heat Pump Prevalent Zone" in its Long Term Deployment Areas.

65. In response to the Neighbourhood Survey question on preferred methods of providing renewable energy, preferences by weighted average (where 1 is most preferred and 5 is least preferred), were 1 – solar panels (2.26); 2 –hydroelectric (2.41); 3 – ground source heat pumps (2.63); 4 – air source heat pumps (3.17); 5 – biomass (3.34); 6 – domestic wind turbines (3.55); 7 – commercial wind turbines (4.11). A small, but significant, number of respondents did not answer the question because they did not have sufficient knowledge of the technologies involved in the question, suggesting that there needs to be better communication to accompany any approaches.

66. The student consultation showed strong support for the use of renewable energy. They gave us examples, such as the use of solar panels and wind turbines which ultimately use what is already around us, wind, sunlight and water. They also wanted further promotion of cycling and public transport to help tackle climate change. Some liked the idea of a solar powered school.

OBJECTIVE 5: To conserve and enhance historic assets, and ensure that where possible, traditional, unused heritage assets are brought back into new use.

Development must maintain or improve the unique local vernacular, with particular respect paid to historical design and methods of construction.

To ensure that new developments are, wherever possible, of a high enough standard to create new heritage assets for the Parish in the future.

POLICY 10: DESIGN, CHARACTER AND HERITAGE

10.1 Development that enhances or preserves Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting – will be supported.

[16] District here is defined as covering part or all of the Parish.



Traditional stone weavers' cottages in Uppermill

10.2 There is a strong presumption in favour of developments which retain existing heritage assets and their setting, to the fullest extent. Any proposal that incorporates the partial or full loss of a heritage asset must demonstrate why the reuse of the asset is not applicable, through the submission of a detailed Heritage Statement and accompanied structural/ condition and viability surveys to justify the extent of harm.

10.3 Development will be supported which is of a high quality of design, and which complements and enhances the distinct local character and identity of Saddleworth's villages.

10.4 This shall be achieved by, for example:

- **the use of distinctive local building materials, to ensure complementary and sympathetic design to enhance or better reveal the distinct Saddleworth vernacular, with particular regard given to the design and materials used in weavers' cottages and associated mill buildings;**
- **a presumption in favour of a colour palette which reflects, or is in harmony with, the materials of its context. In particular, extensions and infill development should respect and be sensitive to their context and settings;**
- **taking into account the context of listed buildings, conservation areas, scheduled monuments and their settings, along with significant views (see policy 2). Whilst OPOL (and future local green spaces) and other types of protected status should also be considered;**
- **the provision of associated high-quality public realm.**

10.5 Proposals which substantially harm the special character, and/or architectural and/or historical significance, and setting of Conservation Areas, heritage assets, and adjoining vernacular styles in the area will not be supported.

10.6 Account will be taken of the Local Heritage List designations (once adopted) when considering planning and development.

10.7 Particular weight will be given in favour of developments which incorporate environmental technology in a way which is complementary to the heritage of the area.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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67. The NPPF contains strong policy to prevent harm to heritage assets.



Saddleworth Parish Council Cemetery

68. Castleshaw Roman Fort is one of two scheduled monuments listed in Saddleworth by Historic England. Saddleworth War Memorial (Pots and Pans), as well as being a grade II listed structure, is of particular relevance as the centre of Armistice Day celebrations. The Church of St Chad is a Grade II* listed building, as is Heights Chapel. The Uppermill Viaduct is a Grade II listed structure. All of these were also specifically named by residents in response to the survey question on sites that should be identified and promoted for tourism and heritage, although this is not an exhaustive list.

69. In defining Saddleworth's existing design, character and heritage, the Greater Manchester Landscape and Character Needs Assessment identifies a "unifying vernacular of traditional millstone grit farms and cottages, with small villages and clusters of buildings in sheltered locations often fringed by trees", with specific reference to St Chad's Church and Diglea.

70. Saddleworth has, in particular, a rich heritage of weavers' cottages and traditional mill buildings, and new developments should be integrated in such a way as to address and enhance these sensitively.

71. Earlier buildings used gritstone for the walls and flagstones for the roofs. With the building of the Huddersfield Narrow Canal in the early-19th century, large amounts of slate became available and building styles changed to incorporate this much cheaper material.

72. As well as the above description of Saddleworth's vernacular; there are distinct identities and styles which exist in each village and in specific areas, such as village high streets.

73. Common vernacular styles also include terraced properties, semi-detached and detached Victorian/ Edwardian properties. Currently, character appraisals exist for only two of the conservation areas – Grasscroft and Delph, which can be accessed at https://www.oldham.gov.uk/info/200291/heritage/1908/conservation_areas – there are a further 20 conservation areas in Saddleworth for which Oldham Council is expected to produce character appraisals.

74. This Neighbourhood Plan has specifically not excluded contemporary design, but instead has stated that it must be complementary to existing design, and reflect or be in harmony with existing designs.

75. The Student Consultation wanted to protect our heritage assets, from mills and canals to other statues and landmarks. However, they understood that if sites could be of more use then perhaps we should redevelop them. They believed that our history should be kept alive.

Privately owned heritage assets and those under the control of other public authorities

76. When considering Saddleworth's local heritage, immediate thoughts are the buildings or structures that are formally 'listed'. However, heritage assets include more than just buildings and monuments; they also include sites, places, areas or landscapes. The unifying factor is that the asset has a degree of significance that merits consideration in planning decisions.

Conserving heritage assets

There are a number of heritage assets within Saddleworth which other public authorities own or for which they have a statutory duty of care. Others are in private ownership.

Saddleworth Parish Council will support residents to ensure that they can report heritage assets that are not being maintained in a manner that enhances or preserves their heritage, so that appropriate action can be taken, such as Urgent Works Notices, Repairs Notices or Compulsory Purchase Orders.

Saddleworth Parish Council will also work in coordination with other organisations to enhance and preserve existing heritage and at risk assets – including, but not limited to, Saddleworth Civic Trust, Historic England, the Yorkshire Milestone Society, Oldham Council, and the Peak District National Park Authority (PDNPA).

Saddleworth Parish Council will support and provide information on other forms of support for the maintenance and enhancement of heritage assets, such as grant funding to maintain or repair existing heritage assets.

Saddleworth Parish Council is directly responsible for a number of assets across the Parish, which have a range of heritage and green benefits.

The assets include Saddleworth Civic Hall & car park in Uppermill, Saddleworth Cemetery, Uppermill Allotments, the land opposite Three Crowns in Austerlands, and Dawson's Field in Scouthead (on lease from OMBC).

77. Historic England maintains the National Heritage List for England (NHLE) – the only official, up to date, register of all nationally protected historic buildings and sites in England – listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

78. There are currently 386 designated heritage assets in Saddleworth on the National List for England, of which five are Grade II* listed buildings and two are scheduled monuments – the Bowl Barrow NNE of Knarr Barn, and Castleshaw Roman Fort. Full information on listed buildings and the two scheduled monuments in Saddleworth are available at Historic England's website at https://historicengland.org.uk/listing/the-list/

79. In addition to this, there is a Local Heritage List project. The Greater Manchester Local Heritage List Project is being run by the Greater Manchester Archaeological Advisory Service (GMAAS) together with the Greater Manchester Combined Authority and Oldham Council.

80. The aim of the project is to identify non-designated heritage assets that make a significant contribution to the character and local distinctiveness of the borough and are considered by their local community to be of historic importance. Once accepted onto the Local List, these cherished historic buildings and sites can be given greater consideration in the planning process.

81. The current conservation areas are: Hey (Springhead); Stonebreaks (Springhead); Lydgate; Scouthead; Grasscroft; Royal George Mills (Friezland); Ladhill Lane (Greenfield), Boarshurst (Greenfield); Hey Top (Greenfield); Uppermill; St Chad's Church (Uppermill); Holly Grove (Uppermill); Dobcross; Tame Water (Dobcross); New Delph; Delph; Diglea; Harrop Green (Dobcross); Grange (Delph); New Tame (Slackcote); Denshaw; and Bleak Hey Nook (Delph).

82. The Parish Council is responsible for a number of assets which have heritage status or characteristics, and as such has direct responsibility for their upkeep.

- Former British Telecom phone boxes
- Bus shelters
- Saddleworth Parish Council Cemetery
- Saddleworth Civic Hall and car park

83. The maintenance of these assets falls under the remit of the Assets Management Committee of the Parish Council, which will ensure that they are maintained in a manner which enhances or preserves them and their distinct character, appearance and setting.



Former dye tanks at the Chew Brook Vale site

84. In addition, there are a number of heritage assets within the Parish that are maintained by the Borough Council. In particular, this includes heritage street lighting (at: Brook Lane, Dobcross; Carr Lane, Diggle; Dale Lane, Delph; Pastures Lane, Delph; Sandbed Lane, Scouthead; Stoneswood Road in Delph; and Oldham Road in Denshaw), and the milestones across the Parish. The Yorkshire Milestone Society maintains lists of milestones throughout Yorkshire. There are about 30 milestones situated on roads and additional ones in isolated non-road areas.

POLICY 11: DESIGN MASTERPLANS

11.1 Design masterplans should be prepared for developments of more than 25 houses, which should:

- **be in accordance with an infrastructure delivery plan, according to scale;**
- **create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character;**
- **create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;**
- **provide a clear structure and hierarchy of pedestrian friendly streets and well-connected footpaths and cycle ways integrated with the wider built and natural environment and communities;**
- **plan for integrated and mixed-use communities with walkable locally accessible community, employment and retail facilities;**
- **positively integrate with adjacent communities and positively contribute to their character and the way the area functions, including addressing infrastructure matters;**
- **provide a diverse and distinctive range of flexible and adaptable house types, tenures and building forms to meet the differing needs of the population;**
- **provide strategies for foul and sustainable surface water management; and**
- **create an accessible multi-functional green infrastructure network. Integrate existing areas of blue and green infrastructure in development with consideration being given to the provision of access, surveillance and the orientation of buildings to promote positive engagement with the wider blue/ green infrastructure network.**

11.2 With particular regards to large development sites (100+ houses), or mixed use developments sites of over 1.25 hectares, the masterplan should include an indication of how the development would be phased. This should be developed with the opportunity for timely participation from the local community.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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85. The NPPF states that policies should: "set clear expectations for the quality of the places to be created and how this can be maintained … and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;".

86. The definition of a major development is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010. However, it was regarded as unreasonable to set a requirement for design masterplans at 10 houses. A requirement of 25 houses was chosen to ensure that the policy would apply to developments which could have a more significant impact on the locality.

POLICY 12: CHEW BROOK VALE

12.1 The former Fletcher's Mill site in Greenfield is designated in Places for Everyone as JP Allocation 13 Chew Brook Vale.

12.2 The site is allocated for housing; and also a range of commercial, retail and leisure facilities totalling up to 3000sqm.

12.3 As part of delivering the allocation, the Neighbourhood Plan seeks to ensure development of the site:

- **creates a village setting similar in its characteristics to existing ones in the South Pennines and Dark Peak;**
- **is informed by a masterplan and design code which will distinguish it from an estate housing development including the disposition of the buildings, the design of road and pedestrian routes, the use of locally typical building styles and the retention of some characterful existing building;**
- **is informed by a flood risk assessment that takes into account the latest information on all sources of flood risk, in accordance with advice in the national planning practice guidance.**
- **provides a mixture of land uses including a minimum of 1000sqm commercial, leisure and retail facilities up to a maximum of 3000sqm; and**
- **supports throught the design the provision of any necessary public bus services and associated facilities.**

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87. Places for Everyone includes further conditions for the development of Chew Brook Vale.

88. The intention of this policy is to ensure that the development on the site of the former Fletcher's Paper Mill at Chew Brook Vale creates a real "place", a small village surrounded by countryside, and typical of ones in a National Park setting. The site is very near to the Dovestone area, one of the region's most valuable outdoor leisure destinations. It stands at an important gateway to the Peak District National Park. It has the benefit of an outstandingly beautiful setting and has an important connection to a significant aspect of Saddleworth's industrial history. This site should not be developed in the manner of a suburban housing estate. There is the opportunity for a truly exceptional scheme.

89. The development should create a place which fully reflects the character of Saddleworth. It should be one where people will be eager to live, but also where some will work. It should be an attractive destination for day visitors and longer stay tourists, providing them with facilities such as shops, a café and a restaurant that this local area currently lacks. These will add to the visitor experience and be used by local residents. They will create jobs in the village and boost the local economy. The concept is one of an integration of living, tourism and work – a vibrant community of the type found elsewhere in Saddleworth, and in many parts of the Peak Park, the Dales and the Lake District.

90. The retention and reuse of the existing buildings of the greatest heritage value will add to the character of the village. It will ensure that there is a mix of building types and architectural styles. The reuse of buildings from previous eras will give the village a distinctive identity, and provide an important memory of the unique history of the site.

91. The new village will be some distance from existing bus routes. The provision of a bus service will be of benefit to residents, those employed on the site, and leisure and tourism visitors to the Dovestone area.

92. The village should be a place in its own right, one with its own identity and heritage, and a name which reflects the history of the locality.

93. Complementary to Appendix D in PfE where "indicative transport interventions" for the Allocation are listed, the provision of a public bus service and facilities is required. An extension of the current public bus services, or a "village to village" service similar to the original Saddleworth Rambler, could serve the development if the necessary turning arrangement was created as part of the development scheme.

Further policies

See also:

Policy 1 – green infrastructure, with regards to encompassing environmental design.

Policy 8 – erosion and flooding, with regards to design of flood prevention and response.

Health, wellbeing and education

OBJECTIVE 6: To ensure developments, including public realm are designed to promote physical and mental health and wellbeing.

To design with public safety in mind, ensuring that the public realm has considered design which minimises risk from, and reduces the likelihood of, antisocial behaviour.

POLICY 13: SAFETY AND WELLBEING

13.1 Major developments[17][18] should aim to deliver:

- **new and/or enhanced spaces which deliver routes for active travel. Particular priority is given to spaces which are developed with an awareness of the benefits for physical and mental health that good design can deliver. Developments will be supported which can demonstrate clear improvements for wellbeing, for example, by having an impact on reducing social isolation. Off site development of walking and cycling infrastructure may be required;**
- **new public realm that is well-designed, safe, accessible, inclusive, easy to understand, well-connected and related to the local and historic context. Where new public realm is created that could provide a risk of anti-social behaviour, applications must be supported by a Crime Impact Assessment.**

94. The NPPF specifically requires that local planning decisions: "should aim to achieve healthy, inclusive and safe places and beautiful buildings which … 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 beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;"..

95. The Neighbourhood Survey identified crime and antisocial behaviour as a significant concern for residents. Under "other" it was the second most significant current concern (after access to education and healthcare), and the third most significant future concern (over development taking second place on that question).

OBJECTIVE 7: Ensure that key infrastructure needs are supported by any development, in particular ensuring that there is sufficient capacity at schools and health centres.

POLICY 14: HEALTH, SOCIAL CARE AND EDUCATION

14.1 Development will be required to provide or contribute to health, social care and education infrastructure made necessary by that development or where it gives rise to the need for additional or improved infrastructure to mitigate its impact on existing provision.

14.2 The required infrastructure should be provided at the appropriate time during the construction of the development. It should normally be provided prior to the development becoming fully operational or occupied unless it is demonstrated that this will not have an unacceptable impact on the services required by residents or occupiers within and adjacent to the development.

14.3 Developments will be supported in particular which can provide or contribute to:

- **increased accessibility to education, social care and healthcare for isolated or inaccessible communities,**
- **mitigation of any impacts from the development on education and healthcare, and**
- **where required, deliver appropriate provision for healthcare and education support, either through facilities as part of the development, or by section 106 agreements. In particular, this should cover: new school places, health care facilities, public transport facilities, and new community facilities where there is an identified need.**

[17] As defined in defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.

[18] Major development is not appropriate in the National Park other than in exceptional circumstances.



Saddleworth Medical Practice

14.4 Applications for major residential developments must be accompanied by a report about what local healthcare provision exists, how accessible it is to the development (with particular regards to the preference for 20 minute neighbourhoods and public transport access), and what impact the development will have on the number of people seeking to access that healthcare provision, with a view to enabling an informed decision to be taken with regards to any section 106 requirement.

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96. The NPPF specifically refers to strategic policies to "make sufficient provision for … community facilities (such as health, education and cultural infrastructure);" and "setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure)."

97. Further it states that "It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education."

98. Oldham Council does not use the Community Infrastructure Levy, which would otherwise form one of the primary aspects for any response on infrastructure as part of the Neighbourhood Plan. It relies instead on the use of section 106 agreements, and any contributions will have to be made through this approach.

99. This Neighbourhood Plan has looked at specific infrastructure deficiencies which need to be addressed before development can go ahead, e.g. highway impact, public open space, affordable housing, education and healthcare.

100. In particular, the answers to questions 4 and 5 of the Neighbourhood Survey, and questions 9 and 10 of the Dobcross submission provide information on identified infrastructure needs.

101. In the Neighbourhood Survey, 82.25% of people identified housing, planning and development as one of their three key issues for the next five years, and the same chose it over 20 years. In other responses, education and healthcare places, and roads and parking were the most common responses. Under "other" responses, access to healthcare and education where the most identified concerns in the survey, both for current concerns, and for future concerns.

102. The Dobcross submission primarily identified issues around traffic and parking in both the current and future issues facing the village.

103. The student consultation identified a worry amongst the students for the young people who hope to settle down here. One particular student raised the concern that if more houses were to be built in Saddleworth there would be a knock on effect across the area, with more demand being put on schools and health services not to mention the number of extra cars on the roads.

104. Compared to the rest of the borough of Oldham, Saddleworth is unique in respect to the remoteness and isolation that can be caused in its well-separated villages, which is also exacerbated by its relatively poor public transport (the tram system does not extend to the Parish, it has relatively low bus coverage, and the train line does not connect to the rest of the borough, thus providing little help for access to health and social care).

105. Its demographics show a relatively ageing population with high healthcare needs, and it has seen no new healthcare centres, unlike some comparable other districts in Oldham.

Housing

OBJECTIVE 8: To address under-provided housing needs, in particular, suitably affordable (including social) housing stock for first time entrants in to the market looking to stay in the area, or for pensioners to move into appropriate and easily maintained homes. In particular, this would include 1- and 2-bedroom homes, as indicated by the current housing needs analysis and surveys carried out for this Neighbourhood Plan.

To ensure that development prioritises the use of sustainable sites, and makes effective and efficient use of brownfield land.

POLICY 15: HOUSING

15.1 Development will be supported 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.

15.2 Individual developments which fit those needs will also be looked upon favourably.[19]

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

106. The National Planning Policy Framework (NPPF) requires that the objectively assessed need for housing in a housing market area is met in full in local plans. Oldham Council maintains an updated Local Housing Needs Assessment, including a specific analysis of the needs of Saddleworth.

107. Places for Everyone (PfE) (formerly The Greater Manchester Plan for Homes, Jobs and the Environment – GMSF) proposes a stepped housing requirement for Oldham of: 404 homes per year for the period 2022–25; 680 homes per year for 2025–30; and 772 homes per year in 2030–39.

108. The LHNA[20] identifies that Saddleworth and Lees has the highest median house prices of any of the districts in the borough.

109. Saddleworth and the Saddleworth villages are identified as a clear identifiable sub-market, with a distinct need for affordable housing. The LHNA identifies a complete lack of 1-bedroom housing, and limited housing for older residents, both of which are needed. Demand for housing is high across the district.

110. Information on the community response to housing needs can be found on pages 71–73 of the Dobcross submission, and pages 7–10 of the data from the Neighbourhood Survey.

111. Specific data on property type and size is included on pages 45 and 46, while information on tenure is included on page 51. Comparable market rent data is on page 58 of the data from the Neighbourhood Survey.

112. The Neighbourhood Survey found that residents identified that there was little desire for shared space housing (e.g. flats) – just 9% of respondents cited it as their first priority. Just over 45% of respondents to the Neighbourhood Survey specified detached houses as their least preferred development type, by far the strongest response to any particular type of housing.

113. In order of response, the weighted preferences for types of housing (most preferred first) were: 1) Terraced (2.53); 2) Retirement homes (2.76); 3) Semi-detached (2.80); 4) Sheltered/supported accommodation (2.91); 5) Shared space (e.g. flats) (3.30); 6) Detached (3.49)[21].

[19] A Local Housing Needs Assessment has been prepared for Oldham. Developers should reference the updated 2024 document.

[20] This LHNA was carried out in 2019. Developers should refer to the latest LHNA in making this assessment.

[21] The more preferable the option, the lower the score.

114. There was little need identified for private rented accommodation, with 64% wanting more owner-occupied, and 37% wanting more social rented stock.[22]

115. There was a strong preference for three bedroom houses (64%), then two bedroom houses (39%). There was small demand identified for four bedroom or more (6.5%) or one bedroom (6%). This contrasts with the Oldham Housing Needs Analysis; however, the neighbourhood survey received only 9% of responses from people under 25, so is likely to be weighted in such a way as to fail to identify this need, so more weight is given to the Housing Needs Analysis.

116. The Student consultation showed that they understand that as they grow up they hope they will be able to continue to live in Saddleworth. However, houses will need to be made more affordable in order for this to happen.

POLICY 16: CONSULTATION

16.1 Major developments should 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.

16.2 Applications for development should facilitate positive and proactive engagement with the community by those bringing forward plans for development, both as plans are prepared and submitted, and as development takes place. In support of this, 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.

POLICY 17: DERELICT AND EMPTY PROPERTIES AND SITES

17.1 Developments will be supported which bring derelict, empty or partially empty properties back into full use.[23]

17.2 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.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

OBJECTIVE 9: To help facilitate appropriate housing in Saddleworth, and encourage a range of approaches to providing it (which could include such options as a community land trust with Parish Council involvement, or Parish Council supported development).

To facilitate low-cost alternative provision of appropriate housing for local residents for whom the market is not providing a means to remain in the area.

POLICY 18: COMMUNITY AND SELF BUILD

18.1 Developments will be particularly supported which are for individual self-build or community led projects, where they:

[22] Respondents could choose more than one option.

[23] The Local Plan provides further polices on housing.

- **demonstrate that they have a local connection (see below)[24];**
- **include as a condition that the occupancy of the property will be restricted to people with a local connection; and**

[24] For the purposes of this policy only, a Local Connection is classed as either being by residency or by employment and is defined as follows:

[a.] Residency qualification: have been resident in Saddleworth for 12 continuous months at the time of application; or have lived in Saddleworth for 3 out of previous 5 years; or have close family (mother, father, brother or sister, adult children or grandparent) who have been resident for five continuous years and continue to be resident in Saddleworth or the neighbouring parishes.

[b.] Employment qualification. An individual will be considered to have a Local Connection if they or their partner is in employment which meets all of the following criteria: the office or business establishment at which a person is based or from where their work is managed is within Saddleworth; and is in paid employment and works a minimum of 16 hours per week; and has been employed for a minimum of 12 continuous months at the time of their application; and is currently in employment and; has a permanent or fixed term contract or is self-employed.

Houses in Multiple Occupation

One frequent concern raised about planning decisions is with regards to Houses in Multiple Occupation (HMOs). For clarity, no planning permission is currently required for HMOs for up to six residents. The Local Plan for Oldham is currently considering the imposition of an Article 4 direction for specific areas of the borough where justified, which would change this situation – a decision which can only be taken by Oldham Council, which is analysing the whole of the borough at the time of writing.

- **undertake in an agreement that they will live in the property as their main residence once it is complete for at least two years; and**
- **undertake an agreement that once the development has commenced, they will complete the building of the dwelling within two years.**

18.2 Planning obligations (section 106 agreements) will be used to ensure these requirements are fulfilled as appropriate.

A typical housing mix in Delph: red brick semi-detached houses, stone terraces, a more modern estate, and new stone-built housing





Mixed stone and brick terraced housing in Springhead

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

117. Parish Action 1 sets out ways in which the Parish Council will set out to establish or support a community land trust in the area.

118. Oldham Council maintains a register of individuals and groups which would like to self or custom build in the area. As of May 2023 there are 334 entrants on the register, with 79 new entries added in the last year for which information is available. Of those, 29% of entrants citing Saddleworth as a desired location, making it the most desired location for a plot.

119. In our school consultation, many of the pupils believed that houses should replace the school in Uppermill, similarly some brought up the Fletchers Mill site in Greenfield in this regard. The overall opinion is that there should be considerable thought given about where houses are built.

120. The students were clear about the merits of good design, emphasizing that houses should be more attractive.

Further policies

See also:

Policy 9 – sustainable construction, with regards to environmental standards for individual buildings, including zero-carbon approaches, energy generation and drainage.

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas.

Policy 20 – homeworking and connectivity, with regards to housing design to ensure flexible spaces for current and future working.

Policy 26 – accessibility to transport, with regards to provision of parking facilities, including cycle storage

Policy 28 – in relation to electric (or alternative renewable) vehicle charging.

Retail, commerce and tourism

OBJECTIVE 10: Retain employment sites to support existing traditional industries, take advantage of the highly-qualified workforce, and to develop opportunities in emerging and future technologies and business.[25]

To ensure that there is adequate infrastructure and support both for people who access Manchester, West Yorkshire and Oldham for work, and those who work within Saddleworth.

Ensure the provision of sporting, leisure and recreational facilities and spaces for the population.

POLICY 19: RETAIL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

19.1 New office, retail and commercial development[26] will be supported within existing or new employment areas subject to the following criteria:

- **the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining sites;**
- **the scale and nature of the proposals would not have an unacceptable impact on existing commercial activity on adjacent land, including agricultural activity; and**
- **the proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.**

19.2 Transport assessment or statements should be provided in line with the requirements of *Places for Everyone* (see Travel and Transport section).

19.3 In addition to site allocations in the Local Plan for Oldham (including PfE), proposals will be supported which result in the creation or sustainable expansion of existing and new businesses, particularly those defined as micro (sole traders or those with fewer than ten employees) or small (ten to 50 employees).

19.4 Such proposals will be supported where the following all apply:

- **the site is located outside the Green Belt or the development is acceptable in terms of national Green Belt policy;**
- **the proposal supports new business investment or the expansion of an existing business;**
- **the site is large enough to accommodate car parking, including electric vehicle charging points (or other renewable technology), service areas and landscaped areas appropriate to the scale of the business; and**
- **the proposals recognise the overall aim to reduce carbon emissions and congestion through sustainable design and promoting access by walking, cycling and public transport.**

19.5 Development is preferred which involves the re-use of existing buildings. Where re-use of the existing buildings is not possible, redevelopment of those sites would then be considered.

19.6 There will be a strong presumption against the loss of commercial premises.[27]

19.7 The Local Plan for Oldham provides the criteria for change of use around viability, marketing and regeneration benefits. In Saddleworth, as part of the marketing assessment, we would expect to see that land has not been in active use for at least 12 months, and that the marketing campaign would be for a continuous period of 12 months.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

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121. The National Planning Policy Framework (NPPF) places particular importance on building a strong competitive economy and indicates that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

[25] Examples might include, but are not limited to, manufacturing on demand, smart infrastructure, energy transition, regenerative medicine, and integration of electronics and photonics.

[26] See the Local Plan for Oldham for types of use (including size thresholds), and definitions of the Saddleworth employment areas

[27] Unless they have been allocated for other uses in Places for Everyone or Oldham Council's Local Plan.

122. The NPPF also indicates that local plans should positively encourage sustainable economic growth and support the expansion of existing businesses, as well as supporting economic growth in rural areas. It specifies achieving this both through the conversion of existing buildings and well-designed new buildings.

123. Employment land can be placed under pressure from alternative uses: therefore it is important for the wellbeing of the local economy to secure the long-term future of a range of employment opportunities.

124. The Dobcross submission states: "If more business is to be located in the area the preference would be for shops, cafés and restaurants but there is some support for office accommodation and light industrial units."

125. In the Neighbourhood Survey, around 20 per cent of respondents indicated that they were considering starting working locally in the next few years. In terms of developments most likely to help them, there was a preference for offices (32.94%) or light industrial space (32.94%), although there were also requirements for all other forms of space indicated (leisure, retail, agricultural and tourism).

OBJECTIVE 11: To ensure sufficient infrastructure, including communications, to allow residents to work from home with a view to encouraging entrepreneurial development, and to ensure that growing businesses can remain in the area.

POLICY 20: HOMEWORKING AND CONNECTIVITY

20.1 Proposals which promote the role of homeworking at an appropriate scale within the economy will be supported.[28] [29]

20.2 Development proposals should incorporate suitable infrastructure to support integrated communication technologies, providing for future improvements in technology so far as possible. Developers should be encouraged to review and improve this throughout the design and build process.

20.3 Development will be supported which allows houses to be used flexibly, currently or in the future, to allow for homeworking.

20.4 New developments will be supported which make provision for homeworking, through provision of high quality broadband and telecommunications.

20.5 On sites allocated for residential development in the Local Plan for Oldham or Places for Everyone, and on all other new buildings, all properties should be served by superfast broadband (fibre optic) connections[30]**, unless it can be demonstrated through consultation with providers that this would not be either possible or practical.**

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126. Research from House of Commons library data showed that at the start of 2022, 3.1% of homes in Saddleworth had gigabit broadband connections. The current rate of progress would only deliver this to 37.2% of homes by 2025.

127. In response to question 21 of the Neighbourhood Survey, there were very mixed responses. 29 respondents stated that broadband provision was not good enough for homeworking, and three gave mixed responses. 42 stated that it was currently good enough.

OBJECTIVE 12: To support tourism with a view to strengthening the local economy, while minimising any negative impacts, in particular where tourist activity accentuates local pinchpoints for traffic and infrastructure.

[28] 'It will be the responsibility of the occupant to ascertain if their homeworking will require planning permission, for example for a Change of Use.

[29] Note: The provision of business advisory groups falls outside the remit of a Neighbourhood Plan, but would be encouraged as part of an accompanying Parish Plan.

[30] Or equivalent high-standard connection, as technology improves.



One of the designated Saddleworth Employment Areas in Greenfield

POLICY 21: TOURISM AND LEISURE

21.1 Development of new tourist facilities will be supported where it meets the following criteria:

- **it contributes to the spread of tourism across the whole of Saddleworth, in particular by making additional locations for tourism more accessible;**
- **it seeks to address needs at or close to the site, for example, the provision of parking, or the improvement of public transport connections;**
- **it creates a balance of provision, for example a mix of long-stay and short-stay tourism (with associated benefits for the local economy);**
- **it develops new facilities which also are available for the benefit of the local community, in particular if they can be demonstrated to meet a need in local provision;**
- **it is appropriate to the surrounding landscape character;**
- **it supports local employment opportunities.**

21.2 Developers will be asked to provide a statement outlining how any amenity and recreation impacts will be managed, appropriate to the scale of the application.

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

21.4 Development proposals which enhance or improve existing community facilities will be supported. Proposals which offer the following types of community activities will be particularly welcome:

- **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.**

21.5 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**
- **it can be demonstrated that the community facility is no longer viable.**

Please note the requirements for development to comply with policies 1 and 2, in particular the compliance with the protection of protected habitats and their supporting areas, pages 16–19.

Please note the transport section with regards to the provision of walking and cycling routes, pages 48–55.

Please also note the section on heritage, and in particular the policy on protected views, page 25.

This policy does not apply to that part of the neighbourhood area that is within the Peak District National Park.

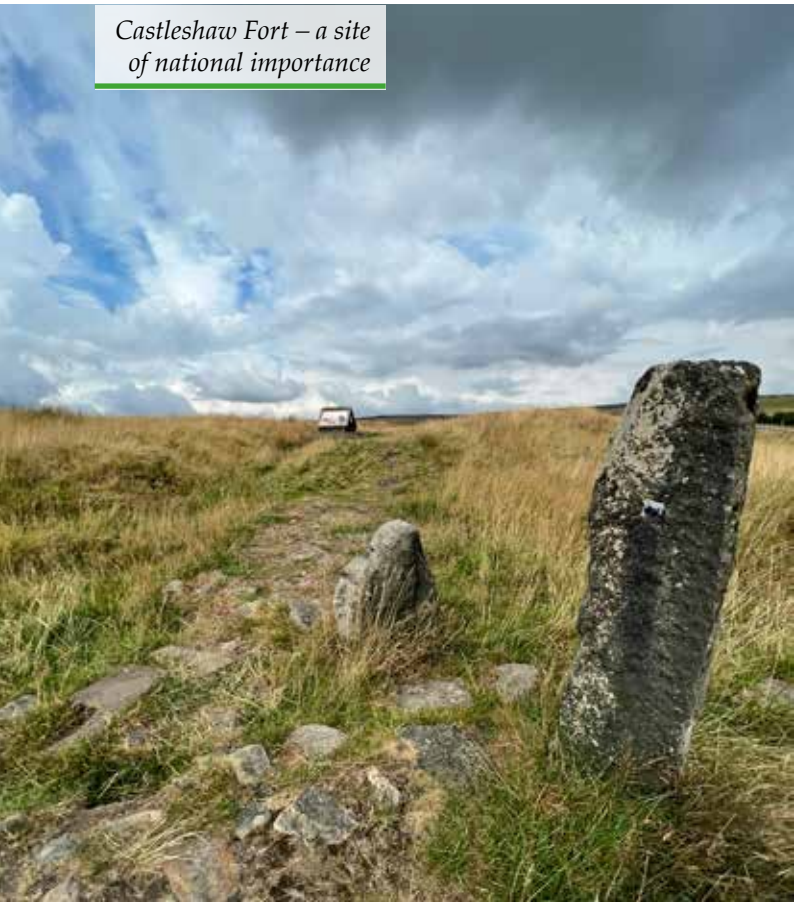
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128. Parish Action 2 sets out ways in which the Parish Council will seek to promote tourism and leisure in the area.

129. Tourism makes a significant contribution to the economy, particularly in rural areas. The National Planning Policy Framework (NPPF) recognises that the planning system should facilitate and encourage development and improvement in tourism provision.

130. However, there can be drawbacks arising from tourism, including additional public authority costs, traffic and parking congestion, commercialisation of the historic environment and conflicting uses of land in the countryside. The Parish Council's approach is, therefore, to encourage the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards Saddleworth's environment.

131. In line with the NPPF, when determining applications for tourist facilities in rural areas, the local economic benefits of a proposal should be weighed against the need to protect the environment in line with Policy 1 Green Infrastructure.



Castleshaw Fort – a site of national importance

132. The Neighbourhood Survey (question 22) identified a small number of people who stated that tourism had no benefits to the local economy (21). Over 92% listed economic benefits as the prime advantage of tourism, with a small number also noting that it could encourage protection and pride in green spaces and heritage sites.

133. The Survey also identified that the primary issue with tourism and leisure was the lack of parking facilities and public transport. 169 of the responses to question 24 (how to manage tourism to benefit Saddleworth) identified parking and public transport as a major issue – no other issue got more than 11 responses.

134. The most notable other issues identified from the Survey were spreading out tourism (11 responses), better information (10 responses), and being conscious of the balance of businesses it encouraged, with an over-reliance on cafés (7 responses).

135. The student consultation identified that Saddleworth has many leisure facilities and sports clubs dispersed across the whole area with most villages having their own cricket clubs, but they think there could be a broader spectrum of activities offered, and they would like to see more spaces for older children and teenagers.

136. The student consultation showed the students in favour of more cafés and pubs, they also thought there should be more places to eat and to buy clothes. They also thought a petrol station would be helpful. They worry that businesses and work places are becoming too centralised around Uppermill while other villages miss out. One pupil felt strongly that Dobcross was missing out.

137. With regards to tourism the students made it clear that the natural beauty and scenery around Saddleworth is the main appeal to tourists. Some students wondered if there could be more attractions. The children even noted that the recent fires on the moors had appealed to many tourists who came to watch it and take photographs. Whit Friday band contests are recognised as a big source of tourism from all over the world. However, some saw the problem of tourists clogging up roads as there is not enough space to park cars.

OBJECTIVE 13: To recognise the importance of farming to the economy of Saddleworth, and to ensure that it continues to contribute to and improve the economy and the local environment.

POLICY 22: AGRICULTURAL LAND

22.1 There will be a strong presumption against the loss of the best and most versatile agricultural land.

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138. Parish Action 3 sets out ways for the Parish Council to further engage with and promote the farming community in Saddleworth.

139. Farming makes an important contribution to the economy of Saddleworth. The geography and climate of the area favours the livestock sector.

140. The impact of new Government policies and changing trading conditions on the future direction of farming in Saddleworth is currently difficult to predict. Will upland sheep farming decline? Will "wilding" and flood control be matters of high priority, supported by grant aid? Will there be continued grant support for the conservation of upland bird habitats?

141. What is certain is that the maintenance of a high quality rural landscape is of critical importance to the future of Saddleworth. This quality must be maintained, and indeed enhanced, so that Saddleworth remains a great place for people to live, work and visit. Local farmers have a critical role in this. The challenge is to ensure that a strong agricultural sector can also provide excellent stewardship of the local countryside.

142. Most local farmers act as good custodians of the countryside but sadly there have been instances where activities on some farms have been damaging to the environment. These include, for instance:

- tipping on or reshaping of land;
- dressing of access tracks with builders' waste materials such as broken tiles, glass and plastics;
- culverting of watercourses and rerouting of watercourses (sometimes leading to increased bank erosion);
- redundant farm machinery left to decay;
- disrepair of the dry stone walls which are such a feature of the upland landscape;
- barn conversions in open countryside; especially where garden "clutter" is uncontrolled, e.g. sheds, greenhouses, inappropriate boundary structures, etc.;
- barns built to create the opportunity for converting to new houses.

Maintenance of agricultural land

Particularly with regards to flooding, it is important to understand who is responsible for maintenance of agricultural land, particularly if there are absentee landlords.

In part, this will depend on the tenancy of the land. Some tenants may have a full repairing tenancy, in which case they will be responsible for the maintenance of any drains, ditches and watercourses.

Since 2011, most private drains have been transferred to statutory drainage providers. The landlord will therefore only be responsible if the relevant drains have not been adopted.

If flooding interferes with the tenant's 'quiet enjoyment' (i.e. possession without interruption) of the farm, the landlord can find himself liable.

143. On the other hand farmers suffer from problems such as theft, vandalism, trespass, litter and dog attacks on livestock.

144. The Parish Council wishes to help to support local farming in ways which also enhance the rural environment. It envisages a partnership with local farmers. This partnership could also engage with local shops, cafés and restaurants; with local schools; and with community volunteers with expertise in skills such as dry stone walling, hedge planting etc. (see Appendix 2).

145. The activities of a partnership might include:

- increased promotion of Saddleworth farm products in local shops and restaurants;
- farm–school links (fostering an appreciation of the importance of local food production);



Agricultural land at Scouthead

- information for countryside visitors about issues such as uncontrolled dogs and littering;
- community engagement in activities such as dry stone wall repairs and tree and hedge planting;
- a Countryside Stewardship Award Scheme to celebrate the contribution made by local farmers to the conservation of the Saddleworth landscape.

OBJECTIVE 14: To ensure that each village retains or maximises a core set of services, such as banking, post offices, local shops and community facilities.

POLICY 23: SERVICES

23.1 Developments will be supported which make provision for or allow for the retention of key services within individual village centres, in particular supporting the model of 20-minute neighbourhoods.

146. Sustrans analysis of 20 minute neighbourhoods defines the following services part of the minimum features of a 20-minute neighbourhood: "Destination and services: food retailers and supermarkets; education, including early years, primary school and nearby secondary schools; health services, such as a pharmacy, GP and dentist; financial services, such as post office or bank; employment and jobs either within the neighbourhood or nearby; public open space, such as parks and recreation grounds; and entertainment, such as leisure, culture and entertainment facilities; Transport provision: public transport, including access to a regular bus, tram or train service, walking and cycling infrastructure, walkable access to a local centre, designed for low speeds, reduced traffic, and limited car parking; and inclusivity: a mix of diverse housing types to suit different life-stages and genuinely affordable and social housing present."

Saddleworth Parish Council will in principle support campaigns to enhance or retain existing services in line with the retention of village centres.

147. It does acknowledge that in rural areas, 20 minute neighbourhoods will be difficult, and that villages will need to adopt shared services, with high quality public transport.

148. The Neighbourhood Survey identified a consistent preference for the maintenance of villages with clear identities, both through comments on the retention of green belt (development on the green belt was the least preferred option), and through comments on people's vision of Saddleworth in the future, for example:

> "Villages with identity. Separation between the villages so you can tell where one starts and ends. Central services in each village."

149. The Dobcross submission revealed that over 80% respondents thought it was very important that Dobcross keeps its Post Office and shop.

Further policies

See also:

Policy 6 – Conversion of agricultural buildings (barn conversions), with regards to the use of agricultural land

Policy 10 – design, character and heritage, with regards to the character of individual buildings or areas (with particular awareness of local high streets as commercial areas that have a distinct heritage).

The section on health, well-being and education, with regards to provision of health and education services.

Policy 25 – cycling, pedestrian and leisure infrastructure with regards to facilities in retail, commercial and tourism developments, 20-minute neighbourhoods and access to services.

Policy 26 – accessibility to transport, with regards to provision of parking facilities, including cycle storage and electric (or alternative renewable) charging.

Travel and transport

OBJECTIVE 15: To address the under-provision of parking across the area, and to ensure that on street parking is used appropriately, and make parking available for specific uses.

POLICY 24: PARKING STANDARDS FOR HOUSING

24.1 New housing development should aim to deliver[31]:

- **provision for two parking spaces per dwelling. The exception to this would be new one-bedroom housing, which would make provision for one parking space per property, or in the case of houses in multiple occupancy, one space per tenant;**
- **provision of visitor car parking, with a ratio of 0.5 spaces per dwelling, in line with the preferred design guidelines encouraging off-road parking; and**
- **provision for cycle parking, including secure lockable storage facilities.**

24.2 Any major developments where this level of provision is not being proposed will need to demonstrate how high accessibility[32] will mitigate the requirement for this, particularly in relation to the relatively low provision of public transport across the area.

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.

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150. Saddleworth has significantly low provision of public transport, with one train station, no tram system, and limited (and reduced) bus services. Therefore, particular attention needs to be given to the provision of parking facilities, with a view to also ensuring capacity for electric or alternative renewable vehicles.

151. The Neighbourhood Survey showed that transport is a major concern for over two thirds of respondents, whether that was across Saddleworth as a whole, or in their village.

152. More specifically, in the "other" category, lack of parking was raised by over 25% of the responses in their village.

153. The Dobcross submission on travel and transport showed: "Over 90% of respondents thought having parking spaces and access to a main road should be a prerequisite to gaining planning approval."

154. Transport assessment or statements which will identify any highways safety issues and mitigation measures are being covered in the Connected Places chapter in *Places for Everyone* under "traffic requirements".

Please see policy 19 – retail, commercial and industrial development, for specific criteria for parking on commercial development.

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155. Parish Action 4 sets out ways for the Parish Council to engage with other groups to address the limited parking across the area.

156. In the Neighbourhood Survey, transport was the current third priority of concern. When it came to future priority it became more important to people the further they were from the urban end of Saddleworth – in Springhead it was the 4th priority (32%); in Uppermill it was the 3rd priority (67%); and in Slackcote it was the 2nd priority (80%).

157. Car ownership in the survey showed that the majority of households owned one (44.24%) or two cars (38.01%). Only 6.23% owned no car at all.

158. It was a common consensus in the Student consultation that there was much need for more car parking spaces, and some even went as far as to say that the quality of the roads was appalling in parts with lots of potholes. They agreed that traffic and congestion can get so bad they find it easier to walk to and from school.

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[31] Within the National Park developments must abide by the Peak District National Park Parking Standards.

[32] As defined in the Local Plan for Oldham.

OBJECTIVE 16: Ensure safe and accessible cycling and pedestrian routes, and enhance the provision of Bee Network routes across the area.

Reduce existing congestion on the local and key route networks running through Saddleworth by ensuring that new developments are located so that they contribute to a reduction in the need for private car journeys.

POLICY 25: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

25.1 Major developments should include cycle and pedestrian access, and where there is limited vehicle access, additional measures should be provided.

25.2 For commercial development, additional facilities should be included, such as indoor changing, shower rooms, and drying rooms (which should be accessible, easy to use, and secure).

25.3 Developments which improve existing cycling and pedestrian infrastructure will be supported, particularly those which join together routes which are currently separated.[33, 34]

25.4 Public realm works which improve the provision of safe cycle parking points in all villages and at key sites will be supported.

25.5 Developments will not be supported which reduce the quality or overall provision of existing rights of way. Should a development require the diversion of a public right of way, the provision of an alternative right of way which is through green spaces will be required.

159. Parish Action 5 establishes the principle that the Parish Council will work with other authorities to improve cycling, pedestrian and leisure infrastructure, and to promote its use.

[33] See also policy 26 – accessibility to transport

[34] The historic nature of Saddleworth's villages, in particular its road and route layouts mean that there are restrictions on what can be achieved in some areas.

Environment

Environmental issues were identified as cross-cutting and crucial in the issues section at the start of this plan. Transport is a particular area of concern for improving the environment.

In particular, Oldham Council have set a target for the borough to be carbon neutral by 2030, and the Parish Council has set an ambition for the district specifically to be carbon neutral by 2035.

160. On cycling, the TfGM Transport Plan 2040 states that "while strategic routes have been developed inside the M60, investment elsewhere has been more piecemeal." While the Bee Network has been envisaged as a way of improving facilities, no Bee Network plans currently exist to deliver any new provision in Saddleworth, meaning that prioritising cycle routes must be achieved through other means.

161. The Huddersfield Narrow Canal runs from the Ashton under Lyne basin, through Saddleworth to Huddersfield. It was abandoned in 1944 and the last small section in 1963. In the 1980's a campaign was started to reopen stretches of the canal and it was fully reopened in 2001. It has the highest, longest and deepest canal tunnel in Standedge Tunnel in the UK. It is now used by leisure craft, mainly narrowboats, and sight seeing trips. This contributes to the tourism economy of the area. The towpath is also used by many walkers and forms a recreational link between the Saddleworth villages along the canal.

162. The student consultation particularly identified a need for more road crossings to enhance the safety of pedestrians.

POLICY 26: ACCESSIBILITY TO TRANSPORT

26.1 Development will be supported which delivers:

- **easy access to existing public transport (within recommended guidelines for distances to bus or train stops in the local plan);**



Saddleworth Viaduct

- **high-quality pedestrian and cycle access design for major developments. In particular, designs which close existing gaps in the provision of cycling and pedestrian infrastructure will be su pported, creating safe and convenient continuation the Bee Network;**
- **safe, accessible, secure cycle storage and facilities (i.e. showers); and**
- **improved accessibility for walking, wheeling and cycling.**

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163. Feedback on parking space requirements and access is included on pages 77–78 of the Dobcross submission. Over 90 per cent of respondents said that parking spaces and access to a main road should be prerequisites for planning permission. Responses on electric cars is included on pages 92–97. Over 65% of respondents said that they were considering an electric car in the next five to 10 years. 56% said that they would be able to charge it at home. 48% said that public charging facilities would be a factor in their purchasing decision.

164. The Dobcross submission on travel and transport showed: "Over 90% of respondents thought having parking spaces and access to a main road should be a prerequisite to gaining planning approval."

165. Saddleworth is under-served by public transport, which means that it will remain overly dependent on private transport – particularly cars. Our Policies therefore are concentrated on two aspects, provision of environmentally friendly charging points to ensure that private transport is as low impact as possible, and the improvement of 20 minute neighbourhoods, to minimise the need for private or public transport when using local facilities. (Policy 23). A number of proposeed Parish Actions intended to enhance public transport services are included in Appendix 2.

166. Feedback on footpaths and bridle paths is included in the responses to question 29 of the Neighbourhood Survey. Suggestions largely centred on working with community groups, and increased maintenance.

Support for development of tram system

There is a need for long-term thinking about integrated public transport, which could include the extension of the Metrolink tram system in to Saddleworth, and the Parish Council would be interested to hear proposals for improved systems.

167. The Dobcross submission showed: "A small majority of people (54%) think that the lack of pavements on certain roads [is] an important issue." Particular locations referenced in Dobcross were around the bridge near Dobcross School and along Platt Lane and Sugar Lane leading into the Square. Residents also highlighted issues at the top of Woods Lane and on Sandy Lane.

168. Feedback on car usage is on page 34 of the summary responses (question 30), with the vast majority of respondents having 1 (44.24%) or 2 (38%) cars.

169. Suggested locations for charging points are included in the responses to question 31 (primarily existing car parks).

170. Charging points for housing are referenced in policy 24. and requirements for retail and commercial development are referenced in policy 19. When considering money raised through section 106 agreements with developers, public electric vehicle charging points should be viewed as a local requirement.

171. Cycling facilities were addressed on question 33 of the Saddleworth consultation. Safety issues were cited extensively, with users requesting better road management to make cyclists feel safe and better, more joined-up, off-road provision.

172. The Dobcross submission specifically referenced that "Most respondents are dissatisfied with the state of the roads and footpaths."

173. Accessibility needs are included in responses to question 34 of the Neighbourhood Survey. The most common issue raised was the availability of bus services.

OBJECTIVE 17: To ensure quality public transport infrastructure, including connections between villages, as well as to the rest of the borough and beyond. Connections to healthcare provision and leisure facilities should be a particular priority, and transport for work as a priority for local and wider connections.

To minimise the reliance on private transport across the district.

To promote local representation on the development of local transport plans for Saddleworth.

To maximise accessibility for those with mobility and health needs throughout the Parish, especially in rural areas.

POLICY 27: PUBLIC TRANSPORT

27 .1 Development which addresses the accessibility restrictions at Greenfield Station will be supported.

27.2 Developments which would increase the capacity and usage of the rail network in Saddleworth will be supported, where they comply with other policy requirements, including the enhancement of Greenfield Station and the provision of additional stations in the Parish.

174. Parish Action 6 establishes support for various improvements to public transport across the area, as well as ways to engage with other groups to enhance provision across the Parish.

"[Saddleworth needs] better transport links so that people can realistically choose to live here as adults and not need a car but be able to rely on good bus and train links" – *Survey response*

175. Greenfield in Saddleworth has the only rail station in the Oldham borough. The number of trains is restricted by the age of the track and lack of investment in the infrastructure. Being up to 3 miles from the nearest Metrolink station means that commuters rely on this service.



Electric vehicle charging

176. Greenfield train station currently has no accessible method of reaching the Huddersfield-bound platform; the only access is via a rail bridge with 23 steps at each side.

177. The nearest Metrolink station is three miles from many of the remoter areas. There has not been a real drive to link all the modes of transport together other than providing park and ride facilities for motorists. There is no suggestion of extending metro link eastwards into Saddleworth in the TfGM Transport Plan 2040.

178. The need for bus routes which allow for residents to connect between the village centres is reinforced by the TfGM Transport Plan 2040 which states "Quality bus transit can provide a step-change in the public transport offer, especially for travel between adjacent town centres and intermediate locations".

179. The TfGM Transport Plan 2040 notes that cross-border journeys can also be a problem because of differing ticketing and fares. This is a significant issue for communities living close to the Greater Manchester boundary, such as in the Pennine areas of Oldham, where people wish to access towns such as Huddersfield.

180. It further states: "The Peak District National Park, which extends into Oldham, is a natural and recreational resource of both local and national importance and a significant trip attractor. Leisure trips add to localised congestion in communities on the eastern fringe of the conurbation, where the roads also form part of vital transpennine routes. Pressure on the road network in this area is increasing as incidents on the motorway cause motorists to seek alternatives. There is also a need to improve access for leisure without causing damage to the environment, and improved evening and weekend public transport services would be beneficial."

OBJECTIVE 18: To improve air quality, particularly near vulnerable groups. This would include monitoring and improving air quality across the area, as well as other criteria such as sound and vibration.

To reduce risks to buildings from additional heavy traffic.

POLICY 28: CLEAN FUEL VEHICLES

28.1 Development will be supported which delivers provision of electric charging (or alternative renewable provision) unless it can be demonstrated that this is not practical[35]. Where this is not practical, the developer should demonstrate the provision of additional access to alternative travel means.

[35] Since June 2022, the Part S building regulations have required all new build homes and buildings to include provision for electric vehicle charging.



Greenfield Station, showing the step only access to the Huddersfield-bound platform

POLICY 29: AIR QUALITY AND VIBRATION MONITORING

29.1 Applications for development will be particularly supported which provide robust air quality monitoring, especially in locations where there are existing air quality issues, vulnerable people, and traffic congestion. Ideally this information should be made freely available to the public.

29.2 Developments will not be supported unless it is demonstrated that no damage will be caused to local buildings, particularly those of heritage value, including through vibrations caused by generated traffic during construction and once in use. Vibration monitoring is encouraged to ensure that any risk of damage can be anticipated, and work to mitigate issues or alternative approaches to reduce vibrations can be taken.

181. The NPPF refers to the need to "mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;".

182. In the Neighbourhood Survey, environment was the second most important consideration for residents across Saddleworth as a whole (73.26%), and in their village (70.11%), and this increased when considering the most important issues in Saddleworth in 20 years time (79.78%).

183. Compared to the rest of the borough, Saddleworth has particularly unique narrow roads, with traffic close to long established buildings of particular heritage value. Typically the buidlings were constructed prior to modern traffic levels, leading to particular concerns around high levels of traffic or heavy vehicles.

Further policies

See also:

Policy 19 – retail, commercial and industrial development, with regards to parking provision on commercial developments

Integrated Transport Plan for the North and Midlands

The Parish Council welcomes the upgrading of the existing cross Pennine rail line which passes through Saddleworth. This is being carried out as part of the Transpennine Route Upgrade (TRU) programme. In November 2021 the Government issued an Integrated Rail Plan for the North and Midlands (IRP). In that document it described its intentions for the upgrading of the existing route as "significant improvements to the previous TRU plans between Manchester and Leeds, including electrification of the whole route, digital signalling throughout, significantly longer sections of three and four-tracking, and gauge upgrades to allow intermodal container freight services."

In the IRP the Government also proposed that a High Speed line be constructed from Warrington to Marsden (i.e. through Saddleworth). This would be instead of creating a longer High Speed line across the North of England as had previously been proposed (i.e. an HS3 route) . It appears that this would, in some undefined way, eventually replace this section of the TRU route. The Parish Council is strongly opposed to this idea. It believes that the IRP demonstrates a serious lack of knowledge about Saddleworth. More specifically, the IRP shows no understanding that construction of a High Speed line through Greenfield, Uppermill and Diggle would be

- a huge engineering challenge involving major, disruptive construction works and enormous cost;
- extremely damaging to the landscape and environment of Saddleworth, and to the setting of the Peak District National Park;
- very damaging to the amenity of local communities, and to the role of Saddleworth as a high quality residential location;
- entirely contrary to the role Saddleworth fulfils as a tourism and leisure destination of regional importance;
- highly counterproductive in terms of the local train services used by Saddleworth residents and visitors to Saddleworth – because the primary purpose role of the new line would be to provide limited stop, high frequency, High Speed services.

Glossary

Active travel: Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes

Affordable housing: The full definition is found in Annex 2 of the National Planning Policy Framework. In the main, it refers to houses for sale or rent discounted by at least 20% from the prevailing market rate for the area. More information can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2

Ancient Woodland – Ancient woods are areas of woodland that have persisted since 1600 in England, Wales and Northern Ireland, and 1750 in Scotland. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms.. More information can be found at https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/habitats/ancient-woodland/

Community Infrastructure Levy – The Community Infrastructure Levy is a charge which can be levied by local authorities on new development in their area. Oldham Borough does not operate a Community Infrastructure Levy. More information can be found at https://www.gov.uk/guidance/community-infrastructure-levy

'Functionally linked land' (FLL) – A term often used to describe areas of land or sea occurring outside a designated site which is considered to be critical to, or necessary for, the ecological or behavioural functions in a relevant season of a qualifying feature for which a Special Areas of Conservation (SAC)/ Special Protection Area (SPA)/ Ramsar site has been designated. These habitats are frequently used by SPA species and supports the functionality and integrity of the designated sites for these features. More information can be found at: https://publications.naturalengland.org.uk/publication/6303434392469504#:~:text=%27Functionally%20linked%20land%27%20(FLL,Areas%20of%20Conservation%20(SAC)%2F

GMAAS: Greater Manchester Archaeological Advisory Service – an organisation funded by the Greater Manchester Combined Authority (GMCA) primarily to provide advice to the county's ten district authorities on all matters relating to archaeology and the planning process. More information can be found at https://gmaas.salford.ac.uk

GMCA: Greater Manchester Combined Authority. Saddleworth Parish Council falls under Oldham Council, which in turn is one of the 10 authorities that make up the Combined Authority.

Greater Manchester Integrated Care Partnership: This new NHS organisation is in charge of the NHS money and making sure services are in place to put plans into action. Made up of representatives from the NHS and the local council, it is responsible for making decisions about health services in their area. You may see this abbreviated to 'NHS Greater Manchester' or 'NHS GM'. The partnership operates at three levels: neighbourhood, locality and Greater Manchester and has a single vision and strategy.

GMEU: Greater Manchester Ecological Unit – provides specialist advice to the ten district councils that make up the GMCA, as well as maintaining the list of sites of biological interest for Greater Manchester. More information can be found at https://www.tameside.gov.uk/ecologyunit

Green Belt – defined and maintained areas established by local authorities in their local plans intended to prevent urban sprawl by keeping land permanently open. More information can be found at https://commonslibrary.parliament.uk/research-briefings/sn00934/

Habitats Regulations Assessment (HRA) – a habitats regulations assessment (HRA) tests if a plan or project proposal could significantly harm the designated features of a European site. In this case, it is used to test this Neighbourhood Plan in the context of the Special Area of Conservation and Special Protection Area in the Peak District National Park. More information can be found at https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site

HMOs: Houses in multiple occupation – a planning term referring to a house where both of the following apply: at least 3 tenants live there, forming more than 1 household; and it has shared toilet, bathroom or kitchen facilities with other tenants. A large HMO is where at least five tenants live there. More information can be found at https://www.gov.uk/private-renting/houses-in-multiple-occupation

Landscape Character Areas – Landscape Character Assessment is a method of describing an area in a systematic way. It describes what elements make a place distinctive. It does not assign values to landscapes. Landscape Character Areas for Saddleworth are defined in the GM Places for Everyone plan.

LGS: Local Green Space – this specific planning designation is a way to provide special protection against development for green areas of particular importance to local communities. More information can be found at https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

LHNA: Local Housing Needs Assessment – this is the method used by local authorities to assess the need for housing in an area, as required by the National Planning Policy Framwork. More information can be found at https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

LWS: local wildlife sites – areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically-determined criteria and surveys. See also *sites of biological importance*. More information can be found at https://www.wildlifetrusts.org/local-wildlife-sites

Major developments – For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. More information can be found at https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

NHLE: National Heritage List for England – the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields. More information can be found at https://historicengland.org.uk/listing/the-list/

NPPF: The National Planning Policy Framework – this sets out government's planning policies for England and how these are expected to be applied. More information can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2

OPOL: Other Protected Open Land – a local land designation. Under the new Local Plan for Oldham, all sites are being reassessed against Local Green Space criteria. The Local Plan seeks to re-designate OPOL sites that meet the criteria as Local Green Spaces.

Public realm – The 'public realm' is the collective term for all the spaces between buildings in towns and villages to which the public has access. This includes streets, squares, greens, parks and footpaths.

SAC: Special Area of Conservation – a site of community importance designated by the Member States[2] through a statutory, administrative and/or contractual act where the necessary conservation measures are applied for the maintenance or restoration, at a favourable conservation status, of the natural habitats and/or the populations of the species for which the site is designated. More information can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::special-areas-of-conservation-england/about

SBIs: Sites of biological importance – a non-statutory designation used locally by the Greater Manchester, Cheshire and Staffordshire County Councils in England to protect locally valued sites of biological diversity which are described generally as Local Wildlife Sites by the UK Government. https://www.data.gov.uk/dataset/81cbf1a0-6304-470c-ade8-60272be0d219/sites-of-biological-importance-sbi-lws-in-greater-manchester

[2] This designation was created when the UK was part of the EU, but has been maintained since.

Section 106 – Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions' when considered alongside highways contributions. More information can be found at https://www.gov.uk/guidance/planning-obligations

Social housing: Social housing has rents pegged to local incomes and provides truly affordable, secure housing options for people. More information can be found at https://england.shelter.org.uk/support_us/campaigns/what_is_social_housing

SPA: Special Protection Area – land classified under Directive 79/409 on the Conservation of Wild Birds. SPAs are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. More information can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::special-protection-areas-england/explore?location=52.742087%2C-2.229306%2C7.47

SSSIs: Sites of Special Scientific Interest – the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features. More information can be found at https://naturalengland-defra.opendata.arcgis.com/maps/f10cbb4425154bfda349ccf493487a80

Strategic Environmental Assessment (SEA) – Strategic environmental assessment are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. More information can be found at https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

SUDS: sustainable drainage systems – systems designed to manage stormwater locally (as close to its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment. More information can be found at https://www.local.gov.uk/topics/severe-weather/flooding/sustainable-drainage-systems

TfGM: Transport for Greater Manchester – the local government body responsible for delivering Greater Manchester's transport strategy and commitments. More information can be found at https://tfgm.com/

Twenty minute neighbourhood: The basic premise is a model of urban development that creates neighbourhoods where daily services can be accessed within a 20 minute walk. More information can be found at: https://tcpa.org.uk/collection/the-20-minute-neighbourhood

Links

Bee Network: https://beeactive.tfgm.com/bee-network-vision/

Bee Network cycle routes: https://mappinggm.org.uk/bee-network/

Character appraisals for the Grasscroft and Delph Conservation Areas: https://www.oldham.gov.uk/info/200291/heritage/1908/conservation_areas

Climate Change and the Peak District National Park: https://www.peakdistrict.gov.uk/looking-after/climatechange/climate-change-and-the-peak-district

Greater Manchester Landscape Character and Sensitivity Assessment: https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf

Historic England listed buildings: https://historicengland.org.uk

Integrated Transport Plan for the North and Midlands: https://www.gov.uk/government/publications/integrated-rail-plan-for-the-north-and-the-midlands

Local Energy Plan for Oldham (and other Greater Manchester local authorities): https://gmgreencity.com/resource_library/greater-manchester-local-area-energy-planning-overview-and-insight/

Local Heritage List for Oldham: https://local-heritage-list.org.uk/greater-manchester/oldham

National Cycle Network map: https://www.sustrans.org.uk/national-cycle-network

National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2

Oldham Local Housing Needs Assessment: https://www.oldham.gov.uk/download/downloads/id/5590/local_housing_needs_assessment_2024.pdf

Oldham Local Plan portal: https://www.oldham.gov.uk/info/200199/planning_and_building/1809/local_plan_review

Oldham Mill Strategy: https://www.oldham.gov.uk/info/201213/local_plan_review/2819/oldham_mills_strategy

Oldham Ward Profiles: https://www.oldham.gov.uk/downloads/download/179/ward_profiles

Peak District National Park Management Plan: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/national-park-management-plan

Peak District National Park Corporate Strategy 2019–24: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/corporate-strategy

Peak District National Park Landscape Strategy: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy

Peak District National Park Planning Policies: https://www.peakdistrict.gov.uk/planning/policies-and-guides

Peak District National Park Cultural Heritage Strategy: https://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy/culturalheritage

Places for Everyone: https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/

Public rights of way in Oldham: https://maps.oldham.gov.uk/

TfGM Transport Strategy 2040: https://tfgm.com/2040-transport-strategy

Addendum

This section is intended to give a very brief description of the villages of Saddleworth, particularly as information for those less familiar with the Parish.

_____

Austerlands is on the western edge of Saddleworth, and is contiguous with Scouthead and Springhead, and also Waterhead and Lees which lie outside the Parish. It is on the A62, and the most prominent landmark is Austerlands Chimney. It lies on the traditional border between Yorkshire and Lancashire.

Delph lies on the River Tame, adjacent to the A62. It contains the New Delph; Delph; Bleak Hey Nook, and Grange conservation areas. One of the two GP satellite practices in Saddleworth is located here. The Castleshaw Roman Fort and Bowl Barrow, the two scheduled monuments in Saddleworth fall within its boundaries.

Denshaw is the northernmost of the villages of Saddleworth, and contains the Denshaw conservation area. The centre of the village is located on the junction of the A640 and A672.

Diggle is the easternmost of the villages of Saddleworth, and one of three lying adjacent to the Peak District National Park. It lies between the A672 Standedge Road and the Huddersfield Canal. It contains the Diglea conservation area. It contains the new Saddleworth School which opened in 2022.

Dobcross contains three conservation areas: Dobcross, Tame Water, Harrop Green. It lies between Delph and Uppermill, alongside Delph New Road, which links the two main arterial roads in Saddleworth, the A670 and the A62.

Friezland is contiguous with Greenfield and Grasscroft, lying south of the A635, which links Saddleworth with Tameside. It contains the Royal George Mills conservation area. The River Tame and the Huddersfield Narrow Canal run through the village.

Grasscroft – lies on the A669, and is continguous with Lydgate and Friezland. It contains the Grasscroft conservation area.

Greenfield is one of the three villages which border the Peak District National Park. The only train station in the Parish (and wider Oldham borough) is located in Greenfield. The Conservation areas are Boarshurst, Ladhill Lane, and Hey Top. It lies along Chew Brook, with the River Tame running along the north-west end of the village. The A669 also runs through the village. To the east of the village is Dovestone Reservoir. It also contains one of the two satellite GP practices which serve the area.

Grotton is contiguous with Springhead, lying towards the west of the Parish, on the A669.

Lydgate is contiguous with Grasscroft, and lies across the junction of the A6050 and A669, with the original centre, adjacent to St Anne's Church forming the basis of the Lydgate conservation area.

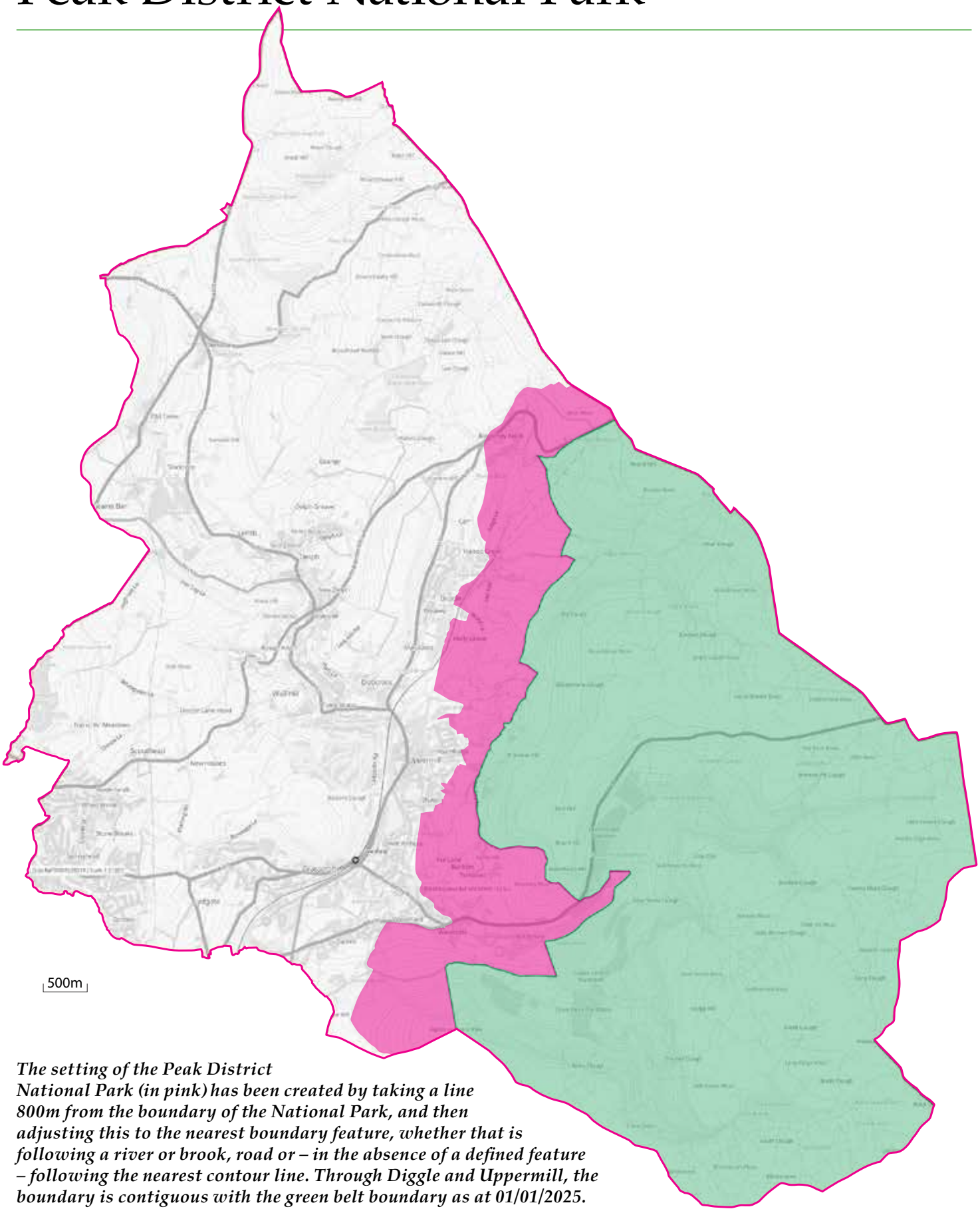
Scouthead is contiguous with Austerlands and Springhead, lying on the A62. It contains the Scouthead conservation area.

Slackcote is a small hamlet sitting between Delph and Denshaw, which is most notable for the New Tame conservation area.

Springhead – is the westernmost village of the Parish. It is contiguous with Grotton to the east, Scouthead and Austerlands to the north, and Lees to the west (which lies outside the Parish). It contains the Hey and Stonebreaks conservation areas. The spring which Springhead is named after forms the traditional border between Lancashire and Yorkshire.

Uppermill contains the Civic Hall where Saddleworth Parish Council is based, and the Uppermill, St Chad's Church and Holly Grove conservation areas. It lies on the river Tame, and is adjacent to the Peak District National Park. It contains the main GP practice for the area.

Appendix 1: Map of the setting of the Peak District National Park



The setting of the Peak District National Park (in pink) has been created by taking a line 800m from the boundary of the National Park, and then adjusting this to the nearest boundary feature, whether that is following a river or brook, road or – in the absence of a defined feature – following the nearest contour line. Through Diggle and Uppermill, the boundary is contiguous with the green belt boundary as at 01/01/2025.

Appendix 2: Parish Actions

PARISH ACTION 1: HOUSING – COMMUNITY LAND TRUSTS

PA1.1 Saddleworth Parish Council will explore, or encourage others to explore, the creation of a Community Land Trust. In particular, it should explore options for self-build and community build.

PARISH ACTION 2: TOURISM AND LEISURE

PA2.1 To support local events which add to the tourism and leisure potential of Saddleworth, particularly to identify opportunities for funding and promotion.

PARISH ACTION 3: FARMING AND RURAL ENVIRONMENT

R4.1 The Parish Council will seek to engage in a partnership scheme with local farmers for the twin purposes of promoting the farming industry in Saddleworth and conserving and enhancing the rural environment in the area.

PARISH ACTION 4 – PARKING

PA4.1 Saddleworth Parish Council will work with other public bodies and groups to identify methods to redress lack of availability or misuse of parking facilities.

PARISH ACTION 5: CYCLING, PEDESTRIAN AND LEISURE INFRASTRUCTURE

PA5.1 Saddleworth Parish Council will work with neighbouring authorities and the Peak Park Authority to provide and promote sustainable and responsible off-road cycling and walking.

PA5.2 Saddleworth Parish Council will work with those groups which maintain and preserve the Huddersfield Narrow Canal.

PARISH ACTION 6: PUBLIC TRANSPORT

R7.1 There needs to be greater consultation with the residents on any changes to bus services and routes.

R7.2 The Parish Council welcomes Oldham Council's support for a future Bee Network pass, including support for developments which include provision of Bee Network passes as part of the development.

R7.3 A rural bus service which takes into account alternatives to the traditional bus services should be introduced in order to meet the needs of all the villages.

R7.4 Saddleworth Parish Council will support the provision of a dedicated budget for the upkeep of rights of way and bridleways and other leisure sites.

R7.5 The Parish Council will look to support transport planning across the borough and wider region that recognises the lack of public transport infrastructure across the Parish, and provides opportunities for better connectivity for people travelling outside Saddleworth for work.

R7.6 Support will be given to public transport approaches which help reduce the reliance on private cars throughout Saddleworth, with particular attention drawn to the issues at beauty spots such as Dovestone reservoir.

R7.7 Support for public transport approaches which ensure comprehensive access across the whole of Saddleworth, including late at night.

R7.8 Saddleworth Parish Council will work with neighbouring authorities and transport authorities to address the particular expense of travel from Greenfield to Marsden and onwards through Yorkshire.

Appendix 3: Boundary maps of Local Green Spaces



Diggle Fields, Diggle



Dawson's Field, Scouthead



Playing field at Ashfield, Springhead



Church Fields, Diggle



SADDLEWORTH NEIGHBOURHOOD PLAN 2025–2045

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www.saddleworthparishcouncil.org.uk

#150

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, January 07, 2026 10:10:55 AM
Last Modified:	Wednesday, January 07, 2026 10:24:48 AM
Time Spent:	00:13:53
IP Address:	185.78.89.229

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I think you are killing the environment and the wildlife just for profit. Building houses on green belt land. Adding hundreds if not thousands of cars into an already over congested area just for financial gain. Adding the number of home you are suggesting onto the greenbelt land will only pollute the area and ruin the attraction of werneth low. There is no mention of adding roads or bypasses to ease congestion. There is no plans for any more schools or doctor's surgeries. Schools in the area are already to full and students are not getting the eduction they deserve because of it. It is impossible to get an appointment to see a doctor and they are overly subscribed due to over population. The government and local councils only think of profit. People's opinions mean nothing to this Corporatocracy government.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#146

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 06, 2026 9:44:20 PM
Last Modified: Tuesday, January 06, 2026 10:25:22 PM
Time Spent: 00:41:01
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Respondent skipped this question

Postal Address

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Believe it when I see it.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Not adequate enough

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

The area particularly around rycroft is very desirable and so must be retained and improved. More green space and local businesses should be encouraged, that are not takeaways or vape shops which drag an area down. A local GP practice rather than another supermarket would be better suited. Due to the transport infrastructure and retail park then pollution and air quality must be a top priority.

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Not convinced that the land opposite the tram stop should solely be for council housing but something that brings a community together and is a destination similar to didsbury, prestwich and chorlton. Make it somewhere that people stay and utilise

Q17 **Respondent skipped this question**

What are your thoughts on Policy HSP S2F: Denton?

Q18 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19 **Respondent skipped this question**

What are your thoughts on Policy HSP S2G: Droylsden?

Q20 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Again positive if done right. The tram network is great but also encourages a lot of anti social behaviour and spills out into Droylsden and Audenshaw so this would need to be done right as not to encourage antisocial behaviour

Q22 **Respondent skipped this question**

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

If you have any further comments on the Spatial Framework, please provide them below.

More green space

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Very much needed and needs to be done right rather than just a collection of similar venues

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Really need to better this and stop see space and automatically wanting to fill it with houses or shops, instead focus on developing current infrastructure

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

All important and needs to be constantly developed

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Focus on current sites rather than taking the little green space we have in areas like audenshaw

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Tameside needs to step up and not sit in the shadows of south and west Manchester

Q62

No - if No, we'll move on to the next strategic objective - People

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

What are your thoughts on the strategic objective for People?

Is a must, the services are lacking big time and need vast improvement, support and investment

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Again needs to happen

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

Respondent skipped this question

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Q105

Respondent skipped this question

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Not the best in terms of showcasing each policy

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

Parts feel like they have been done with a lack of consideration and knowledge of each area

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Evidence?

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

The council and MPs should get closer to the community and communicate better on such matters consistently

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#524

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 09, 2026 6:47:36 PM
Last Modified: Monday, February 09, 2026 7:13:37 PM
Time Spent: 00:26:01
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **No**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

No confident it will be implemented properly but rather a smash and grab approach

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Needs to focus on building communities rather than just overpopulation of areas

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Great if done right

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

We need more green space so not really supportive of this. Again depends on the type of housing and the effect this will have on current residents

Q16 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17 **Respondent skipped this question**

What are your thoughts on Policy HSP S2F: Denton?

Q18 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19 **Respondent skipped this question**

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Good and needed Droylsden is run down and needs a lift

Q21 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22 **Respondent skipped this question**

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24 **Respondent skipped this question**

What are your thoughts on Policy HSP S2I: Hyde?

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

We need more green areas and stop entertaining plans that would impact negatively on residents and cause more pollution and anti social behaviour

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Yes

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Again needs to enhance the current area and community rather than take it backwards. Put it this way would areas of south Manchester like didsbury entertain this and therefore why is it a desirable location. Happy to see it but needs to be done for the betterment of the selected area and community

Q53

Yes

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

No flats or high rise buildings need to look like they are part of the area

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Not sure

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Is this for working families? If so all for it

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Not sustainable

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

A big no no

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Nothing personal but when they have illegally broke through gates and pitched up near by they leave so much waste and damage to public areas.

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

More people need opportunity and options so hopefully this helps that.

Q62

Yes

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

East Manchester has a poverty and social gap issue combined with anti social behaviour and unemployment so this needs a lot of focus.

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

What are your thoughts on the strategic objective for People?

It is so so needed the healthcare system in Tameside needs funding

Q69

Yes

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Q73

Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Q74

Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

Respondent skipped this question

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Q77

Respondent skipped this question

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Q78

Respondent skipped this question

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Q79

Respondent skipped this question

If you have any further comments on the People chapter of the plan, please provide them below.

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Better policed transport systems as the antisocial effect lets it down in tameside

Q81

Yes

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Really think long term rather than a quick fix which you can see evidence of that throughout Tameside. Make it a place to be proud of where people will desire to live here and raise working families. More green space to be protected and community focused infrastructure funding to be in place.

Q83

Respondent skipped this question

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Q84

Respondent skipped this question

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Q85

Respondent skipped this question

What are your thoughts on Policy HSP T4: Rapid Transit?

Q86

Respondent skipped this question

What are your thoughts on Policy HSP T5: Facilities for Buses?

Q87

Respondent skipped this question

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Q88

Respondent skipped this question

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Don’t go mad and build on any patch of grass

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Yes

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Retain

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Less vape, barber, cheap booze and takeaway shops that bring an area down

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Just don’t have faith it will be implemented correctly

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#499

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 06, 2026 5:33:26 PM
Last Modified: Friday, February 06, 2026 5:34:07 PM
Time Spent: 00:00:41
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#317

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 13, 2026 10:43:30 AM
Last Modified: Tuesday, January 13, 2026 10:44:36 AM
Time Spent: 00:01:06
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

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What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

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What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

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What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

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What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

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What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

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Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

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What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#485

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 01, 2026 4:14:04 PM
Last Modified: Wednesday, February 04, 2026 4:12:34 PM
Time Spent: Over a day
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I think 300 new homes in Houghton Green is not sustainable, the village simply cannot accommodate this many new families and road traffic

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

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Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

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Q39

Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#117

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 30, 2025 9:51:22 AM
Last Modified: Tuesday, December 30, 2025 9:52:16 AM
Time Spent: 00:00:54
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

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Respondent skipped this question

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Respondent skipped this question

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Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

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Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

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What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

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What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

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Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

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Respondent skipped this question

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Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

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Q54

Respondent skipped this question

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What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

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Page 11

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What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#282

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 12, 2026 12:41:51 PM
Last Modified: Monday, January 12, 2026 12:42:17 PM
Time Spent: 00:00:25
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7 **Respondent skipped this question**

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

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What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

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What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

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Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

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Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

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Respondent skipped this question

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What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Respondent skipped this question

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

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What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

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What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- 36 New Homes at the Tram stop – 72 more vehicles.
- That junction is a nightmare most of the day, extra traffic from 36 new homes is very dangerous, alongside the tram.
- 65 new homes overlooking motorway/service road for B&Q etc plus again 130 vehicles. Where is the access? Park Road is always double parked the full length. What will happen to the cycleway on Slate Lane?
- Whenever the M60 is stopped, traffic on Manchester Road and Droylsden Road can be gridlocked for a couple of hours. Rush hour is always bad here even on Sundays – being no different than the rest of the week.
- These plans are not very clear as regards of access for the new houses.

#23

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 20, 2025 12:45:26 PM
Last Modified: Saturday, December 20, 2025 12:51:12 PM
Time Spent: 00:05:45
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

You need to review your ideas regarding environment. It's OK talking about keeping green belt but you are destroying it around Carrbrook and Millbrook by allowing more houses to be built on the green belt land between Huddersfield Road and Wakefield Road. You are creating more congestion on roads into Stalybridge and you are not building more schools for the children from these extra houses.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

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Q31

Respondent skipped this question

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Q32

Respondent skipped this question

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Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

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Respondent skipped this question

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Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

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What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

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Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

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Q66

Respondent skipped this question

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Q67

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Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

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What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

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Respondent skipped this question

Q79

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Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

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Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

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Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#303

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 12, 2026 8:37:03 PM
Last Modified: Monday, January 12, 2026 8:39:47 PM
Time Spent: 00:02:43
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Happy for you to be building renewable energy sources but its a bit of a joke using open green space when there is plenty of carparks available to cover with solar panels

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#547

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 11, 2026 6:39:04 PM
Last Modified: Wednesday, February 11, 2026 6:40:42 PM
Time Spent: 00:01:38
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I understand more houses are needed but they need to be affordable and available to those who need them

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#165

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 07, 2026 8:34:08 PM
Last Modified: Wednesday, January 07, 2026 8:43:13 PM
Time Spent: 00:09:05
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Of course these are all positive ambitions. I am hoping to see how some of these will be achieved and where investment to make these large scale changes will come from

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

I agree. More investment is needed in town centres and innovative ways to reimagine how the town centre can work. It needs to attract retail that would mean people could shop locally - zero rates for local independents etc

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Tameside council are proposed thousands of new homes on current green space. There are endless brownfield and vacant sites thoughtojt the borough that could help revitalise existing towns, but instead a giant house builder is going to probably ruin an area that should really belong to nature. So I think the aims clearly have no meaning but use some good buzzwords.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Agree with this, but you’re doing the opposite building on green space (as proposed) when you’re saying above make efficient use of buildings and previously developed land - of which there is plenty.

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Agree - the issue is trying to compete with Stockport on out of town office space. It’s a hard sell for companies.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Agree - would love to see proposals on how to achieve this

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Agree - improving train frequency would help this.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Agree - are you protecting the green belt though?

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

Respondent skipped this question

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 1:40:25 PM
Last Modified: Sunday, December 21, 2025 1:54:04 PM
Time Spent: 00:13:38
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Unrealistic, unaffordable

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Do not want it

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Do not want it

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Do not want it

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Do not want it

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Do not want it

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Do not want it

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Do not want it

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Do not want it

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Do not want it

Q17

What are your thoughts on Policy HSP S2F: Denton?

Do not want it

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Do not want it

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Do not want it

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Do not want it

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Do not want it

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Do not want it

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Do not want it

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Do not want it

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Do not want it

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Do not want it

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Do not want it

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Do not want it

Q29

What are your thoughts on Policy HSP S2K: Mossley?

[redacted] please leave it alone we do not want it the road cannot cope with anymore traffic or parking

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

[redacted] please leave it alone we do not want it the road cannot cope with anymore traffic or parking

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Do not want it

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Do not want it

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Do not want it

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Leave our spaces alone

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

If you are creating jobs in Mossley please provide parking for employers & employees, they park outside residential properties

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Mossley has enough

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Teavel from Mossley does not require improvement

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

Respondent skipped this question

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Q99

Respondent skipped this question

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Q100

Respondent skipped this question

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Q101

Respondent skipped this question

What are your thoughts on Policy HSP PL8: Design and Amenity?

Q102

Respondent skipped this question

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

Council are only interested in building more houses for council tax, they do nothing in Mossley, they don’t clear grids or street clean yet your council tax goes up every year

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- Please ensure that installing solar panels is not done on open field/green spaces, but council buildings and the retail park being built by Hattersley Tesco.
- Please install solar panels on rooves, not on the green open spaces of Tameside. A significant amount of this is already being lost secondary to new building of warehouses/rental units/houses/Godley green.
- There is increasing dismay and anger about what has already been thrust on residents and the manner in which this has been done.
- I fear that continuing ignoring the local population (4500 objections to GGGU) will sway local voting to reform with all the negative consequences of allowing local anger to morph into reconfiguring political direction.
- Local reaction to suggestion of solar panels on land dedicated to people of Hyde (war memorial and Werneth low county park).

#289

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 12, 2026 5:29:52 PM
Last Modified: Monday, January 12, 2026 5:30:37 PM
Time Spent: 00:00:45
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 **Respondent skipped this question**

Postal Address

Q5 **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 **Yes**

I confirm I have read and agree to the above.

Page 3

Q7 **Respondent skipped this question**

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

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Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

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Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Respondent skipped this question

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

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What are your thoughts on Policy HSP H3: Meeting specific housing needs?

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What are your thoughts on Policy HSP H4: Build to Rent?

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Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

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Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

Respondent skipped this question

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Q71

Respondent skipped this question

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Q72

Respondent skipped this question

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

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Respondent skipped this question

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

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Respondent skipped this question

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Q75

Respondent skipped this question

What are your thoughts on Policy HSP PE6: Peak District National Park?

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

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What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Respondent skipped this question

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

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What are your thoughts on Policy HSP PL8: Design and Amenity?

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What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

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What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#509

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 07, 2026 1:30:23 PM
Last Modified: Saturday, February 07, 2026 1:34:35 PM
Time Spent: 00:04:11
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Why in 2042 why not now

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

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What are your thoughts on Policy HSP S2C: Hyde Triangle?

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Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

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Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

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Respondent skipped this question

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Respondent skipped this question

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Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

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Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

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Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

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What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Yes

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

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What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

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What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

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What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Happy as long as there is no more hmos in Ashton we have too many

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

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What are your thoughts on Policy HSP H3: Meeting specific housing needs?

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What are your thoughts on Policy HSP H4: Build to Rent?

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What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

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Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

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What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

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What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

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What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

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What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

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What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

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What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

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What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

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Respondent skipped this question

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What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

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What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

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Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

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Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- HSP SE: Ashton Canal x65 homes
- I have concerns around traffic control measures if accessed via Park rd/Slate Lane. Traffic is already too heavy
- Allocation 2 – Audenshaw tram stop - 36 x homes – site is very small.

#385

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 19, 2026 9:24:05 PM
Last Modified: Monday, January 19, 2026 9:29:16 PM
Time Spent: 00:05:10
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

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Respondent skipped this question

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Respondent skipped this question

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Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#580

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 21, 2026 8:08:23 AM
Last Modified: Monday, February 16, 2026 9:30:25 PM
Time Spent: Over a week
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

It's a nice vision

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

What are your thoughts on Policy HSP S2F: Denton?

That Denton does have economic growth potential and it would be of benefit should the infrastructure such as roads, traffic consideration, schools, dentists and access to healthcare can be maintained or improved. Given the current indices of deprivation i am concerned that without a full plan the impact of deprivation could increase.

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

That the area will become too saturated without solid infrastructure proposals

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

Respondent skipped this question

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Respondent skipped this question

Please give a reason for your answer

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#175

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 08, 2026 10:20:48 AM
Last Modified: Thursday, January 08, 2026 10:41:27 AM
Time Spent: 00:20:39
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2 — **Respondent skipped this question**

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4 — **Respondent skipped this question**

Postal Address

Q5 — **Yes**

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6 — **Yes**

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

I know there is a housing shortage and agree we need more affordable housing, whether for rental or purchase, particularly for first time buyers and people who may wish to downsize, therefore freeing up family homes. I feel strongly we need green spaces on any developments for physical and mental wellbeing and to enhance the appearance of any development.

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Many of the routes in Denton and Haughton Green are already very busy. Any further development would put additional strain on these routes and impact on air quality. We need more school places, GP and dentist places, improved infrastructure regards united utilities etc to support the increase in population.

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

The quality of life, the health and wellbeing, the opportunity for exercise, leisure pursuits etc need to go hand in hand with the building of new homes. I feel smaller developments across the borough where people can integrate into existing communities is much more valuable than building large estates that put greater strain on infrastructure.

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Houses need to be built in areas where there are good job opportunities, otherwise people are left out on a limb.

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

I think building smaller developments with a mixture of social housing and to buy properties takes away stigma. I experienced the resentment and stigma from people growing up on a large overspill council estate.

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

We need better public transport, more routes, more frequent service.
Cycle lanes have been put in some crazy places, (eg. Audenshaw - Guide Lane) when in fact there are very few cyclists and these zones have impacted on the flow of buses and cars and there have been a number of accidents.

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

Respondent skipped this question

If you have any further comments on the Places chapter of the plan, please provide them below.

Page 19

Q108

Respondent skipped this question

If you have any comments on the Policies Map, please provide these below.

Q109

No

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Q110

Please give a reason for your answer

I don't think there is enough consideration on the impact to the areas where development is proposed.

Q111

Respondent skipped this question

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

Respondent skipped this question

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

#486

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 04, 2026 6:09:50 PM
Last Modified: Wednesday, February 04, 2026 6:13:24 PM
Time Spent: 00:03:33
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Nice thought but haughton green is a nightmare to get out of already. Need the infrastructure sorting out before the houses are built. Also need to stay on the foot print of the school like was agreed and keep the field as a communal place

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#297

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 21, 2025 8:30:12 PM
Last Modified: Monday, January 12, 2026 8:20:29 PM
Time Spent: Over a week
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

There are to many unaffordable houses being built not just on the green space but also brown space too. You are set on building all these houses but do not do anything about things like, Doctors, Dentists, schools. The traffic is already appalling and will be even worse if these houses are built.

Page 4

Q8

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Respondent skipped this question

Q9

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Respondent skipped this question

Q10

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Respondent skipped this question

Q11

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Respondent skipped this question

Q12

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q13

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q14

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Respondent skipped this question

Q15

What are your thoughts on Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q16

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Respondent skipped this question

Q17

What are your thoughts on Policy HSP S2F: Denton?

Respondent skipped this question

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Respondent skipped this question

Q19

What are your thoughts on Policy HSP S2G: Droylsden?

Respondent skipped this question

Q20

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q21

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Respondent skipped this question

Q22

What are your thoughts on Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q23

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Respondent skipped this question

Q24

What are your thoughts on Policy HSP S2I: Hyde?

Respondent skipped this question

Q25

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Respondent skipped this question

Q26

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Respondent skipped this question

Q27

What are your thoughts on Policy HSP S2J: Longdendale?

Respondent skipped this question

Q28

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Respondent skipped this question

Q29

What are your thoughts on Policy HSP S2K: Mossley?

Respondent skipped this question

Q30

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Respondent skipped this question

Q31

What are your thoughts on Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q32

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q33

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Respondent skipped this question

Q34

If you have any further comments on the Spatial Framework, please provide them below.

Respondent skipped this question

Page 5

Q35

What are your thoughts on the strategic objective for Centres?

Respondent skipped this question

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

These new houses that are being built all over Tameside are not affordable for most in these areas. You are also building nearly all of these houses on our green, which affects the wildlife in these areas. Not enough Doctors,
Dentists, and schools, there also is no where for young children and teenagers to enjoy like parks, youth clubs, skate parks, playing fields,

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Building these houses will not give any of the local people a job as the building company's already have there own workers so that is a lie if you say it will give more employment in these areas

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Buses and trains are either never on time or cancelled. More people means more cars means worse traffic

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Q92

What are your thoughts on the strategic objective for Places?

Our green built does need protecting from greedy companies building unaffordable houses. Killing wildlife. And also knocking down the history in these areas that go back for centuries

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

The houses being built between Mossley Hollins High School and Hayward farm is like a swamp, you also have a lot of wildlife in this area. Houses should not be built also over looking or right next to schools.

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

No

Q110

Please give a reason for your answer

You are not bothered about the people of these areas, dissruption and chaos building these houses. The traffic, the Doctors, schools, dentists

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

All of it

Q112

Respondent skipped this question

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Q113

Respondent skipped this question

If you have any comments on the proposed monitoring framework, please provide these below.

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

People who live in these areas are constantly objecting to you building all these houses but you you don't ever listen to us.

#452

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 31, 2026 3:13:18 PM
Last Modified: Saturday, January 31, 2026 3:19:02 PM
Time Spent: 00:05:43
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

Yes

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

Respondent skipped this question

What are your thoughts on the Homes, Spaces, Places Vision?

Page 4

Q8

Respondent skipped this question

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9

Respondent skipped this question

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10

Respondent skipped this question

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11

Respondent skipped this question

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12

Respondent skipped this question

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15

Respondent skipped this question

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

I have concerns about the cumulative impact of multiple housing sites proposed across Haughton Green and south Denton. The scale and density of development does not reflect the character of the area, and there is insufficient clarity on infrastructure, traffic and services. The Council should reconsider both the scale and location of these proposals.

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

No - if No, we'll move on to the next strategic objective, 'Environment'

Page 6

Q37

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Respondent skipped this question

Q38

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Respondent skipped this question

Q39

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Respondent skipped this question

Q40

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Respondent skipped this question

Q41

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Respondent skipped this question

Q42

What are your thoughts on Policy HSP C6: Markets?

Respondent skipped this question

Q43

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Respondent skipped this question

Q44

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Respondent skipped this question

Q45

If you have any further comments on the Centres chapter of the plan, please provide them below.

Respondent skipped this question

Page 7

Q46

What are your thoughts on the strategic objective for Environment?

Respondent skipped this question

Q47

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

No - if No, we'll move on to the next strategic objective - 'Homes'

Page 8

Q48

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Respondent skipped this question

Q49

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Respondent skipped this question

Q50

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Respondent skipped this question

Q51

If you have any further comments on the Environment chapter of the plan, please provide them below.

Respondent skipped this question

Page 9

Q52

What are your thoughts on the strategic objective for Homes?

Respondent skipped this question

Q53

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

No - if No, we'll move on to the next strategic objective - Jobs

Page 10

Q54

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Respondent skipped this question

Q55

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Respondent skipped this question

Q56

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Respondent skipped this question

Q57

What are your thoughts on Policy HSP H4: Build to Rent?

Respondent skipped this question

Q58

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Respondent skipped this question

Q59

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Respondent skipped this question

Q60

If you have any further comments on the Homes chapter of the plan, please provide them below.

Respondent skipped this question

Page 11

Q61

What are your thoughts on the strategic objective for Jobs?

Respondent skipped this question

Q62

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

No - if No, we'll move on to the next strategic objective - People

Page 12

Q63

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Respondent skipped this question

Q64

What are your thoughts on Policy HSP J2: New Employment Development?

Respondent skipped this question

Q65

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Respondent skipped this question

Q66

What are your thoughts on Policy HSP J4: The Visitor Economy?

Respondent skipped this question

Q67

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Respondent skipped this question

Page 13

Q68

What are your thoughts on the strategic objective for People?

Respondent skipped this question

Q69

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

No - if No, we'll move on to the next strategic objective - Travel

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

No - if No, we'll move on to the next strategic objective - Places

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

What are your thoughts on Policy HSP T8: Parking?

Respondent skipped this question

Q90

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Respondent skipped this question

Q91

If you have any further comments on the Travel chapter of the plan, please provide them below.

Respondent skipped this question

Page 17

Q92

What are your thoughts on the strategic objective for Places?

Respondent skipped this question

Q93

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

No - if No, we'll move on to the Policies Map and Integrated Assessment

Page 18

Q94

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Respondent skipped this question

Q95

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Respondent skipped this question

Q96

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Respondent skipped this question

Q97

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Respondent skipped this question

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

#62

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 22, 2025 10:28:30 AM
Last Modified: Monday, December 22, 2025 10:30:13 AM
Time Spent: 00:01:43
IP Address: [redacted]

Page 2

Q1

Full Name*

[redacted]

Q2

Respondent skipped this question

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Q3

Email address*

[redacted]

Q4

Postal Address

[redacted]

Q5

No

Do you want your email address to be added to our consultation mailing list to be kept informed of future planning policy and related consultations in Tameside, including on Homes, Spaces, Places? *

Q6

Yes

I confirm I have read and agree to the above.

Page 3

Q7

What are your thoughts on the Homes, Spaces, Places Vision?

Aspirational and positive

Page 4

Q8 **Respondent skipped this question**

What are your thoughts on Policy HSP S1: Overall Spatial Strategy?

Q9 **Respondent skipped this question**

What are your thoughts on Policy HSP S2A: Eastern Growth Cluster

Q10 **Respondent skipped this question**

What are your thoughts on Policy HSP S2B: Ashton Mayoral Development Zone?

Q11 **Respondent skipped this question**

What are your thoughts on Policy HSP S2C: Hyde Triangle?

Q12 **Respondent skipped this question**

What are your thoughts on Policy HSP S2D: Ashton-under-Lyne?

Q13 **Respondent skipped this question**

What are your thoughts on the proposed development allocations in Policy HSP S2D: Ashton-under-Lyne?

Q14 **Respondent skipped this question**

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2D: Ashton-under-Lyne?

Q15 **Respondent skipped this question**

What are your thoughts on Policy HSP S2E: Audenshaw?

Q16

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2E: Audenshaw?

Q17

Respondent skipped this question

What are your thoughts on Policy HSP S2F: Denton?

Q18

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2F: Denton?

Q19

Respondent skipped this question

What are your thoughts on Policy HSP S2G: Droylsden?

Q20

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2G: Droylsden?

Q21

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Area in Policy HSP S2G: Droylsden?

Q22

Respondent skipped this question

What are your thoughts on Policy HSP S2H: Dukinfield?

Q23

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2H: Dukinfield?

Q24

Respondent skipped this question

What are your thoughts on Policy HSP S2I: Hyde?

Q25

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2I: Hyde?

Q26

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2I: Hyde?

Q27

Respondent skipped this question

What are your thoughts on Policy HSP S2J: Longdendale?

Q28

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2J: Longdendale?

Q29

Respondent skipped this question

What are your thoughts on Policy HSP S2K: Mossley?

Q30

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2K: Mossley?

Q31

Respondent skipped this question

What are your thoughts on Policy HSP S2L: Stalybridge?

Q32

Respondent skipped this question

What are your thoughts on the proposed development allocations in Policy HSP S2L: Stalybridge?

Q33

Respondent skipped this question

What are your thoughts on the proposed Strategic Regeneration Areas in Policy HSP S2L: Stalybridge?

Q34

Respondent skipped this question

If you have any further comments on the Spatial Framework, please provide them below.

Page 5

Q35

Respondent skipped this question

What are your thoughts on the strategic objective for Centres?

Q36

Respondent skipped this question

Do you wish to answer questions on each of the policy under the 'Centres' strategic objective?

Page 6

Q37

Respondent skipped this question

What are your thoughts on Policy HSP C1: Network, Hierarchy and Designation of Centres?

Q38

Respondent skipped this question

What are your thoughts on Policy HSP C2: Primary Shopping Areas?

Q39

Respondent skipped this question

What are your thoughts on Policy HSP C3: Development and Change of Use in Designated Centres?

Q40

Respondent skipped this question

What are your thoughts on Policy HSP C4: Local Shopping Areas and Parades?

Q41

Respondent skipped this question

What are your thoughts on Policy HSP C5: Development Involving Main Town Centre Uses?

Q42

Respondent skipped this question

What are your thoughts on Policy HSP C6: Markets?

Q43

Respondent skipped this question

What are your thoughts on Policy HSP C7: Healthier Food Environment?

Q44

Respondent skipped this question

What are your thoughts on Policy HSP HSP C8: Food, Drink and Leisure Uses in Centres?

Q45

Respondent skipped this question

If you have any further comments on the Centres chapter of the plan, please provide them below.

Page 7

Q46

Respondent skipped this question

What are your thoughts on the strategic objective for Environment?

Q47

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Environment' strategic objective?

Page 8

Q48

Respondent skipped this question

What are your thoughts on Policy HSP E1: Renewable and Low Carbon Energy?

Q49

Respondent skipped this question

What are your thoughts on Policy HSP E2: Surface Water and Water Efficiency?

Q50

Respondent skipped this question

What are your thoughts on Policy HSP E3: Biodiversity and Geodiversity?

Q51

Respondent skipped this question

If you have any further comments on the Environment chapter of the plan, please provide them below.

Page 9

Q52

Respondent skipped this question

What are your thoughts on the strategic objective for Homes?

Q53

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Homes' strategic objective?

Page 10

Q54

Respondent skipped this question

What are your thoughts on Policy HSP H1: Housing Size, Type, Mix and Tenure?

Q55

Respondent skipped this question

What are your thoughts on Policy HSP H2: Meeting Affordable Housing Needs?

Q56

Respondent skipped this question

What are your thoughts on Policy HSP H3: Meeting specific housing needs?

Q57

Respondent skipped this question

What are your thoughts on Policy HSP H4: Build to Rent?

Q58

Respondent skipped this question

What are your thoughts on Policy HSP H5: Houses in Multiple Occupation (HMO)?

Q59

Respondent skipped this question

What are your thoughts on Policy HSP H6: Gypsy, Traveller and Travelling Showpeople?

Q60

Respondent skipped this question

If you have any further comments on the Homes chapter of the plan, please provide them below.

Page 11

Q61

Respondent skipped this question

What are your thoughts on the strategic objective for Jobs?

Q62

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Jobs' strategic objective?

Page 12

Q63

Respondent skipped this question

What are your thoughts on Policy HSP J1: Existing Employment Areas?

Q64

Respondent skipped this question

What are your thoughts on Policy HSP J2: New Employment Development?

Q65

Respondent skipped this question

What are your thoughts on Policy HSP J3: Assessing the Loss of Employment Land or Accommodation?

Q66

Respondent skipped this question

What are your thoughts on Policy HSP J4: The Visitor Economy?

Q67

Respondent skipped this question

If you have any further comments on the Jobs chapter of the plan, please provide them below.

Page 13

Q68

Respondent skipped this question

What are your thoughts on the strategic objective for People?

Q69

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'People' strategic objective?

Page 14

Q70

What are your thoughts on Policy HSP PE1: Development and Healthier Environments?

Respondent skipped this question

Q71

What are your thoughts on Policy HSP PE2: Protection and Enhancement of Open Spaces?

Respondent skipped this question

Q72

What are your thoughts on Policy HSP PE3: Open Space Provision in New Developments?

Respondent skipped this question

Q73

What are your thoughts on Policy HSP PE4: Strategic Recreation and Countryside Access?

Respondent skipped this question

Q74

What are your thoughts on Policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities?

Respondent skipped this question

Q75

What are your thoughts on Policy HSP PE6: Peak District National Park?

Respondent skipped this question

Q76

What are your thoughts on Policy HSP PE7: Early Years, Schools and Post-16 Education Facilities?

Respondent skipped this question

Q77

What are your thoughts on Policy HSP PE8: Provision of Health and Social Care Facilities?

Respondent skipped this question

Q78

What are your thoughts on Policy HSP PE9: Tameside General Hospital?

Respondent skipped this question

Q79

If you have any further comments on the People chapter of the plan, please provide them below.

Respondent skipped this question

Page 15

Q80

What are your thoughts on the strategic objective for Travel?

Respondent skipped this question

Q81

Do you wish to answer questions on each of the policy approach under the 'Travel' strategic objective?

Respondent skipped this question

Page 16

Q82

What are your thoughts on Policy HSP T1: General Approach?

Respondent skipped this question

Q83

What are your thoughts on Policy HSP T2: Trunk Road Developments?

Respondent skipped this question

Q84

What are your thoughts on Policy HSP T3: Rail Infrastructure?

Respondent skipped this question

Q85

What are your thoughts on Policy HSP T4: Rapid Transit?

Respondent skipped this question

Q86

What are your thoughts on Policy HSP T5: Facilities for Buses?

Respondent skipped this question

Q87

What are your thoughts on Policy HSP T6: Walking, Wheeling and Cycling?

Respondent skipped this question

Q88

What are your thoughts on Policy HSP T7: Freight Movement and Deliveries?

Respondent skipped this question

Q89

Respondent skipped this question

What are your thoughts on Policy HSP T8: Parking?

Q90

Respondent skipped this question

What are your thoughts on Policy HSP T9: EV Charging Infrastructure?

Q91

Respondent skipped this question

If you have any further comments on the Travel chapter of the plan, please provide them below.

Page 17

Q92

Respondent skipped this question

What are your thoughts on the strategic objective for Places?

Q93

Respondent skipped this question

Do you wish to answer questions on each of the policy approach under the 'Places' strategic objective?

Page 18

Q94

Respondent skipped this question

What are your thoughts on Policy HSP PL1: Archaeology and Scheduled Monuments?

Q95

Respondent skipped this question

What are your thoughts on Policy HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Q96

Respondent skipped this question

What are your thoughts on Policy HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Q97

Respondent skipped this question

What are your thoughts on Policy HSP PL4: Historic Parks and Gardens - Managing Development?

Q98

What are your thoughts on Policy HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Respondent skipped this question

Q99

What are your thoughts on Policy HSP PL6: Non-Designated Heritage Assets?

Respondent skipped this question

Q100

What are your thoughts on Policy HSP PL7: Landscapes, Townscape and Urban Form?

Respondent skipped this question

Q101

What are your thoughts on Policy HSP PL8: Design and Amenity?

Respondent skipped this question

Q102

What are your thoughts on Policy HSP PL9: Design of Residential Additions, Alterations and Extensions?

Respondent skipped this question

Q103

What are your thoughts on Policy HSP PL10: Design of Commercial Frontages?

Respondent skipped this question

Q104

What are your thoughts on Policy HSP PL11: Outdoor Advertisements and Signage?

Respondent skipped this question

Q105

What are your thoughts on Policy HSP PL12: Design and Enhancement of the Waterside?

Respondent skipped this question

Q106

What are your thoughts on Policy HSP PL13: Design of Public Realm and Urban Space?

Respondent skipped this question

Q107

If you have any further comments on the Places chapter of the plan, please provide them below.

Respondent skipped this question

Page 19

Q108

If you have any comments on the Policies Map, please provide these below.

Respondent skipped this question

Q109

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policies and allocations within the Plan?

Respondent skipped this question

Q110

Please give a reason for your answer

Respondent skipped this question

Q111

Are there any sections of the Integrated Assessment that require further explanation or clarification?

Respondent skipped this question

Q112

The evidence supporting the plan has been published as part of this consultation. If you have any comments on the available evidence, please provide these below.

Respondent skipped this question

Q113

If you have any comments on the proposed monitoring framework, please provide these below.

Respondent skipped this question

Q114

If you have any other comments you wish to make on the plan not previously covered, please provide these below.

Respondent skipped this question

[redacted]

- I am concerned about the proposed housing to be built on the various sites in Denton South. These are spaces that should be preserved as valuable green space and recreational use. The Capesthorne space is used regularly by children and dogs being exercised.
- The extra traffic generated by extra housing would mean roads that are already busy would become even more congested. Safety is a worry with more parked cars and poor visibility for pedestrians crossing the road. More pollution would also be a concern.
- Local services and amenities should be available for residents especially those like the elderly or disabled who find it difficult to travel. Community centres can provide some of these services and social activities. As a pensioner I make use of an exercise class an social activities which I find invaluable.