



Consultation Summary Report



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Introduction

- 1.1. Tameside council is, in accordance with its Local Development Scheme, preparing Homes, Spaces, Places (HSP), part of the Local Plan for the borough. As the plan progresses the council will seek the views of the public and other bodies and organisations on it, in accordance with statutory requirements and the Statement of Community Involvement.
- 1.2. The purpose of this report is to provide a summary of the representations and main issues raised during each round of public consultation on HSP and the council's responses to them, setting out how those representations have been taken into account. This report has been prepared to satisfy the requirements of Regulation 22(1)(c) of the Town and Country Planning (Local Planning) (England) Regulations and should be read in conjunction with the Statement of Consultation Compliance which has been published separately.
- 1.3. This report is split into chapters for each stage of consultation on the plan; the format of this report is to introduce each stage of consultation, summarise the consultation undertaken and then provide a summary of the main issues raised and the council's responses. This document will be updated following each round of consultation.



Scoping Consultation

2. Background

- 2.1. An initial scoping consultation was undertaken for a period of 10 weeks from 8 July 2024 to 16 September 2024, the purpose of which was to seek views about what the plan ought to contain, what the key issues facing the borough are and how the council should address them.
- 2.2. A scoping plan was produced which included a summary of high-level relevant background information and some initial key issues to assist responses to the consultation. The scoping plan was split across the seven themes of Centres, Environment, Homes, Jobs, People, Travel and Places.
- 2.3. A 'Call for Sites' consultation was held alongside the scoping consultation as an opportunity for anyone to put forward land that they would like to be considered for potential development, or to see protected from development. A map showing the submitted sites has been published on the council's website here: <https://www.tameside.gov.uk/homesspacesplaces>.

3. Consultation process and outcomes

- 3.1. Responses to the consultation were invited through multiple online forms, including a full form covering the entire scoping document and individual forms for each of the seven themes, by email and by post. An app was used to accept responses to the Call for Sites consultation. The consultation was advertised through social media and internal and external council publications. The council sent an email and/or letter to each contact on the Planning Policy Consultation Database informing them of the consultation. Council officers undertook a variety of engagement exercises throughout the consultation including workshops with internal and external stakeholders, attendance at public events like Stalybridge Street Fest and the 'Tameside Means Business' Breakfast Event, and hosting pop-up stalls in libraries and at local markets. A detailed breakdown of the publicity and consultation activities and the bodies and persons invited to make representations are provided in the Statement of Consultation Compliance which has been published separately.
- 3.2. A total of 247 responses were received to the scoping consultation, comprising 212 responses across all of the online forms and 35 responses by email. There was broad support from respondents for the inclusion of each of these seven themes within HSP. The full online form also asked respondents to order the seven themes by order of importance to them. Of those



respondents that answered this question the seven themes were ranked in order of importance, from most important to least important, as follows: People, Environment, Homes, Jobs, Places, Travel and Centres. A detailed breakdown of the rankings is provided in Figure 1. The following sections of this report detail the main issues raised during the scoping consultation and the council’s responses to them, divided into each of the seven themes and provided in order of importance as ranked by respondents.

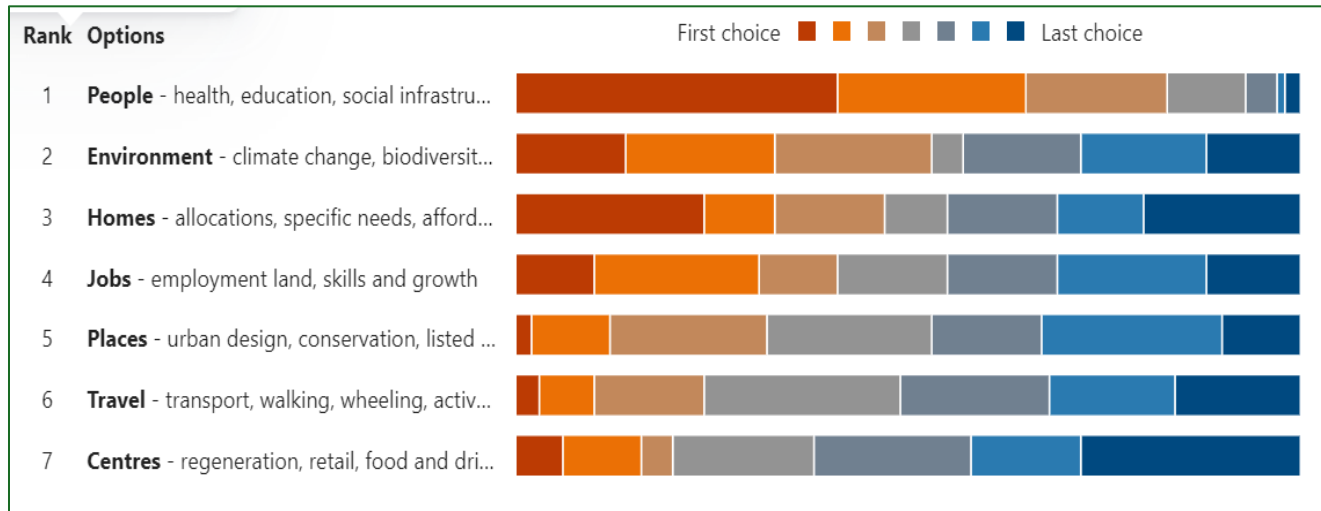


Figure 1. The seven proposed plan themes ranked in order of importance by online form respondents.

4. People

- 4.1. The ‘People’ theme considers issues around community, health and leisure provision, access to green spaces and supporting a healthy population. The main issues raised under the People theme and the council’s responses to them are shown in Table 1.



Table 4. The main issues raised on the theme of 'People' and the council's response to them.

Main issues	Council response
<p>Protect, improve and create new accessible green spaces and parks – top priority was given to the need for HSP to contain policies to help protect, improve or create greenspaces, parks or facilities to ensure increased access to all for sports, leisure and recreation; including informal or 'wild spaces' and countryside areas. These were considered vital for the mental, as well as physical health of Tameside's communities.</p>	<p>A key strategic objective of Places for Everyone (adopted in 2024) is to create inclusive well-designed neighbourhoods where connections to high quality green infrastructure is key. The PfE aim is to protect the most valuable green spaces and Green Belt.</p> <p>PfE policy JP-P6 Health aims to tackle health inequalities, PfE policy JP-G6 Urban Green Space aims to ensure that there is an appropriate scale, type and quality and distribution of urban green space in PfE boroughs in a way that can support quality of life and other green infrastructure functions. This includes the provision of new spaces within development by offering high-quality setting, natural surveillance and facilitating active travel.</p> <p>In line with this and to support Tameside's Healthy Place Strategic Framework, policies within the HSP People Chapter (Policies PE1-6) recognise the importance of urban green space; both indoor and outdoor recreational facilities, natural spaces and countryside to help support the borough's mental and physical health. The aim is to ensure that the borough's green spaces, outdoor recreation and countryside areas are protected, enhanced and new spaces and facilities created, where necessary.</p> <p>In addition, HSP Policy PE3 Green Space Standards requires new development to provide or contribute towards new green spaces and recreation facilities to serve new and existing residents, visitors and employees to support a high quality of life, health and well-being. This will be achieved through greenspace standards. More detail will be provided in the next iteration of the plan following an update to the district's Open Space Assessment.</p>
<p>Prevent loss of existing community facilities- many commented on the need to prevent the loss of sports, recreation and community facilities; citing the recent loss of leisure facilities, such as Ashton Swimming Pool and the impact this could</p>	<p>PfE Policy JP-P3 Cultural Facilities aims to proactively protect existing community venues and facilities and policy JP-P7 Sport and Recreation aims to protect and enhance high quality and accessible sports and recreation facilities and requires new sports facilities to be provided alongside development, where necessary. HSP Policy PE5 Outdoor Sports and Recreation Facilities, aims to protect existing recreational facilities, including swimming pools, by requiring development to the</p>



Main issues	Council response
<p>have on the community's health and well-being in the future.</p>	<p>replace playing fields or other facilities, if threatened with development, unless surplus to requirements as demonstrated through a needs-based assessment.</p> <p>The council is updating the Tameside's Playing Pitch Strategy (PPS) to help inform this policy and ensure the protection, enhancement and provision of key sports pitches and recreational facilities including football, rugby, golf and tennis.</p>
<p>More recreation and leisure facilities – the provision of skate parks, BMX tracks, outdoor and indoor hubs/facilities for young people was a common thread in comments received; also more safe places and facilities for children including playgrounds and open spaces are essential part of 'play' when growing up in Tameside (should be free or affordable).</p>	<p>PfE Policy JP-P3 Cultural Facilities aims to proactively protect existing community venues and facilities and to avoid unnecessary duplication HSP does not have a specific policy relating to the protection of community assets.</p> <p>PfE Policy JP-P7 Sport and Recreation aims to protect and enhance high quality and accessible sports and recreation facilities and requires new sports provision with development, where necessary. This will be supported by HSP Policy PE5 Outdoor sport and Recreation, which aims to support this by requiring development to the replace playing fields or other facilities, if site is allocated for other purposes or developed for non-recreational purposes, unless surplus to requirements as demonstrated through a needs-based assessment.</p> <p>HSP Policy PE3 Green Space Standards aims to ensure that new development, such as housing provides publicly accessible functional green spaces and play areas to meet additional demands.</p>
<p>Brownfield before greenfield sites for new development – there was strong support for a 'brownfield first' approach to development, with many commenting that local green spaces are valuable to the community.</p>	<p>Promoting the efficient use of land and making as much use as possible of suitable previously developed brownfield land and buildings has been established in NPPF paragraphs 119-120, PfE Strategic Objective 2 and PfE policy S1 Sustainable Development. This approach is further reinforced at the Tameside level within HSP Policy S1 Overall Spatial Strategy, Criterion 2.</p> <p>The council will continue to develop the evidence base to support HSP policy S1 approach to actively identify brownfield sites with the potential to deliver new homes across the borough during an annual review of housing land supply and brownfield land register. The 2024 Tameside Strategic Housing and Economic Land Availability Assessment has identified brownfield land with the potential to deliver 4,547 new homes over the period 2024 to 2039.</p>



Main issues	Council response
<p>Incorporate active design and connectivity between places into new development and existing places, such as Hattersley and Godley (traffic free and safe routes), to encourage walking, cycling and active lifestyles.</p>	<p>NPPF is clear on the role of planning policy in promoting healthy and safe communities, “– 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; and enable and support healthy lifestyles” (NPPF, 8. Paras 96 - 101).</p> <p>Active Design guidelines in Greater Manchester can be found in ‘Streets for All’, guidance to which GM districts are committed per PfE Policy JP-C5. Streets for All explicitly sets out to craft and reimagine our streetscapes into spaces that encourage safety, physical activity, and dwelling. HSP reaffirms our commitment to Streets for All in PL12 and PL13 as well as policies in the Travel Chapter such as T3 Walking Wheeling and Cycling</p>
<p>Ageing population and planning for the needs of the most vulnerable, including new housing – whether it be specialist housing, adapted housing, spaces for warmth or community support to reduce loneliness featured highly in responses. Design requirements or codes were solutions suggested.</p>	<p>PfE Policy JP-H3 Type, Size and Design of New Dwellings requires local plan policies to provide an appropriate mix of dwelling types and sizes and where appropriate, incorporate specialist housing for older households and vulnerable people.</p> <p>The 2025 Tameside Housing Needs Assessment will provide up to date evidence to support the approach set out in HSP Policy H1 Housing Type, Mix, Tenure and Affordability which will seek to support a range of quality homes of varying sizes and types to meet the needs of all age-related groups within the community; with a particular emphasis on accommodation for older people, vulnerable people and people with disabilities.</p> <p>Design policies in Places Chapter aim to secure quality designed facilities, homes and spaces to meet the needs of the community.</p>
<p>Protect, improve or enhance social infrastructure to support new development – provision of GPs, green open spaces, dentists and services, hospitals – some of this can be achieved through developer contributions others through place-making and regeneration; accessibility to health</p>	<p>PfE Policy JP-P3 Cultural Facilities aims to proactively protect existing community venues and facilities and policy JP-P5 aims to protect and enhance high quality and accessible green spaces and HSP Policy PE5 protects existing playing fields and sports provision from development.</p> <p>PfE Policy JP-P6 Health, with the support of HSP Policy PE1 Development and Healthier Environments both aim to help tackle health inequalities in the borough</p>



Main issues	Council response
<p>services and their availability was also mentioned numerous times in feedback.</p>	<p>through new development; which will need to make a positive contribution to health and wellbeing. Additionally, HSP Policy PE7 Education and PE8 Health and Social Care aim to ensure that new development contributes towards the necessary social infrastructure to meet the needs of the growing population of Tameside, working closely with Education and Public Health and NHS, CCG and other health providers in specific local needs.</p>
<p>Encourage healthy lifestyles. People and community at the centre of heart of strategic planning; along with their health and well-being came out strongly in the responses; this reflects the need to have health objectives running throughout Homes, Spaces Places. It is important to understand the 'needs' of the community; ideas such as green social prescribing to reduce loneliness and boost mental health.</p>	<p>PfE JP-P6 Health already supports healthy outcomes and along with policy HSP PE1 Development and Healthier Environments aims to help tackle health inequalities in the borough. New development that could have a significant adverse impact on health need to demonstrate mitigation through the submission of Health Impact Assessments (HIA)s.</p> <p>Policies to Protect and enhance urban greenspaces, outdoor and indoor sport and recreation and countryside is set out in PfE policies G6 Urban Green Space and HSP policies PE2 Protection and Enhancement of Open Space, PE3 Greenspace Standards and PE4 Strategic Recreation Routes and Countryside. The evidence to support these policies set out in the updated Tameside Open Space Assessment and Playing Pitch Strategy identify the needs of the local communities in relation to open space, sport and recreation facilities.</p> <p>PfE Policy JP-P3 Cultural Facilities aims to proactively protect existing community venues and facilities in the nine districts. Additionally, HSP Policy PE7 Education and PE8 Health and Social Care aim to ensure that new development contributes towards the necessary social infrastructure to meet the needs of the growing population of Tameside, working closely with Education and Public Health and NHS, CCG and other health providers on specific local needs.</p>
<p>Save the Countryside for the enjoyment of the community; this includes improving access to wider countryside areas to help improve the health and well-being of residents.</p>	<p>PfE Policy JP-G2 takes a strategic approach to the protection and management of all green infrastructure, including the countryside areas of Tameside; This approach is further supported by Tameside's Local Nature Recovery Strategy and existing Green Belt protection.</p> <p>HSP policy PE4 proposes to protect and enhance Tameside's formal and informal recreation routes, canal towpaths and bridleways, country parks and rural spaces</p>



Main issues	Council response
	<p>and improve access to open countryside. Any development should connect into these routes and the emphasis is on joining up and improving existing network for recreation and benefits of wildlife. These are shown the HSP Policies Map.</p> <p>In addition, PfE Policy JP-G3 aims to protect river valleys and waterways and PfE JP-G5 Tameside’s upland areas, such as open moorlands and upland fringes and designated sites associated with these areas on the Pennine fringe. The HSP PE6 policy aims to consider the impact of development on Peak District National Park as areas of east Tameside are sensitive landscapes that border the national park.</p>

5. Environment

5.1. The ‘Environment’ theme considers issues around renewable energy, nature recovery, flood risk and water efficiency. The main issues raised under the Environment theme and the council’s responses to them are shown in Table 2.

Table 2. The main issues raised on the theme of ‘Environment’ and the council’s response to them.

Main issues	Council response
<p>Do not build on the Green Belt or on green spaces; protect our green and blue infrastructure. These spaces were seen as important for nature and wildlife, as well as providing benefits for physical and mental health.</p>	<p>A strategic review of the Green Belt was undertaken through PfE (adopted in March 2024). There is no intention to undertake a further strategic review of the borough’s Green Belt for HSP. The Green Belt is already protected through the NPPF which states the construction of new buildings in the Green Belt should be regarded as inappropriate and therefore should not be approved except in very special circumstances.</p> <p>Improving the quality of our natural environment and access to greenspace is also a Strategic Objective of PfE. PfE Policy JP-G6 Urban Green Space sets out a strategic approach to protecting and enhancing existing urban green space in balance with other considerations. The policy also seeks to ensure that there is an appropriate scale, type,</p>



Main issues	Council response
	quality and distribution of urban green space across the PfE plan area to support quality of life and other green infrastructure functions.
Build on and re-use brownfield sites and existing buildings.	<p>Promoting the efficient use of land and making as much use as possible of suitable previously developed brownfield land and buildings has been established in NPPF paragraphs 119-120, PfE Strategic Objective 2 and PfE policy S1 Sustainable Development. This approach is further reinforced within HSP Policy approach S1 Overall Spatial Strategy, criterion 2.</p> <p>The council will continue to develop the evidence base to support HSP Policy approach S1 to actively identify brownfield sites with the potential to deliver new homes across the borough during an annual review of the housing land supply and brownfield land register.</p>
Do not build on Godley Green.	The allocation of land for development at Godley Green was considered through PfE (adopted in March 2024) as Policy JPA28 Godley Green Garden Village and was removed from the Green Belt when PfE was adopted. PfE is not being reviewed through Homes, Spaces, Places.
Need more and better-connected spaces for nature.	Part 2 of PfE Policy JP-G9 seeks to improve connections between habitats, to protect and enhance the provision of corridors and ecological networks.
New housing should be energy efficient and sustainable.	PfE seeks to achieve sustainable development and already includes a requirement for energy efficient and sustainable dwellings namely through policies JP-S2, JP-S3 and JP-P1. To avoid unnecessary duplication of policy it is not considered necessary to add additional requirements into HSP, the plan should be read as a whole.
Keep local areas, canals and rivers clean. Provide more bins/recycling facilities in public areas. Increase street cleaning.	The issue is noted but is not considered relevant to plan-making, therefore no response is required.



Main issues	Council response
<p>Developers should consider flood risk. Development in areas at highest risk of flooding should be avoided.</p>	<p>There already exists a requirement for developers to consider flood risk in the NPPF and PfE, through PfE Policy JP-S4. HSP will be supported by a Strategic Flood Risk Assessment (SFRA). The SFRA will help guide development away from areas at highest risk of flooding. Through HSP the council is also considering the need to set more detailed surface water run-off requirements, beyond those already in PfE, through Policy approach HSP E2. To avoid unnecessary duplication of policy it is not considered necessary to add additional requirements around flooding and flood risk into HSP, the plan should be read as a whole.</p>
<p>New developments need to be designed with nature in mind and be required to secure improvements to nature and biodiversity.</p>	<p>Since 2024 it has been a mandatory requirement across England for major and minor developments (with some exclusions) to provide a minimum of 10% net gain in biodiversity, as calculated by a biodiversity metric. PfE acknowledges the important role of natural assets and seeks to protect and enhance green and blue infrastructure, and seek an overall enhancement of biodiversity, through PfE Policies JP-G2 and JP-G8. Policy approach HSP E3 is proposed to identify and map the designated sites for nature and biodiversity in Tameside, seeking their overall protection and enhancement.</p>
<p>New developments should include the provision of more trees.</p>	<p>The protection and planting of trees on development sites is covered by PfE Policy JP-G7, including a requirement to plant two new trees for any trees lost on a development site. The NPPF states planning policies and decisions should ensure that new streets are tree-lined. To avoid unnecessary duplication of policy it is not considered necessary to add additional requirements into HSP, the plan should be read as a whole.</p>
<p>The requirement for development to consider carbon and energy, sustainability, flooding and water efficiency is already set out in PfE policies and does not need to be repeated in the plan.</p>	<p>Comments noted.</p>



6. Homes

- 6.1. The ‘Homes’ theme considers issues around the need for more truly affordable homes and to make development of brownfield land and the re-use of vacant buildings a priority. The main issues raised under the Homes theme and the council’s responses to them are shown in Table 3.

Table 3. The main issues raised on the theme of ‘Homes’ and the council's response to them.

Main issues	Council response
<p>Truly Affordable homes; priority needs to be given to the provision and investment in affordable housing across Tameside, this should be truly affordable for residents, with a particular emphasis on the need for more social rented homes or rented homes.</p>	<p>Delivering affordable new homes is central to creating a balanced housing market and is a key Strategic Objective of PfE joint development plan. PfE Policy JP-H2 Affordability of New Housing, Criterion 2, also sets a commitment to ‘Maximise the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.’</p> <p>The approach set out in HSP Policy H1 Housing Type, Mix, Tenure and Affordability seeks to maximise the delivery of additional affordable new homes within Tameside.</p> <p>The 2025 Tameside Housing Needs Assessment will provide up to date evidence to support HSP’s continuing policy approach for housing size, type and tenure at both the borough wide and neighbourhood level. This evidence base will also be used to set a minimum percentage target for new affordable homes on major market led residential developments in accordance with PfE Policy JP-H2.</p>
<p>Build homes on brownfield, not greenfield and save the Green Belt from development; the ‘brownfield first’ approach was actually more of a ‘brownfield only’ and the overwhelming majority of responses made on this topic were to retain local green spaces and Green Belt from housing development. This is</p>	<p>Promoting the efficient use of land and making as much use as possible of suitable previously developed brownfield land and buildings has been established in NPPF paragraphs 119-120, PfE Strategic Objective 2 and PfE policy S1 Sustainable Development. This approach is further reinforced at the Tameside level through the approach set out in HSP Policy S1 Overall Spatial Strategy, Criterion 2.</p> <p>The council will continue to develop the evidence base to support HSP policy S1 approach, by actively identify brownfield sites with the potential to deliver new homes across the borough during an annual review of housing land supply and brownfield land register. The 2024 Tameside Strategic Housing and Economic Land Availability</p>



Main issues	Council response
<p>considered as critical for health and well-being.</p>	<p>Assessment has identified brownfield land with the potential to deliver 4,547 new homes over the period 2024 to 2039.</p>
<p>Quality homes through good design; quality housing design, as well as incorporation of active design and accessibility was mentioned frequently in the comments; a focus on sustainable construction with more energy efficiency measures is likely to save on energy costs for new residents, as well the need to ensure resilient design, through the incorporation of sustainable drainage; water efficiency. In addition, many comments on the need to incorporate active design for health and well-being (including green spaces); connectivity to ensure access for all (particularly wheelchair users, pushchairs and bikes).</p>	<p>A key aim of PfE is to boost the supply of well designed, adaptable new homes with appropriate access to private space. In accordance with this aim, PfE Policy JP-H3 Type, Size and Design of New Housing, not only sets a strategic policy requiring all new dwellings to meet nationally described space standards and Part M4(2) of the Building Regulations but also allows for residential development to further reflect local plan policies, masterplans, guidance and local evidence.</p> <p>To align with the above, the policy approach set out in HSP Homes and Places chapters will seek to ensure that high quality, beautiful and sustainable buildings and places are achieved within Tameside. The evidence to support HSP approach will be derived from a Places Assessment which will consider the binding elements and variations of character and place at the borough wide and neighbourhood levels and from which broad design codes will be developed and incorporated into the local plan.</p> <p>To note, PfE also contains policy on sustainable design and construction methods including:</p> <ul style="list-style-type: none"> • Policy JP-S2 Carbon and Energy which promotes energy efficiency and the minimisation of carbon emissions. • Policy JP-S3 Heat and Energy Networks which champions the use of low carbon energy technologies. • Policy JP-S4 Food Risk and the Water Environment which sets targets and criteria for water efficiency and sustainable drainage systems. <p>Policy JP-P1 Sustainable Places sets out the plans ambition for inclusive and sustainable places. Therefore, to avoid unnecessary duplication of policy the plan should be read as a whole.</p>
<p>Homes in town centres and at higher densities, including flats; a key solution suggested is to build at a higher density within town centres (to</p>	<p>The policy approach set out in (2021) NPPF paragraph 125 and PfE policy JP-H4 Density of New Housing support the optimisation of land uses in meeting the need for housing, particularly within accessible locations such as designated centres and close</p>



Main issues	Council response
<p>increase footfall) or generally at higher densities to accommodate more homes and save local green spaces/ Green Belt. This could then accommodate a growing number of single householders, young or couples, or older persons close to existing shops and amenities.</p>	<p>to public transport. Therefore, to avoid unnecessary duplication of policy, the plan should be read as a whole.</p> <p>The 2025 Tameside Housing Needs Assessment will assess the needs of different groups within our community and provide up to date evidence to support the approach set out in HSP Policy H1 Housing, Mix, Tenure and Affordability.</p>
<p>Protect green spaces and Green Belt from housing development; a recurring theme is the value placed on local green spaces, parks and countryside including the Green Belt, seen as invaluable for health, well-being, recreation and leisure and should not be lost in the quest to build new homes.</p>	<p>A strategic review of the Greater Manchester Green Belt was undertaken as part of the evidence base to inform the approach set out in PfE policy JP-G9 The Green Belt (adopted in March 2024). To note, there is no intention to undertake a further strategic review of Tameside’s Green Belt for HSP.</p> <p>Improving the quality of our natural environment and access to greenspace is also a Strategic Objective of PfE. PfE Policy JP-G6 Urban Green Space sets out a strategic approach to protecting and enhancing existing urban green space in balance with other considerations. The policy also seeks to ensure that there is an appropriate scale, type, quality and distribution of urban green space across the PfE plan area to support quality of life and other green infrastructure functions.</p> <p>At the local level recommendations in the 2025 Tameside Open Space Assessment will also inform the approach set out in HSP Policies PE2 Publicly Accessible Green Spaces, Policy PE3 Green Space Standards and PE4 Strategic Recreation and Countryside Access.</p>
<p>Fill empty homes and shop units; respondents want to see any empty stock – housing, offices or shop units being converted into new homes to meet local needs; if this requires working with private landlords or CPOs then the council should be proactive. This overlaps with the</p>	<p>The issue is noted but is not considered relevant to plan-making, therefore no response is required.</p>



Main issues	Council response
<p>comment that the council should look to replace any existing poor housing stock.</p>	
<p>Homes for ageing population – with an ageing demographic, focus should be on homes suitable for older persons and provision of specialist homes – recognising the social and economic benefits of doing so. In addition, the plan could require new homes to meet adaptable and accessible standards, including wheelchair accessibility and set a requirement for all new developments.</p>	<p>PfE Policy JP-H3 Type, Size and Design of New Dwellings requires local plan policies to provide an appropriate mix of dwelling types and sizes and where appropriate, incorporate specialist housing for older households and vulnerable people.</p> <p>The 2025 Tameside Housing Needs Assessment will provide up to date evidence to support the approach set out in HSP Policy H1 Housing Type, Mix, Tenure and Affordability which will seek to support a range of quality homes of varying sizes and types to meet the needs of all age-related groups within the community; with a particular emphasis on accommodation for older people, vulnerable people and people with disabilities.</p>
<p>Smaller homes; many expressed a frustration at new housing developments which focus on ‘executive boxes’ and the need for the provision of smaller affordable market or homes for rent to broaden the choice available for residents of Tameside.</p>	<p>PfE Policy JP-H3 Type, Size and Design of New Dwellings requires local plan policies to provide an appropriate mix of dwelling types and sizes relevant to local evidence.</p> <p>The 2025 Tameside Housing Needs Assessment will provide up to date evidence to support the approach set out in HSP Policy H1 Housing Type, Mix, Tenure and Affordability which will seek to support a range of quality homes of varying sizes and types to meet the needs of all groups within the community. This evidence base will also be used to set a minimum percentage target for new affordable homes on major market led residential developments in accordance with PfE Policy JP-H2.</p>
<p>Social infrastructure; overlapping with the ‘People Topic’ many felt that new developments should be planned alongside infrastructure improvements, such as doctors, dentists, school expansions, green</p>	<p>Places for Everyone policies PJ-D1 Infrastructure Implementation aims to ensure the effective development and implementation of infrastructure alongside new development to deliver the vision and objectives of the Plan; working alongside infrastructure providers. Early dialogue with developers and infrastructure phasing and delivery strategies are required for major developments to avoid potential issues around capacity or reliability problems, If considered appropriate, the policy requires developers to contribute to improved or new infrastructure provision.</p>



Main issues	Council response
<p>spaces and other health infrastructure to support new growth.</p>	<p>Policy PfE JP-D2 relates to Developer Contributions and requires developers to contribute to necessary mitigation measures to make development acceptable in planning terms, through Section 106 or planning agreements. Where this is financially unviable they are required to provide clear evidence to support this at the planning application stage.</p> <p>The requirement for development to include new open space is set out in PfE JP-G6 Green Space which requires green spaces to be protected and/or new high quality green spaces to be integrated into the design of new development. This policy will be further supported by HSP greenspace policies HSP PE2 Publicly Accessible Green Spaces and PE3 Green Space standards, which will set out greenspace standards for new development.</p> <p>PfE JP-H6 supports improvements to health facilities including, where necessary, the provision of new health facilities, proportionate to the demand that any development would generate.</p>
<p>Allocate new housing sites – with the update to NPPF, some felt that HSP provides the opportunity to identify and allocate new housing sites in the plan to align with the NPPF; whilst a minority wished for the council to consider a Green Belt review.</p>	<p>A strategic review of the Greater Manchester Green Belt was undertaken as part of the evidence base to inform the approach set out in PfE policy JP-G9 The Green Belt (adopted in March 2024). To note, there is no intention to undertake a further strategic review of Tameside’s Green Belt for HSP.</p> <p>The council will develop site selection criteria which will assess the development potential of sites to meet local need.</p>

7. Jobs

- 7.1. The ‘Jobs’ theme considers issues around employment land, jobs and training, raising the borough’s skill levels and encouraging new businesses. The main issues raised under the Jobs theme and the council’s responses to them are shown in Table 4.



Table 4. The main issues raised on the theme of 'Jobs' and the council's response to them.

Main issues	Council response
<p>Raise skills levels boroughwide - through motivating younger people to learn a trade or to go to university, also by supporting employers to provide training and apprenticeships.</p>	<p>Places for Everyone puts a great emphasis on economic growth and acknowledges that places with an excellent and broad range of skills are those best placed to attract investment and jobs. A significant enhancement in education, skills and knowledge is promoted in PfE Policy JP-P5. Policy JP-J1: Supporting Long-Term Economic Growth seeks to provide opportunities for local labour and training agreements through planning obligations and other mechanisms.</p>
<p>Need more job opportunities and a variety of employment - particularly for younger people and stay at home parents.</p>	<p>Places for Everyone identifies Tameside as one of the boroughs that has economically underperformed. Policy JP-Strat6: Northern Areas seeks to address the issues of deprivation by significantly increasing its competitiveness. A key element of this strategic approach is boosting economic opportunities by ensuring that there are enough sites available for residential and economic development alongside investment in town centres.</p> <p>PfE Policies JP-J3: Office Development and JP-J4: Industry and Warehousing Development set out the expected supply for both types of development. Proposed HSP Policies HSP J1: Existing Employment Areas, HSP J2: New Employment Development and HSP J3: Assessing the Loss of Employment Land or Accommodation seek to support the approach set out in PfE – that economic growth is central to the overall strategy.</p>
<p>Encourage more businesses - including start-ups, high end companies, and growth sectors, with well paid jobs, to locate in the borough and support local traders and employers.</p>	<p>Through a combination of the policies set out in PfE and those proposed in HSP the aim is to encourage new and existing business growth in Tameside. These policies, coupled with other interventions such as the creation of the Ashton Mayoral Development Zone aim to encourage starts ups and attract high end companies to the borough, thereby generating a need for skilled and well-paid jobs.</p>
<p>Focus on town centres and their improvement - encourage businesses to locate in them and create more jobs.</p>	<p>Supporting all of the borough's town centres is a key element of PfE Policy JP-Strat6 and Policy JP-Strat12: Main Town Centres highlights their critical role as local economic drivers by providing the primary focus for office, retail, leisure and cultural activity. This approach is supported by PfE Policy JP-J3: Office Development, which highlights the</p>



Main issues	Council response
	key role played by town centres as office locations. In addition, the proposed HSP Policy HSP C1: Network, Hierarchy and Designation of Centres, which identifies Ashton-under-Lyne as the main centre and sets out the hierarchy for the other six identified centres, highlights their key role as locations for investment.
Help those entrenched in worklessness - including the long-term sick, with targeted support that incentivises and encourages to return to work.	Places for Everyone puts a great emphasis on economic growth and acknowledges that places with an excellent and broad range of skills are those best placed to attract investment and jobs. A significant enhancement in education, skills and knowledge is promoted in PfE Policy JP-P5. Policy JP-J1: Supporting Long-Term Economic Growth seeks to provide opportunities for local labour and training agreements through planning obligations and other mechanisms.
Employers need to be flexible with their workforce.	The issue is noted but is not considered relevant to plan-making, therefore no response is required.
Support social enterprises and promote volunteering - as a pathway to work, by improving learning and skills.	Places for Everyone puts a great emphasis on economic growth and acknowledges that places with an excellent and broad range of skills are those best placed to attract investment and jobs. A significant enhancement in education, skills and knowledge is promoted in PfE Policy JP-P5. However, planning policy cannot directly support social enterprise and promote volunteering. The council's Employment and Skills Team do provide pathways to volunteering through the Volunteer Centre Hub.
Childcare costs are a barrier to employment - It should be free.	The issue is noted but is not considered relevant to plan-making, therefore no response is required.
Include sustainable transport schemes, including public transport, in new development from the outset - this is proven to boost opportunities by removing barriers to accessing jobs.	PfE Policy JP-C8 requires new development to be located and to enable and encourage walking, cycling and public transport use. This is set out under a number of policy sub-headings including Connectivity and Permeability, Design, and Public Transport. In addition, specific interventions for sites allocated in PfE are set out in Appendix D – for example for JPA28 Godley Green Garden Village it identifies a range of necessary active travel improvements, including provision of a direct pedestrian/cycle access bridge across the railway line to the vicinity of Hattersley Station, and provision of bus services within the allocation.



Main issues	Council response
	This approach is supported by policy HSP T1: General Approach which proposes to develop the borough’s transport system to become increasingly sustainable through an approach to development that includes considering the location, density and mix of uses that helps reduce the need to travel, and is more sustainable by supporting and enabling a modal shift to public transport, walking, wheeling and cycling.
Hold jobs fairs - to help those seeking employment.	The issue is noted but is not considered relevant to plan-making, therefore no response is required. However, the council does take a pro-active approach through its Employment and Skills Team to help those seeking work to find employment.

8. Travel

8.1. The ‘Travel’ theme considers issues around public transport, road infrastructure, pedestrian access and parking. The main issues raised under the Travel theme and the council’s responses to them are shown in Table 5.

Table 5. The main issues raised on the theme of ‘Travel’ and the council’s response to them.

Main issues	Council response
Invest, expand and improve public transport so that it is more reliable, affordable and connects better between homes, towns and places of work. By far the highest priority amongst the respondents.	<p>Places for Everyone (PfE) highlights the importance of expanding and improving public transport, citing that “One of the Greater Manchester Strategy’s ten priorities is to deliver an integrated network with world-class connectivity that keeps Greater Manchester moving and that drives prosperity whilst protecting the environment, improving air quality and transitioning to a zero carbon future”.</p> <p>PfE explicitly highlights how investment in improving transport is critical to achieve ‘the Right Mix’, which is illustrated in figure 10.3. PfE policy JP-C3 provides 7 measures to tackle the connectivity issues highlighted by consultees. Further information can be found in the Local Transport Plan (LTP) Greater Manchester Transport Strategy 2040.</p> <p>HSP policy approach HSP T1 localises commitments and measures as laid out in PfE and the LTP; not only aiming to improve the reliability and quality of infrastructure but</p>



Main issues	Council response
	<p>also taking a transport-oriented approach towards development, reducing the overall need to travel.</p>
<p>Extend and improve the tram network and improve connections to other transport modes, e.g. buses and trains this will encourage more usage and make onward journeys easier.</p>	<p>PfE Policy JP-Strat14 commits to “the creation of a much larger, integrated, rapid transit network – incorporating bus, Metrolink, tram/train and rail services – will be supported by policies that focus new development in locations close to existing and proposed public transport connections”.</p> <p>Concrete progress has been made since the adoption of PfE, with the launch of the Bee Network. Tameside benefits from integrated ticketing between Metrolink and bus, with the Borough joining Bee Network Rail by December 2026.</p> <p>Extension of the Metrolink network, a “much larger network” as framed by PfE, is expanded upon in ‘Our Five Year Transport Delivery Plan 2021 – 2026’, a document that forms part of the LTP. Delivery Plan Map Three identifies key interventions for optioneering, which include extended Metrolink in Tameside. Tameside Council continue to work with Transport for Greater Manchester (TfGM) partners on this optioneering work.</p> <p>This is localised in HSP policy approach HSP T4, which “proposes to support the expansion of the rapid transit network servicing the borough”. Consistent with the LTP and Delivery Plan, ‘Rapid Transit’ includes options beyond “tram”, such as tram-train technology, which would be the most likely means of extending Metrolink services across Tameside.</p>
<p>Safety and facilities to support existing transport modes; public safety whilst travelling and better workplace facilities for cycling would encourage more people onto public transport and encourage active travel.</p>	<p>PfE commits to a safe transport network: one that is safe and secure in the context of other users (item 10.27) and safe in the context of infrastructure (item 10.59).</p> <p>Policy JP-C5 enshrines a Streets for All approach. The Streets for All guidance document is a critical tool for Tameside when designing transport schemes and prioritises safety for all users. This is further expanded upon in policy JP-C6, which commits to “Creating safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community with reference to national and locally adopted design guidance”.</p>



Main issues	Council response
	<p>In HSP, policy approach HSP T1 set out how Tameside’s transportation strategy must be “in accordance with the objectives of Transport for Greater Manchester’s Local Transport Plan”.</p> <p>To ensure Streets for All guidance is followed, transport schemes at Tameside, as with other Greater Manchester (GM) districts, go through a Design Review Panel (DRP) process, with TfGM.</p>
<p>Safer streets and well-lit pedestrian routes are seen as essential; pedestrian safety particularly at night is raised as an issue.</p>	<p>As above, HSP and PfE commit Tameside to the Streets for All design standards, set by TfGM.</p> <p>These standards highlight research that found “that lighting was the most important built environment design factor in influencing people’s perceptions of the safety of streets and public spaces at night” (Streets for All, p.14). The document provides robust guidelines as to how to properly light spaces and address safety perceptions at night, which particularly impact women and young girls.</p> <p>As above, TfGM’s DRP assurance mechanism ensures that Streets for All guidance informs transport scheme development and delivery at Tameside.</p>
<p>Better roads for cars; investment in road infrastructure; some perceived the recent investment in cycle lanes and dedicated bus lanes as a barrier to car travel.</p>	<p>Private motor vehicle is a key mode for journeys at a neighbourhood, regional and city-to-city level. This is presented graphically in PfE figure 10.3 and the Greater Manchester LTP delivery plan, figure 5.</p> <p>PfE policy JP-4 commits to a continued collaborative arrangement with “the Department for Transport, National Highways, Transport for the North and TfGM to ensure a co-ordinated approach to the planning and delivery of potential interventions on the SRN”.</p> <p>A concrete example of such collaborative working is presented in HSP policy approach T2, with Tameside Council committed to “protect the line of the remaining element of the Mottram to Tintwistle Bypass as previously proposed by Highways England”. The A57 bypass project represents a significant investment in improving roads for motorists. Similar interventions are presented in Appendix D of PfE, in accordance with policy JP-C8.</p>



Main issues	Council response
	<p>As raised earlier in this report, PfE (policy JP-C5) and HSP (policies PL12, PL13, T1) both align Tameside to Streets for All standards. The LTP and Streets for All explicitly highlight that “Surface defects — pot holes and sunken gullies — present a safety issue to all users”.</p> <p>Whilst Streets for All and the LTP is clear that Tameside – and Greater Manchester’s – highways network must be kept to a high, safe standard, it is important to be clear in that whilst motor vehicles will continue to play an important role for the movement of people and goods, the needs of private motor vehicles are considered last in the hierarchy of users, as set out in Manual for Streets (DfT).</p> <p>NPPF (2021) clearly states that planning policies and decisions must support development that makes efficient use of land, considering “scope to promote sustainable travel modes that limit future car use” (NPPF, 11. 123. A).</p> <p>Streets for All seeks “to balance our streets between different users and uses. When only a fixed amount of space is available, we must optimise the use of our streets and allocate it in the most efficient way. This means looking at the layout of our streets, and the space within them, for example reallocation of space to public transport through bus lanes and other bus priority measures, or to cycling in the form of protected links and junctions.” (Streets for All, 2.2).</p> <p>Sustainable transport modes, such as bus, or bicycle, support higher passenger volumes and offer greater capacity. This is critical for growth in the context both in terms of agglomeration economics and the practical realities of supporting density in conurbations often built before the advent of the private motor vehicle.</p> <p>Mode shift is supported in NPPF paragraphs 104, 105, 106, 110; the Gear Change policy document (2020); and the LTP. Mode shift is also a key tool in achieving statutory Net Zero targets, as set out in the Climate Change Act 2008 (amended 2019).</p>
<p>Improve road safety for children, less mobile and visually impaired through traffic calming measures, better crossings and modal shift; a move away from car use also has the</p>	<p>Per HSP policy T1, “the borough’s transport system will become increasingly sustainable, whilst providing safe and efficient access”.</p> <p>PfE policy JP-C1 highlights our commitment to a network that is “integrated, reliable, resilient, safe and secure”, with concrete guidance set out in Streets for All.</p>



Main issues	Council response
positive impact of improving quality of air.	As explored earlier in this report, HSP, PfE and the LTP commit to mode shift, with positive implications for both the Borough's carbon footprint, and air quality.
Mobility issues for older persons and disabled should be considered in plan; cycling and walking is not always the best option and public transport should also take account of access for less mobile.	<p>PfE policy JP-C5 sets out Streets for All.</p> <p>Tameside's commitment to inclusion goes beyond HSP policies and constitute the council's overall vision as presented in item 3.5: "Tameside Council has an overall vision to be a place where everyone can achieve their hopes and ambitions".</p> <p>As laid out in item 2.5 to 2.10, Tameside faces challenges of health inequalities and relatively high levels of deprivation. Over a quarter of households in Tameside do not have access to a car or van (ONS).</p> <p>HSP items 11.1 to 11.5 share the core theme of the LTP, building an integrated public transport system that works for all.</p>
Support for active travel; walking, cycling, wheeling; create or improve safe active routes as a design priority.	HSP policy T6 commits to active travel provision, consistent with PfE and aligned with Streets for All design standards.
Support for new footpath links to greenspaces and better maintained footpaths to encourage walking for leisure, recreation and active travel; new links should be created as part of new developments.	HSP policy T6 includes a commitment to "protect and enhance" public rights of way. Policy PE2 commits to publicly accessible green spaces, with standards laid out in PE3.
Support for measures that mitigate the impact of new housing developments; in terms of traffic generation and parking issues and prevent new areas of congestion.	<p>HSP policy T1 explicitly "minimises any adverse impact on transport networks". Through density, location, transport-oriented development, and mode shift to sustainable modes capable of higher volumes and greater capacity than private motor vehicle (i.e. bicycle, bus, rapid transit), new development can be achieved without exacerbating congestion issues.</p> <p>Parking is a key part of this challenge, with policy T8 setting out Tameside's pragmatic, place-based approach. This approach bakes-in mode shift, by relating parking</p>



Main issues	Council response
	maximums to public transport availability, supporting those living in peripheral developments with private vehicles, and not imposing disbenefits on those living in denser, urban developments, who have greater access to a variety of modes.

9. Places

9.1. The ‘Places’ theme considers issues around Tameside’s heritage, historic buildings and design. The main issues raised under the Places theme and the council’s responses to them are shown in Table 6.

Table 6. The main issues raised on the theme of ‘Places’ and the council's response to them.

Main issues	Council response
<p>Preservation and protection of the historic environment. Respondents have noted the historic environments contribution towards making Tameside unique and distinctive. As such there is support for the preservation and protection of historic buildings, mills, marketplaces, structures (including memorials), waterways and places of value. Support for appropriate policy and levels of protection also extends to heritage assets ‘at risk’ e.g. Apethorn Farmhouse.</p>	<p>At a strategic level, paragraph 189 of the (2021) NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.</p> <p>To ensure the conservation and enhancement of Greater Manchester’s diverse and extensive historic environment, PfE Policy JP-P2 Heritage requires that districts have up to date evidence of the historic environment in their area to inform planning policy and to ensure the role of heritage is embedded in plan making at the local level.</p> <p>The policy approach set out in HSP Places Chapter aligns with both NPPF and PfE by setting out a positive strategy for the conservation and enjoyment of the borough’s historic environment by protecting, conserving and enhancing those heritage assets which contribute to the borough’s cultural and social identity, economy and sense of place.</p> <p>To have a clear and up-to-date understanding of the historic environment and the heritage value of sites, buildings and areas in Tameside, HSP’s policy approach will be</p>



Main issues	Council response
	<p>further informed by the findings and recommendations of a Historic Environment Assessment in addition to an assessment of townscape, character and place.</p>
<p>Make town centres desirable. Respondents noted that whilst Tameside has many towns, each is distinct. There is also a desire to protect and promote the attractiveness of towns and cultural assets including conservation areas, waterways, cultural zones and heritage action zones. To make town centres desirable again there is a need to consider the impact of hot food takeaways and new development on the appearance of towns. Improvements to active travel to centres. Services such as libraries and community buildings should be maintained and funded, rents should be reduced to encourage traders, help provided for start-up businesses and marketplaces should not be left as empty spaces.</p>	<p>Tameside is unique in having seven designated centres of differing townscape and character.</p> <p>The policy approach set out in HSP Places Chapter aligns with both NPPF and PfE by setting out a positive strategy for the conservation and enjoyment of the borough's historic environment by protecting, conserving and enhancing those heritage assets which contribute to the borough's cultural and social identity, economy and sense of place.</p> <p>However, to have a clear and up-to-date understanding of the historic environment and the heritage value of sites, buildings and areas in Tameside, HSP's policy approach will be further informed by the findings and recommendations of a historic environment assessment in addition to an assessment of townscape, character and place.</p>
<p>Regular, preventative maintenance and care of historic buildings. Respondents have called for the regular repair and maintenance of historic buildings, noting that reduced spending and lack of regular</p>	<p>The historic environment is one of Tameside's most precious, finite assets and the approach set out in HSP Places Chapter sets out a positive strategy for the conservation and enhancement of Tameside's historic environment whilst ensuring that new development makes a positive contribution to local character and distinctiveness.</p>



Main issues	Council response
<p>preventative maintenance causes damage and leads to more costly repairs. Designated heritage assets identified in relation to this included Stalybridge Civic Hall, Hyde Town Hall, Ashton Town Hall and Stamford Park alongside buildings and places of local heritage value including the former Hyde Library, former Coop building in Droylsden and the Ashton Canal.</p>	<p>This policy approach will be informed by the findings and recommendations of a historic environment assessment which will identify those buildings, features and places which contribute to the borough's historic environment, cultural and social identity, economy and sense of place.</p>
<p>Bring historic buildings back into use. Respondents highlighted those vacant older buildings including homes, public (former libraries and town halls), commercial and industrial (including mills) and places of worship should be made accessible and brought back into use, for example, as affordable homes.</p>	<p>Promoting the efficient use of land has been established in NPPF paragraphs 119-120. PfE Strategic Objective 2 and policy S1 Sustainable Development also require authorities to make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs. This approach is further reinforced at the Tameside level through the approach set out in HSP Policy S1 Overall Spatial Strategy, Criterion 2.</p> <p>The council will continue to develop the evidence base to support HSP policy S1 approach, by actively identifying vacant brownfield sites and buildings within the urban that have the potential for new uses, as for example, new homes.</p>
<p>Waterways. Respondents have proposed that canals be considered as non-designated heritage assets as they are distinctive and aid local place making. It is also suggested that canals can become leisure destinations by improvements to access for walking and wheeling. As</p>	<p>PfE Policy JP-G3 River Valleys and Waterways recognises that waterways, including canals, are a central component within the landscape and are not only a major contributor to biodiversity and geodiversity, but also local identity and sense of place.</p> <p>Waterways are also important to the historic development of Tameside and are closely linked with early settlements and later growth and industrialisation of Tameside's neighbourhoods. Therefore, the approach within HSP Policy PL16 Design and Enhancement of the Waterside will seek to support new development which will enhance the borough's waterside environment.</p>



Main issues	Council response
<p>such it has been recommended that a specific policy to guide and manage development affecting waterways and specifically their connectivity, surveillance and sustainable development be included within the plan.</p>	<p>This policy approach will be informed by the findings and recommendations of a historic environment assessment which will identify those buildings, features and places which contribute to the borough's historic environment, cultural and social identity, economy and sense of place.</p> <p>An assessment of townscape, character and place will also provide the evidence to support broad design codes to ensure the creation of high quality, beautiful and sustainable buildings and places.</p>
<p>Design and design codes. There is support for high quality and well-designed homes with areas of new public realm and open spaces within strong urban design frameworks to create distinctive and well-connected places with a strong sense of place. Whilst clear policy on design expectations and use of design codes would help to achieve this aspiration, there is concern that these should not be overly prescriptive but provide a good framework for good design and not negatively affect the viability of the site.</p>	<p>(2021) NPPF paragraph 126 is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to that planning and development should achieve.</p> <p>In accordance with NPPF paragraph 127, HSP sets out a clear vision for Tameside to be a place where our cultural and built heritage are cherished, and where good design creates sustainable, safe, inclusive and accessible places.</p> <p>To facilitate the plans Vision, design policies within HSP Place Chapter set out an approach for design expectation for new development within the borough. These policies will be further refined following an assessment of townscape, character and place and will also provide the evidence to support broad design codes to ensure the creation of high quality, beautiful and sustainable buildings and places.</p>
<p>Site Allocations. There is support both for and against the allocation/ redevelopment of brownfield land and green field sites. However, any allocations should consider the impact</p>	<p>Noted.</p>



Main issues	Council response
on heritage assets using an up-to-date evidence base.	
<p>Historic Environment Assessment. The Plan needs a proper description and assessment of the historic environment and the contribution it makes to the area. For example, the industrial legacy of textile mills as part of Tameside’s identity and opportunities. The contribution of historic environment to character of areas, economic well-being and quality of life of communities should feature in the Plan’s vision and objectives for its contribution to place making, economy and culture and provide a firm base for the rest of the Plan and policies.</p>	<p>Paragraph 190 of the (2021) NPPF states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Given the uniquely diverse heritage across Greater Manchester, PfE Policy JP-P2 Heritage requires local plans to set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing.</p> <p>Whilst the HSP Place Chapter has set out broad approach to managing development within Tameside’s historic environment these policies will be further enhanced by the findings and recommendations of a Tameside Historic Environment Assessment.</p>

10. Centres

- 10.1. The ‘Centres’ theme considers issues around the mix of shops and services in town centres, the town centre environment and the need to control certain uses. The main issues raised under the Centres theme and the council’s responses to them are shown in Table 7.



Table 7. The main issues raised on the theme of 'Centres' and the council's response to them.

Main issues	Council response
<p>Lack of diversity of uses and shops in centres– need for more diversity and choice; and need to support independent shops and businesses; to support new start-ups and particularly in making use of empty units and vacant land.</p>	<p>Places for Everyone recognises the importance of town centres as the heart of our communities, whilst understanding the challenges facing all towns in Greater Manchester face and the need to adapt to changing shopping patterns and for town centres to re-invent themselves in response to this. The NPPF states that it is appropriate to direct retail and leisure to town centre locations to help maintain the vitality and viability of centres. Councils are required to consider the hierarchy of towns and PfE JP-P4 Main Town Centres identifies Ashton-under-Lyne as the main town centre for the borough.</p> <p>The remaining town centre hierarchy will be set out in HSP to ensure that appropriate development is accommodated in these locations. Policy HSP C1 proposes the hierarchy and designation of centres and the protection of these centres to support thriving communities as community hubs with a range of employment, homes, leisure, community services and services.</p> <p>The evidence around the retail and leisure needs of the borough is currently being updated to identify the current size and roles of centres, establish a centre hierarchy and network to guide investment and growth across the borough.</p> <p>Centres have differing roles and functions and policies will recognise this and aim to support the range of independent shops and provide opportunities for new start-up businesses. Additionally, the aim is to maximise the use of empty units and vacant land, as part of a brownfield-first approach to sustainable development within HSP, in line with existing PfE policy JP-S1 Sustainable Development.</p>
<p>Physical environment of centres appear to have a run-down appearance, with too many empty shop units and land.</p>	<p>The aim of maximising the use of empty shop units and vacant land in centres forms a part of a brownfield-first approach to sustainable development within HSP, in line with existing PfE policy JP-S1 Sustainable Development.</p>



Main issues	Council response
<p>Parking considered too costly, comments about the recent price rises in council car parks are perceived to be deterring shoppers in Tameside's centres; one suggestion was for parking to be free at certain times of day or for special events.</p>	<p>The issue is noted but is not considered relevant to plan-making, therefore no response is required.</p>
<p>Reduce anti-social behaviour and improve community safety; comments included the need to provide more policing; support the night-time economy; make people feel safer in centres; some residents (including young people) see anti-social behaviour as a barrier to visiting certain centres, particularly at night.</p>	<p>GM Streets for All advocates the need for social spaces to support social cohesion and social interaction. PfE Policy JP-C5 Streets for All takes this positive approach to quality of place and targets improvements to the highway network to support walking, cycling and public transport including safety.</p> <p>PfE also recognises the importance of the night-time economy as part of the cultural offer of towns and cultural-led regeneration – PfE policy JP-P3 Cultural Facilities supports the development of cultural venues in town centres and recognises the benefits of using vacant properties and pop-ups to support this day and night-time.</p> <p>In addition, HSP policy C5 Streets for All recognises the importance of markets and evening activities through pop-ups, such as food and drink events, considered as vital to the future success of Tameside's centres as destinations with clear identities and branding.</p>
<p>Too many empty shop units – that could be used for a range of services (including health and community uses) or new homes.</p>	<p>The aim of maximising the use of empty shop units and vacant land in centres for a range of uses including health and community uses forms a part of a brownfield-first approach to sustainable development within HSP, in line with existing PfE policy JP-S1 Sustainable Development.</p>
<p>More greening, parks and open spaces- trees, planting, wildlife and green spaces and places to meet and relax in centres.</p>	<p>PfE policy JP-G6 Urban Green Space aims to ensure that there is an appropriate scale, type and quality and distribution of urban green space in PfE boroughs in a way that can support quality of life and other green infrastructure functions. This includes the provision of new spaces within development in town centres which could offer a high-</p>



Main issues	Council response
	<p>quality setting for new populations, improve natural surveillance (and safety) and facilitate active travel within and to areas outside of centres.</p> <p>In line with this, and to support Tameside’s Healthy Place Strategic Framework, HSP policies PE1-4 recognise the importance of urban green spaces within centres (indoor and outdoor recreational facilities, natural and amenity spaces) in supporting mental and physical health. The aim is to ensure that the borough’s urban green spaces are protected, enhanced and new public realm (lunch spots and rest places) for employees, town centre residents, students and visitors alike. This will also support the centres as destinations and places to live, as well as boost the borough’s food and drink economy/ nighttime economy (in line with PfE Policy JP-P3 Cultural Facilities).</p>
<p>More entertainment for young (arts, culture and community events)- on the back of the success of Stalybridge Street Fest and other community events, many highlighted the success of these events and the importance of promoting and supporting centres; also the need to celebrate the history and culture of places, with the use of art and events to attract visitors and shoppers to centres.</p>	<p>Homes Spaces Places supports the strategic policies of PfE policy JP-P3 Cultural Facilities to proactively develop and support cultural businesses and attractions in our centres by protecting existing venues and supporting the development of new venues, clusters of cultural facilities.</p> <p>Many of the borough’s towns have already developed successful food and drink events and markets and there is an opportunity to improve public spaces/ realm to enable this to happen more widely in centres and in a range of cultural and creative activities. HSP Policy C5 Streets for All aims to retain and enhance the borough’s markets whilst HSP Policy J4 The Visitor Economy aims to support the growth of the visitor economy and enhance the tourism function of the borough.</p> <p>HSP policy PL9 Design and Amenity supports the incorporation of outdoor amenity space and play space and high-quality public realm in new developments.</p>
<p>Improve public transport and active travel- reduce car use for cleaner air, healthier lifestyles and connectivity; make it easier and safer to travel (for work and leisure).</p>	<p>PfE explicitly highlights how investment in improving sustainable transport (both active travel and public transport) is critical to achieve ‘the Right Mix’, which is illustrated in figure 10.3. The Right Mix commits Tameside, and other GM districts, to reduce the relative share of journeys made by car, with the objective of not only cleaner air, healthier lifestyles, safer journeys and better connectivity – but economic growth; extensive work by the IPPR, MetroDynamics and Resolution Foundation all</p>



Main issues	Council response
	<p>demonstrate how sustainable transport provides greater capacity and agglomeration benefits for Tameside and GM.</p> <p>Further commitments and obligations to improving public transport and active travel can be found in NPPF paragraphs 104, 105, 106, 110; the Gear Change policy document (2020); and the LTP (Greater Manchester 2040 Strategy). Mode shift towards sustainable travel is also a key tool in achieving statutory Net Zero targets, as set out in the Climate Change Act 2008 (amended 2019).</p> <p>PfE policy JP-C3 provides 7 measures to tackle the connectivity issues highlighted by consultees. Further information can be found in the Local Transport Plan (LTP) Greater Manchester Transport Strategy 2040.</p> <p>HSP policy approach HSP T1 localises commitments and measures as laid out in PfE and the LTP; not only aiming to improve the reliability and quality of infrastructure but also taking a transport-oriented approach towards development, reducing the overall need to travel.</p> <p>Policy T3 sets out a position to improve our rail offer, as part of the Bee Network; T4 proposes the expansion of rapid transit to, from and within the Borough; T5 covers facilities for buses, building on the Bee Network with the introduction of quality bus transit (QBT); and T6 covers walking, wheeling cycling, improving active travel links and ensuring that they are safe and inclusive.</p>
<p>More homes within town centres, including converting empty shop units/buildings- including more homes for young and older persons and affordable homes. It is considered that a town centre population will increase footfall, increase the use of shops and services in centres.</p>	<p>Promoting the efficient use of land has been established in NPPF paragraphs 119-120. PfE Strategic Objective 2 and policy S1 Sustainable Development also require authorities to make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs. This approach is further reinforced at the Tameside level through the approach set out in HSP Policy S1 Overall Spatial Strategy, Criterion 2.</p> <p>The council will continue to develop the evidence base to support HSP policy S1 approach, by actively identifying vacant brownfield sites and buildings within the urban that have the potential for new uses, as for example, new homes.</p>



Main issues	Council response
<p>Control certain non-retail uses through planning controls or policy – respondents were keen to see increased planning controls for some non-retail uses within Tameside’s centres; many mentioned the proliferation of vape shops, takeaways and betting shops and considered them to have a negative effect on health of residents.</p>	<p>Good health is one of the determinants of quality of life and town centre uses can sometimes have a negative impact on the health of Tameside’s residents. There are high levels of obesity and poor health in the district and the plan will put in place some control of uses, in light of this.</p> <p>To help tackle health inequalities that exist, PfE Policy P6 Health requires development to make a positive contribution to health and well-being and in cases where adverse impacts on health could occur, applicants will be required to demonstrate how these have been mitigated through the submission of Health Improvement Assessments.</p> <p>To further support this, HSP PE1 Development and Healthier Environments aims to target improved health outcomes in key areas. New development in these Health Improvement zones, or proposals which due to their nature are likely to have a notable impact on health and well-being will be required to demonstrate these positive contributions or mitigations to help improve health and well-being. For example, a proposal for a new take-away near to a school or places that young people congregate.</p> <p>More detail will be provided in the next iteration of the HSP plan.</p>



Options and Preferences Consultation

11. Background

- 11.1. Having considered the outcomes of the scoping consultation an Options and Preferences plan was produced that sets out the council's preferred policy approaches. The plan includes a series of policy approaches organised by the seven themes identified in the Scoping Plan, with each policy approach supported by a reasoned justification. The seven themes in order of their appearance in the plan are Centres, Environment, Homes, Jobs, People, Travel and Places. The plan also sets out the 'Vision' for Tameside by 2042 and sets seven strategic objectives, one to correspond to each theme. The plan sets out an overall spatial strategy and states the intention to develop further spatial policies for the nine neighbourhood areas within Tameside.
- 11.2. A consultation on the Options and Preferences plan was undertaken for a period of 7 weeks from 14 April to 2 June 2025. As with the scoping consultation, a Call for Sites consultation was undertaken in parallel with this consultation.

12. Consultation process and outcomes

- 12.1. Responses to the consultation were invited through an online form, by email and by post. The online form asked respondents for comments on the proposed vision, strategic objectives and policy approaches within the plan. The consultation also asked for comments on the Integrated Assessment and the draft Policies Map. An app was used to accept responses to the Call for Sites consultation. The council sent an email and/or letter to each contact on the Planning Policy Consultation Database informing them of the consultation. The plan was published on the council's website including on a 'virtual exhibition space' created using ArcGIS Storymaps. A paper copy of the plan was placed in each of the council's libraries. There were posts on the council's social media channels and planning policy officers presented to forums and workshops with internal and external stakeholders to discuss relevant aspects of the plan. A detailed breakdown of the publicity and consultation activities and the bodies and persons invited to make representations are provided in the Statement of Consultation Compliance which has been published separately.



12.2. A total of 94 responses were received to the options and preferences consultation, comprising 64 responses submitted through the online form and 30 responses by email. The following sections of this report detail the main issues raised during the consultation, split into the corresponding chapters in the Options and Preferences plan.

13. Spatial Vision

13.1. The main issues raised in relation to the HSP Vision within Chapter 3 – Spatial Vision are set out below.

Table 8. The main issues raised to the HSP Vision and the council’s response to them.

Main issues	Council response
The vision for Environment should include more specific goals for nature recovery and enhancement.	Specific measurable indicators will form part of the monitoring framework for the plan which will be reported against in the AMR and measuring the effectiveness of the plan over time.
Suggests the vision is too vague, too aspirational, or lacks measurable targets.	Specific measurable indicators will form part of the monitoring framework for the plan which will be reported against in the AMR and measuring the effectiveness of the plan over time.

14. Strategic Objectives

14.1. The main issues raised in relation to the HSP Strategic Objectives within Chapter 4 – Strategic Objectives are set out below.

Table 9. The main issues raised to the HSP Strategic Objectives and the council’s response to them.

Main issues	Council response
Suggests amendments to the Environment objective including adding the word ‘sustainability’; setting specific goals for nature recovery; and requiring new	Specific measurable indicators will form part of the monitoring framework for the plan which will be reported against in the AMR and measuring the effectiveness of the plan over time. The objectives include reference to development responding positively to climate change.



Main issues	Council response
development to contribute to a reduction in carbon emissions.	
Suggests amendments to the Travel objective including reference to supporting the Vision of promoting active travel; to provide workable alternatives to the car; and removing reference to reducing congestion.	The objective has been amended to reference the sustainable movement of people and goods and achievement of the right mix, which necessitates increasing the number of trips made by public transport or active travel and ensures the objective is consistent with the Local Transport Plan.
Suggests amendments to the Homes objective including wording to reflect the role of housing in regenerating town centres; new housing should be sustainable; and to state that brownfield land, heritage and vacant sites should be used first.	The homes objective has been amended to make reference to making efficient use of land which will include the use of brownfield and vacant land. The centres objective has been updated to make reference to growing resident population through the provision of new homes.

15. Spatial Framework

15.1. The main issues raised in relation to the policy approaches within Chapter 5 – Spatial Framework are set out below.

Policy approach HSP S1: Overall Spatial Strategy

Table 10. The main issues raised to Policy approach HSP S1 and the council's response to them.

Main issues	Council response
The plan should use the updated local housing need figures calculated using the new standard method instead of relying on the housing requirement in PfE.	Section 5.18 of the plan clearly outlines why the council does not consider it necessary to update local housing need figures using the new standard method because of the transitional arrangements which exist and apply to HSP. The council does however recognise that for decision making the transitional provisions as outlined within the 2024 NPPF are time limited which is why at paragraph 5.22 it commits to early review of HSP following its adoption.



Main issues	Council response
<p>The housing requirement should be uplifted to meet the affordable housing need.</p>	<p>A significant improvement in the availability of affordable housing in Tameside will be delivered through a combination of public funding, investment by registered providers and developer contributions, as outlined through HSP Policy H2.</p>
<p>Questions the quantity and deliverability of the council's housing land supply, suggests windfall allowances should not be included.</p>	<p>The council believes it has compelling evidence from across several years of past monitoring, as set out within its SHELAA, to justify the inclusion of a windfall allowance. The council only applies this to small sites from year six onward in the supply and takes steps to ensure there is no double counting of permitted small sites.</p> <p>The council is currently undertaking a viability assessment to support the making of its plan and this will be available to support consultation on the Regulation 19 Draft Plan.</p>
<p>Questions the robustness of the quantum of potential housing supply identified in Table 5.1 as there is no allowance made for slippage/lapse rates in the SHELAA.</p>	<p>As outlined in Table 5.1 within the Plan, the council considers that it is able to deliver sufficient new homes over the plan period, comparative to the requirement, with sufficient flexibility over and above the requirement over the plan period.</p>
<p>Support the allocation of housing sites that are identified in the existing land supply, through the SHELAA, to ensure an appropriate policy framework that will ensure deliverability.</p>	<p>Noted.</p>
<p>Additional Green Belt sites should be considered to provide flexibility in the supply and a full Green Belt review should be undertaken.</p>	<p>As outlined within the Plan at paragraph 1.27, PfE established a new Green Belt boundary for Tameside and eight other GM boroughs. Having regard to this and noting that Tameside's Green Belt has been altered only very recently through PfE, and sufficient supply exists over the plan period to deliver the requirement. It is not considered necessary to undertake a further full review of the Green Belt.</p>
<p>There is insufficient detail within the SHELAA to appropriately justify the expected level of completions within the Borough and to</p>	<p>Further detail will be provided through a proforma approach regarding sites identified within the SHELAA through further updates to it in due course.</p>



Main issues	Council response
demonstrate their developability in the context of the NPPF.	

Policy approach HSP S2: Neighbourhood Spatial Policies

Table 11. The main issues raised to Policy approach HSP S2 and the council's response to them.

Main issues	Council response
Criticism of the focus on certain town centre locations over and above other locations	As set out within Policy HSP S1, the Overall Spatial Strategy, making the most of key locations and assets, including the borough's centres across all of the nine towns of Tameside will be important.
Prioritise development on brownfield land.	Policy HSP S1 reaffirms the commitment to maintaining a strong focus on making as much use as possible of suitable previously developed brownfield land and vacant buildings, to meet development needs, consistent with PfE Policy JP-S1.
Brownfield sites suffer from additional constraints and viability challenges, there should be a balance of brown and greenfield sites.	The supply over the plan period contains a mix of both brownfield and greenfield sites. Land at Godley Green and the South of Hyde through PfE represent significant opportunities for new housing and are located on greenfield land.
Social infrastructure is inadequate for existing housing stock. New residential development should be assessed against their potential impact on existing local infrastructure, sewage system, highways and flood risk.	Policy HSP S1 reaffirms the commitment to ensuring the effective development and implementation of infrastructure, including through contribution to appropriate mitigation measures to make development acceptable in planning terms, consistent with PfE policies JP-D1 and JP-D2.
Need for alignment between future growth plans, levelling up funding, and existing Neighbourhood Plans.	Noted, the plan contains a range of spatial neighbourhood policies from S2A to S2L to reflect the range of growth plans, grant funding, masterplans and broader council aspirations across the nine towns of Tameside.



Allocations should be steered away from higher risk regulated facilities or take steps to mitigate the impacts.	The process of selecting sites for allocation has considered a range of factors including the location of hazard zones, further detail is provided within the site selection topic paper. Additionally, Policy HSP PL8, policy part 9, d, concerning design and amenity requires consultation with the Health and Safety Executive in specific instances such as being located within consultation zones around major hazard sites.
The plan does not include site allocations and it should. Clarity of allocation helps to align infrastructure investment and deliver affordable housing, particularly on larger scale sites.	The plan includes allocations as presented with the neighbourhood spatial policies from policy S2D to policy S2L.
Town Centre regeneration plans should be referenced	Noted, the plan contains a range of spatial neighbourhood policies from S2A to S2L to reflect the range of growth plans, grant funding, masterplans and broader council aspirations across the nine towns of Tameside.

16. Centres

16.1. The main issues raised in relation to the policy approaches within Chapter 6 – Centres are set out below.

Policy approach HSP C1: Network, Hierarchy and Designation of Centres

Table 12. The main issues raised to Policy approach HSP C1 and the council's response to them.

Main issues	Council response
Disagree with the order or balance of the retail hierarchy.	Tameside Retail and Leisure Study 2025 (TRLS) pages 65-67 highlights the proposed hierarchy of Tameside's towns, based on the quantitative and qualitative retail and leisure offer in each town. Ashton-under-Lyne was defined in PfE as the Main Town Centre for retail and leisure in policy JP-STRAT12. HSP is consistent with this policy. Then paragraph 9.42-9.49 of the 2025 TRLS sets out that based on a number of factors Denton and Hyde are the next level of the hierarchy as town centres and Stalybridge, Hattersley and Droylsden are district centres having less convenience goods and serving the local needs of the area. Mossley is considered to be a local centre as it largely serves local needs.



<p>Does not provide an effective strategy to address the current retail vacancy and land utilisation in towns.</p>	<p>Policies in HSP align with NPPF 2021 and the PFE Spatial Strategy, JP-STRAT 12 Main Town Centres and JP-S1 Sustainable Development which requires LPAs to use as much use as possible of previously developed brownfield land and vacant buildings to meet local development needs. The TRLS provides baseline evidence around the health of each designated centre including vacancy rates and footfall and considers the masterplans for each centre, the investment and regeneration strategies including Eastern Growth Corridor, Ashton Mayoral Development Corporation and Hyde Triangle. It is considered that the HSP Spatial Strategy set out in HSP S1 Spatial Strategy and HSP S2 Neighbourhood Areas sets an appropriate strategy for the effective use of land and buildings in centres.</p> <p>The boundaries for each town centre have been redefined based on the evidence in the TRLS and policies aim to encourage town centre uses to be concentrated in primary shopping areas (in Ashton and Hyde) and the retail core of the designated centres. This will allow flexibility for a range of complementary uses in centres, such as residential, educational, community and health to help reduce the number of vacancies in town centres. Policy HSP C3 recognises the importance of flexibility of uses in centres, while aiming to carefully manage uses to ensure that they positively contribute to the vitality, viability and diversity of the centres to ensure they still meet local needs. It also encourages the positive use of the upper floors of properties for residential uses.</p> <p>Each neighbourhood and town has their own neighbourhood policies set out in Policy HSP S2, a number of positive policies focused at centres and wider neighbourhoods.</p>
<p>Each town needs its own identity.</p>	<p>Policy HSP S2 Neighbourhood Areas refers to the specific character and distinctive landscape setting of each Tameside neighbourhood and proposes a policy approach to each centre/neighbourhood. These policies alongside the HSP Place policies encourage high quality design and consideration of the character of an area in a way that retains the identity and sense of place.</p> <p>This aligns with Chapter 12 of the NPPF 202 and particularly paragraph 127 which requires plans to set out a clear design vision and design policies that clarify expectations for new development.</p> <p>In addition, the TRLS 2025 sets out the specific role of each centre in paragraphs 9.42 to 9.49 in a hierarchy of centres; each will grow and develop, based on their specific strengths and opportunities.</p>
<p>Update Retail Evidence to support retail and leisure policies in HSP</p>	<p>Tameside's Retail and Leisure Study 2025 is an update to the 2017/18 Retail study and a robust and up-to-date evidence base for HSP retail and leisure policies as set out in HSP Chapter 6 Centres. In line with national planning policy guidance, the TRLS assesses the future needs in relation to convenience and comparison goods and concludes that the retail and leisure needs can be accommodated within the existing centres and within new developments such as Godley Green Local Centres and the proposed replacement</p>



	Hattersley District Centre. The report has guided policy approaches including the network, hierarchy of centres (HSP C1) and retail and leisure thresholds for the impact tests (HSP C3) for retail and leisure uses and policies HSP C2-C8.
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Policy approach HSP C2: Primary Shopping Areas

Table 13. The main issues raised to Policy approach HSP C2 and the council’s response to them.

Main issues	Council response
Support for Primary Shopping Areas to prevent the inappropriate uses and deliver retail uses in the town centres.	Support noted. The Tameside Retail and Leisure Study 2025 considers if Primary Shopping Areas are appropriate for all of Tameside’s designated towns and concludes that Ashton and Hyde would benefit from a designated PSA, in the other designated centres, the town centre boundary then acts as the PSA for the purposes of the sequential and retail impact test set out in Policy HSP C5 Development Involving Main Town Centre Uses. This policy aligns with NPPF 2021 para 86b around defining PSAs, which requires LPAs to set out clearly the range of uses that are permitted in these locations, as part of the positive strategy for centres.
The policy is overly restrictive, there should be flexibility of uses in Primary Shopping Areas, including for high density residential, to ensure regeneration is delivered to support footfall, co-location of services and linked trips.	<p>Tameside’s TRLS 2025 only recommends two PSAs in Ashton and Hyde designated centres to help retain the retail and leisure role of centres. These are defined in Policy HSP C2: Primary Shopping Areas. The aim of the designation to distinguish between the main retail core and the rest of the town centre for use in the impact and sequential tests. The range of uses permitted in the wider town centre area will still allow for complementary uses such as health, education, community uses and residential uses to ensure the vitality and viability of centres, in line with paragraph 86 of NPPF. Policy HSP C3 Development and Change of Use in Designated Centres seeks to manage centres in a way that supports the role of that centre, promotes footfall and positively encourages use of upper floors of properties for residential, while maintaining the character of centres.</p> <p>The range of uses will be carefully managed through Policy HSP C5 Development Involving Main Town Centre Uses and the use of the sequential test and retail impact assessment for non-retail proposals outside of designated centres, to ensure a ‘town centre first’ approach.</p>



Policy approach HSP C3: Local Shopping Areas and Parades

Table 14. The main issues raised to Policy approach HSP C3 and the council's response to them.

Main issues	Council response
NA	N/A

Policy approach HSP C4: Development Involving Retail and Leisure Uses

Table 15. The main issues raised to Policy approach HSP C4 and the council's response to them.

Main issues	Council response
Disagree with proposed thresholds for the Retail Impact Assessments and they should be different for different types of retail.	<p>Policy HSP C5 Development involving Main Town Centre Uses sets out a locally set threshold for the application of the retail impact assessment, based on local evidence of the typical size of the centre, the typical unit size within centres.</p> <p>The NPPF paragraph 90 requires local planning authorities to apply a threshold for retail and leisure development outside of town centres, with the default threshold being set at 2, 300m² of gross floorspace. It does however, allow LPAs to consider and set a proportionate, locally set threshold in local plans.</p> <p>Tameside's TRLS paragraphs 9.59-9.69 page 72 considers these default national thresholds and whether they are appropriate in a borough context by considering the size of a typical shop unit centres, types of uses likely to have an adverse impact on the centres and other factors.</p> <p>The TRLS concludes that due to the relatively small size of centres and typical shop unit sizes in Tameside that it is appropriate to set an impact threshold below the default threshold set out in the National Planning Policy Framework paragraph 90, taking a 'tiered approach' i.e. a range of thresholds according to the centre. These thresholds should be applied to not only new development, but changes of use and variations in conditions to remove or amend restrictions on how units operate or trade in practice.</p> <p>The report concludes that only generally development of a scale greater than these thresholds is likely to have a 'significant adverse' impact on centres and would merit a refusal on an application for town centre uses in accordance with national policy. Where development is not located within a defined centre but is greater than 500 sqm GEA then an impact assessment is required, or if located within 800m of a district</p>



Main issues	Council response
	centre and 300 sqm or within 800m of the local centre and greater than 200 sqm GEA then an impact assessment is required. This is considered a proportionate local policy approach for Tameside's centres.
Support for threshold for retail impact assessments to protect centres and should be coordinated with investment strategies for towns.	Support noted.

Policy approach HSP C5: Markets

Table 16. The main issues raised to Policy approach HSP C5 and the council's response to them.

Main issues	Council response
Markets are beneficial to towns but need support.	Support noted.
Markets not relevant as shopping habits have changed.	<p>This policy aligns with NPPF paragraph 86c) requires LPAs to 'retain and enhance existing markets and, where appropriate re-introduce or create new ones. Councils are allowed to hold outdoor markets without planning permission, a measure that was made permanent in December 2021 to boost high streets post pandemic with changes to the permitted development rights introduced in 2020.</p> <p>In addition, Policy HSP C8: Food, Drink and Leisure Uses in Centres supports the careful management of the food and drink and evening economy.</p> <p>Markets are changing due to a change in shopping habits, however the indoor and outdoor markets of a number of Tameside's towns are considered vital for the vitality of these towns and there is support for their improvement, adaptation and enhancement, where appropriate. Paragraph 2.29 recognises the importance of independent retailers and modern food markets, which often focus on food and drink operators. Also, the importance of the nighttime economy, which can include food halls and pop-up</p>



Main issues	Council response
	markets in successful events such as Stalybridge ‘Street Fest’. Also, family friendly Christmas, summer and artisan market events in centres. The importance of retaining spaces to hold such events, improving safety in the evening and managing these spaces is also supported by Policy HSP C8: Food, Drink and Leisure Uses in Centres.

Policy approach HSP C6: Healthier Food Environments

Table 17. The main issues raised to Policy approach HSP C6 and the council’s response to them.

Main issues	Council response
<p>Too many unhealthy takeaways in centres, they should be restricted, as there is a link between the rise in obesity and diabetes rates in the district and concentration of takeaways.</p>	<p>The council’s Health Topic Paper 2025 sets out the evidence that there are an increasing number of hot food takeaways (HFT), particularly in areas of multiple deprivation, in Tameside. Concentrations of HFTs threaten the viability and diversity of town centres and potentially impact on the health of those that work, live and study in the borough.</p> <p>This policy aims to help manage the number and location of new HFTs by setting out a criteria-based framework to enable the council to assess proposals for HFTs on a case-by-case basis. Applications will be evaluated based on their location—outside of designated centres, on whether they fall within 400 metres of schools and colleges, and in areas of multiple deprivation or areas of most health concern where childhood obesity levels are above the national average. In designated centres it will allow the council to resist takeaways where there is an over-concentration of existing HFTs that could impact on the vitality and viability of centres and the health of local residents. This policy approach is underpinned by evidence presented in the HSP Health Topic Paper, which highlights local health concerns and the spatial distribution of HFTs across the borough. This policy also aligns with PfE Policy JP-P6 Health and NPPF paragraphs 92 and 93 on healthy lifestyles, particularly paragraph 92(c). Further justification for this approach is set out in the HSP Health Topic Paper.</p> <p>HSP policies are supported by wider Public Health initiatives run by the council which focus on healthy weights including through education and cooking initiatives, licensing of HFTs and advertising of food. This is part of the whole-council approach to healthy weight, which the council recognises as a complex issue.</p>



Main issues	Council response
<p>Healthy environment does not lead to healthy habits.</p>	<p>HSP policies are supported by wider Public Health initiatives run by the council which focus on healthy weights including through education and cooking initiatives, licensing of HFTs and advertising of food. This is part of the whole-council approach to healthy weight, which the council recognises as a complex issue. This policy aligns with PfE Policy JP-P6 Health and NPPF paragraphs 92 and 93 on healthy lifestyles, particularly paragraph 92(c). Further justification is set out in the HSP Health Topic Paper.</p>
<p>Support for Health Improvement Zones but need some more detail on how these will operate.</p>	<p>Policy HSP C7 now identifies a criteria-driven approach rather than ‘Health Improvement Zones’, these are buffers of 400m around schools, colleges and places where children congregate and signify locations where new hot food takeaways may be resisted. The justification for these zones is set out in the HSP Health Policy Topic Paper and relates to the high levels of childhood obesity present in some Tameside wards.</p> <p>In centres, this policy states that hot food takeaways may be resisted where there is evidence of over-concentration of such uses. The HSP C7 policy approach is underpinned by evidence presented in the HSP Health Topic Paper, which highlights wards with issues around childhood obesity and the spatial distribution of HFTs across the borough. This policy aligns with PfE P6 Health and NPPF paragraph 92 and 93 on healthy lifestyles, particularly paragraph 92 (c). HSP policies are supported by wider Public Health initiatives run by the council which focus on healthy weights including through education and cooking initiatives, licensing of HFTs and advertising of food. This is part of the whole council approach to healthy weight, which the council recognises as a complex issue.</p>

17. Environment

17.1. The main issues raised in relation to the policy approaches within Chapter 7 – Environment are set out below.



Policy approach HSP E1: Renewable Energy Opportunities

Table 18. The main issues raised to Policy approach HSP E1 and the council's response to them.

Main issues	Council response
<p>Support for increasing the use of renewable energy including adding solar panels to buildings, but the expansion of renewable energy should not come at the expense of existing green spaces, playing fields or sites designated for nature.</p>	<p>The support for renewable energy is noted and the council will take a positive approach to proposals for renewable energy generation as set out in Policy HSP E1 and PfE Policies JP-S2 and JP-S3. Such proposals will however still have to comply with other policies in the plan such as Policy HSP E3 which seeks to protect biodiversity assets, and Policies HSP PE2 and HSP PE5 which seek to protect and enhance existing areas of open spaces and playing facilities.</p>
<p>Concerns about the cost of renewable energy technology and the adaptability of existing housing stock to things like heat pumps.</p>	<p>The council will support proposals for new renewable energy generation sources as set out in Policy HSP E1 and PfE Policies JP-S2 and JP-S3. In regard to adapting existing housing stock, the council will promote the retrofitting of existing buildings to improve energy efficiency and generate renewable and low carbon energy as set out in PfE Policy JP-S2.</p> <p>Whilst it is not within the scope of this plan to set out how the aim of retrofitting existing buildings will be funded, the council has identified actions as part of its Climate Change and Environment Strategy to support households to decarbonise, including looking for and publicising opportunities for grants and encouraging basic efficiency measures such as insulation and draughtproofing.</p>
<p>Support for the approach in paragraph 7.10 that all policies should contribute to the mitigation or adaptation needs when considering climate change. Would welcome the amendments suggested in the IA to strengthen policy areas more widely when considering climate change.</p>	<p>Responding to climate change is a thread running throughout the plan, and Homes, Spaces, Places strategic objective 4 seeks to ensure that new development is energy efficient and responds positively to climate change. As stated in paragraph 7.6 of the Preferred Option plan it is considered that policies in all chapters of the plan contribute to either mitigating or adapting to climate change impacts and it is a criterion within the overall spatial strategy set out in Policy HSP S1.</p>



Policy approach HSP E2: Critical Drainage and Water Demand

Table 19. The main issues raised to Policy approach HSP E2 and the council's response to them.

Main issues	Council response
<p>There is a need to invest in water infrastructure including new reservoirs and improving sewers to meet the demand from additional homes.</p>	<p>The council will work with infrastructure partners as identified through PfE Policies JP-D1 and JP-D2 to ensure development is supported by appropriate infrastructure, including a requirement to ensure development does not lead to capacity or reliability problems in the surrounding area. The preferred approach in HSP is also to ensure sustainable patterns of growth through ensuring the effective development and implementation of infrastructure in Policy HSP S1.</p>
<p>Concern that building on green spaces would worsen flooding.</p>	<p>The council will continue to apply the existing requirement in the NPPF (paragraph 167) of ensuring developments do not increase flood risk elsewhere, for applications to be supported by a site-specific flood-risk assessment, and for the development itself to be appropriately flood resistant. Similarly, the council will continue to apply PfE Policy JP-S4 to locate and design development so as to minimise the impacts of current and future flood risk.</p> <p>In determining site allocations, the council has applied the sequential test so as to direct development sites away from areas at most risk of flooding. The site selection methodology also includes steps to select sites that are not in areas at high risk of flooding from various sources.</p>
<p>Does/does not support inclusion of the optional technical standards for water efficiency of 110 litres per person per day for new dwellings.</p>	<p>The conflicting responses to this policy approach have been noted. The council has decided, through Policy HSP E2, to require housing developments to demonstrate compliance with the optional Building Control Part G standard of 110 litres per person per day.</p> <p>The planning practice guidance “Housing: optional technical standards” states local planning authorities can set out policies for new dwellings to meet the tighter Building Regulations optional requirement where there is a clear local need. The council considers that through discussion with the local water and sewerage company (United Utilities) and having reviewed the United Utilities' Water Resource Management Plan 2024, that there is sufficient evidence to justify applying the optional standard.</p>
<p>Highlights the need for an updated Strategic Flood Risk Assessment to</p>	<p>The council has commissioned an updated Strategic Flood Risk Assessment to support the plan and the allocation of sites.</p>



Main issues	Council response
<p>support policy approaches and the allocation of sites.</p>	
<p>Highlights the need for further SuDS measures within the policy wording to manage surface water flood risk. New development should be resilient and adaptable to climate change, including through SUDs, rainwater collection, and efficient design.</p>	<p>There is an existing expectation in the NPPF and in PfE Policy JP-S4 for developments to manage surface water run-off through the use of sustainable drainage systems (SuDS). The council has included a similar requirement in Policy HSP E2 for development to follow the drainage hierarchy and prioritise the use of natural flood management and SuDS, as well as making explicit reference to the need for development to comply with JP-S4.</p> <p>The council has taken this approach further in Policy HSP E2 and proposed a requirement for development to demonstrate either a 50% reduction in run-off rates, or greenfield run-off rates, whichever allows for the greater discharge rates. It is therefore not considered necessary to include additional detailed requirements relating to SuDS within Policy HSP E2.</p> <p>The suggested requirements for new development are noted. Responding to climate change is a thread running throughout the plan. Homes, Spaces, Places strategic objective 4 seeks to ensure that new development is energy efficient and responds positively to climate change. Similarly, the NPPF also supports efficient design including in paragraph 157 which expects development to minimise energy consumption and comply with local requirements for decentralised energy supply, in this case with PfE Policy JP-S3. The council has proposed through Policy HSP E2 to apply the stricter optional water efficiency standard of 110 litres per person per day to new residential developments, as well as encouraging other forms of development to incorporate water efficiency measures. Further, Policy HSP PL8 includes requirements for all development to, amongst other things, positively respond to climate change and promote efficient and resilient use of energy, water and materials.</p>
<p>The plan should set out more detailed policies on flood risk which expands on those in Places for Everyone.</p>	<p>The council will continue to apply the existing requirements in the NPPF (paragraphs 159 to 169) to, amongst other things, steer new development to areas with the lowest risk of flooding, ensure developments do not increase flood risk elsewhere, for applications to be supported by a site-specific flood-risk assessment, and for the development itself to be appropriately flood resistant. Similarly, the council will continue to apply PfE Policy JP-S4 to locate and design development so as to minimise the impacts of current and future flood risk. Given these existing requirements the council does not consider it necessary to include more detailed flood risk policies within HSP beyond those in PfE.</p>



Main issues	Council response
<p>Comments note the reference to PfE Policy JP-S4 in the Environment chapter but suggests the policy approach should consider referencing controlling the location of new development in terms of flood risk, as the IA scored it negatively against this criterion.</p>	<p>The council will continue to apply the existing requirements in the NPPF (paragraphs 159 to 169) to, amongst other things, steer new development to areas with the lowest risk of flooding, ensure developments do not increase flood risk elsewhere, for applications to be supported by a site-specific flood-risk assessment, and for the development itself to be appropriately flood resistant. Similarly, the council will continue to apply PfE Policy JP-S4 to locate and design development so as to minimise the impacts of current and future flood risk. Given these existing requirements the council does not consider it necessary to include a specific policy requirement on the siting of new development in areas at lowest risk of flooding.</p>

Policy approach HSP E3: Biodiversity

Table 20. The main issues raised to Policy approach HSP E3 and the council’s response to them.

Main issues	Council response
<p>The BNG requirement for development should be increased.</p>	<p>The mandatory BNG requirement for development to achieve a 10% net gain is a minimum meaning there is already scope for developments to exceed this. The council will conserve and enhance biodiversity through the application of Policy HSP E3 and through measures within other policies throughout the plan including HSP E1, HSP PL8, HSP PL9 and HSP PL13.</p> <p>Planning practice guidance “Biodiversity net gain” states plan-makers should not seek a higher percentage than the statutory objective unless it is justified. The guidance states policies for a higher requirement need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Whilst a viability assessment to support the plan is currently underway, there is currently insufficient evidence to justify setting a higher requirement.</p>
<p>The policy should not be limited to the protection of designated sites. It could be expanded so non-designated areas are also working to improve biodiversity.</p>	<p>Comments noted. Policy HSP E3 expects development proposals to conserve and enhance biodiversity generally. Similarly, PfE Policy JP-G8 also seeks to increase the quality, quantity, extent and diversity of habitats, improve connections and enhance</p>



Main issues	Council response
	their management. The requirement to provide a minimum 10% net gain in BNG will support gains for nature and is not restricted to designated sites.
The plan should protect and enhance priority habitats and species and irreplaceable habitats including ancient woodland and ancient and veteran trees and peat, whilst referencing wider benefits such as carbon capture, flood risk management and enhanced access to nature.	Homes, Spaces, Places strategic objective 6 seeks to ensure that new development responds positively to ecologically sensitive locations. The protection and enhancement of priority habitats and species and irreplaceable habitats is a requirement of PfE Policy JP-G8 and has been added to Policy HSP E3. The wider benefits of nature and biodiversity have been acknowledged elsewhere in the plan including for tackling climate change through carbon sequestration (PfE Policy JP-S2), natural flood management (PfE Policy JP-S4 and Policy HSP E2), and human health (Policy HSP PE2).
Suggests further detail is needed on implementation of the policy such as greater detail on wildlife corridors, including river, road and rail corridors.	Comments noted. Additional detail has been added to Policy HSP E3 including the weight to be afforded to the protection of designated sites and the application of the mitigation hierarchy. The policy takes a general approach to conserving and enhancing biodiversity to be applied to all types of habitat. This approach is consistent with PfE Policy JP-G8 which also includes requirements to consider improving connections between habitats and to protect and enhance the provision of corridors.
The plan should make clear the link to Places for Everyone policy JP-C8 which refers to designated sites and air quality.	PfE Policy JP-C8 criterion 17 requires planning applications which are required to be accompanied by a Transport Assessment, to consider air quality impacts on Holcroft Moss. The plan should be read as a whole and the council does not consider it necessary to include reference to the policy.
The plan will have a negative impact on biodiversity and net gain will not occur. New developments are already lacking biodiversity measures.	Comments noted. Achieving a minimum 10% biodiversity net gain (BNG) is a mandatory requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) that all qualifying developments must achieve. If developers cannot achieve all of their BNG on-site they can deliver it through a mix of on-site and off-site gains. Therefore, it is possible for a development to not provide BNG on-site if there is justification for providing BNG off-site.



Main issues	Council response
<p>Would encourage a more direct reference to the Water Framework Directive and notes the IA suggests an explicit reference to the Water Framework Directive could be made in Policy approach HSP E3.</p>	<p>Comments noted. The plan should be read as a whole and the Water Framework Directive has been considered through PfE Policy JP-G3. The policy seeks to reduce flood risk, improve water quality and return rivers to a more natural state where practicable. Similarly, there are other policies in PfE and HSP that will address the Water Framework Directive failures and support an improvement in the quality of waterbodies. Policy HSP E2 and PFE Policy JP-S4 require the use of SuDS and set water efficiency requirements for developments. These measures will support a reduction in the potential for diffuse pollution to waterbodies and the risk of sewage overflows. Policy HSP PL8 requires development to include a buffer between river banks and to open up culverted watercourses, in addition to not giving rise to pollution.</p>

17.2. Other main issues in the Environment chapter:

Table 21. The other main issues raised in the Environment chapter and the council’s response to them.

Main issues	Council response
<p>Soil resources should be considered within the Local Plan beyond contaminated land; there should be a specific policy to protect the best and most versatile agricultural land. There should be a specific policy for the wider protection of and sustainable management of soils on development sites.</p>	<p>The suggested policy is noted. The NPPF (paragraph 174(a)) already requires planning policies, and importantly decisions, to protect and enhance valued landscapes, including soils, and to recognise the benefits of the best and most versatile agricultural land. The best and most versatile agricultural land, including soils, is also afforded protection through PfE Policy JP-G8. Whilst not targeted explicitly at soils, the requirements around protecting biodiversity and habitats will also afford protection for soils.</p>
<p>There should be detailed policy requirements to address contamination risks at site level, including a policy requirement for developers to submit a desk study and site investigation and to</p>	<p>The suggested requirements are noted. Homes, Spaces, Places strategic objective 6 seeks to ensure that new development avoids pollution, protects resources and remediates land. Similarly, the NPPF (paragraph 183) also requires that a site is suitable for its intended use taking account of any risks from contamination. Policy HSP PL8 (criterion 4d) in the Preferred Option plan includes a requirement for development to</p>



Main issues	Council response
agree proposals to address any identified contamination with the council prior to commencement.	address contamination through necessary investigations, assessments and mitigation where relevant.
The plan could be further strengthened to consider the issue of air quality in more detail as evidenced by the IA and make reference to the AQMA present in the borough.	The suggested requirements are noted. Homes, Spaces, Places strategic objective 6 seeks to ensure that new development avoids pollution which includes air pollution. The issue of air quality is addressed throughout PfE including in Policy JP-S5 which seeks to, amongst other things, locate and design development so as to reduce reliance on forms of transport that generate air pollution, and requiring applications that could have an adverse impact on air quality to submit relevant air pollution data. There is a similar development requirement in Policy HSP PE1 for larger developments, and an acknowledgement of the contribution of the natural environment to air quality throughout the plan.

18. Homes

18.1. The main issues raised in relation to the policy approaches within Chapter 8 – Homes are set out below.

Policy approach HSP H1: Housing Type, Mix, Tenure and Affordability

Table 22. The main issues raised to Policy approach HSP H1 and the council's response to them.

Main issues	Council response
Call for more social rent and affordable homes to meet local need, the borough has a particular need for affordable housing.	<p>Paragraph 62 of the National Planning Policy Framework (NPPF, 2021) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing...)”</p> <p>Paragraph 63 further advises that “where a need for affordable housing is identified, planning policies should specify the type of affordable housing required.”</p>



Main issues	Council response
	<p>Policy JP-H2: Affordability of New Housing in the Places for Everyone (PfE) Joint Plan (2024) states that “substantial improvements will be sought in the ability of people to access housing at a price they can afford.”</p> <p>Criterion 2 of JP-H2 supports this by “maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments, based on evidence relating to need and viability.”</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 3 of the HNA has informed Policy HSP H2: Meeting the Affordable Housing Needs of the Community, which sets a target of 15% affordable housing provision on major residential developments. This provision reflects the following tenure split:</p> <ul style="list-style-type: none"> • 60% Social Rent • 15% Affordable Rent • 25% Affordable Home Ownership
<p>There is a need to provide specialist housing for older and vulnerable people with any target set being a minimum not a maximum.</p>	<p>Paragraph 62 of the National Planning Policy Framework (NPPF, 2021) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to... older people, ... people with disabilities, ...).”</p> <p>Policy JP-H3: Type, Size and Design of New Housing in the Places for Everyone (PfE) Joint Plan (2024) requires that “development across the plan area should seek to incorporate a range of dwelling types and sizes... Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.”</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 4 of the HNA has informed Policy HSP H3: Meeting the Housing Needs of Specific Groups within the Community.</p>



Main issues	Council response
	<p>Policy Criterion 1 sets out requirements to support the provision of specialist accommodation for older people and individuals with disabilities.</p> <p>Policy Criterion 2 focuses on enabling independent living through appropriate housing design and tenure options.</p>
<p>The policy should include exceptions where viability tests demonstrate that the affordable housing target is not viable. Affordable housing targets should not stifle development, and a flexible and pragmatic approach is key. The plan should be supported by a viability assessment.</p>	<p>Paragraph 58 of the National Planning Policy Framework (NPPF, 2021) states that “where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”</p> <p>Policy JP-H2: Affordability of New Housing in the Places for Everyone (PfE) Joint Plan (2024) sets out a commitment to improving access to affordable housing. Criterion 2 of JP-H2 supports this by “maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments, based on evidence relating to need and viability.”</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 3 of the HNA has informed Policy HSP H2: Meeting the Affordable Housing Needs of the Community, which sets a target of 15% affordable housing provision on major residential developments.</p> <p>Whilst the council strongly supports the inclusion of an affordable housing policy, it recognises that exceptional circumstances may arise in which the required contribution is unviable. To support the delivery of new homes, Policy HSP H2 requires the submission of a viability assessment in such cases, in line with national guidance.</p> <p>A Viability assessment to support the plan is currently underway and will support the Regulation 19 consultation.</p>



Main issues	Council response
<p>An update to the Housing Needs Assessment is needed, should reflect different forms of accommodation for different needs. It should be progressed with a range of appropriate stakeholders.</p>	<p>The council commissioned the 2025 Housing Needs Assessment (HNA) to provide a robust evidence base for the housing policies set out in the Local Plan <i>Homes, Spaces, Places</i>. The methodology underpinning the HNA is detailed on page 33 of the assessment and includes both a Housing Needs Survey and a Stakeholder Questionnaire, which together informed the overall findings.</p>
<p>Supports the approach detailed within policy HSP-H1 and paragraph 8.5 of the consultation document which seeks to deliver homes within town centres at higher densities.</p>	<p>Support noted.</p> <p>Policy JP-H4: Housing Densities in the Places for Everyone Joint Development Plan Document (PfE, 2024) will be used to assess and inform decision-making on the density proposed within new residential development proposals within Tameside.</p>
<p>The plan’s evidence and policies should support the need for custom, self-build and community-led housing in Tameside.</p>	<p>Paragraph 62 of the National Planning Policy Framework (NPPF, 2021) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to... people wishing to commission or build their own homes).”</p> <p>Policy JP-H3: Type, Size and Design of New Housing in the Places for Everyone Joint Development Plan Document (PfE), 2024) requires that “development across the plan area should seek to incorporate a range of dwelling types and sizes... Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.”</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 4, Meeting the Housing Needs of Specific Groups within the Community, includes specific criteria relating to individuals and community groups who wish to design and build their own homes. This evidence has directly informed Policy HSP H3 Meeting the Housing Needs of Specific Groups within the Community.</p>



Main issues	Council response
<p>Support a mix of housing types across all geographic areas to avoid concentrations of house type.</p>	<p>Paragraph 62 of the National Planning Policy Framework (NPPF, 2021) states that “within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.”</p> <p>Criterion 3 of the Places for Everyone (PfE, 2024) Policy: Affordability of New Housing supports the provision of affordable housing as part of new developments, “avoiding, where possible, clusters of tenure to deliver mixed communities.”</p> <p>Additionally, Policy JP-H3: Type, Size and Design of New Homes states that “residential developments should provide an appropriate mix of dwelling types and sizes, reflecting local plan policies and having regard to masterplans, guidance, and relevant local evidence.”</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 2 of the HNA has informed Policy HSP H1: Housing Size, Type, Mix and Tenure, which aims to ensure that residents of Tameside—both now and in the future—have access to a diverse range of housing options that meet their needs throughout all stages of life.</p>
<p>Local plan should include a requirement to build 10% of new private and social housing developments to Building Regulation M4(3) wheelchair standards.</p>	<p>Paragraph 62 of the National Planning Policy Framework (NPPF, 2021) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to... older people, ... people with disabilities, ...).”</p> <p>Policy JP-H3: Type, Size and Design of New Housing in the Places for Everyone (PfE) Joint Plan (2024) requires that “development across the plan area should seek to incorporate a range of dwelling types and sizes... Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.”</p> <p>Additionally, JP-H3 mandates that all new dwellings must:</p> <p>Comply with the nationally described space standards; and</p>



Main issues	Council response
	<p>Be built to the ‘accessible and adaptable’ standard (Part M4(2)) of the Building Regulations, unless specific site conditions make this impracticable.</p> <p>To support local implementation, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Evidence presented in Chapter 4 of the HNA has informed Policy HSP H3: Meeting the Housing Needs of Specific Groups within the Community.</p> <p>As a result, Local Plan Policy HSP H3 has been amended to require that 5% of all new homes on major residential developments be delivered as M4(3) Category 3: Wheelchair user dwellings, in line with the recommendations set out in paragraph 4.13 of the HNA.</p>

Policy approach HSP H2: Houses in Multiple Occupation (HMO)

Table 23. The main issues raised to Policy approach HSP H2 and the council’s response to them.

Main issues	Council response
<p>Support for policy as HMOs provide poor quality accommodation, remove family accommodation from the market and do not have adequate parking provision, alongside other amenity concerns.</p>	<p>HMOs play an important role in Tameside’s housing market by providing low-cost private rented accommodation for:</p> <ul style="list-style-type: none"> • Individuals with limited housing options • Those seeking temporary accommodation. <p>However, the concerns and challenges associated with the rise in number of HMOs across the borough resulted in a boroughwide immediate, Article 4 Direction on 2 October 2025. The Article 4 Direction ensures that all future proposals for small HMOs are subject to full planning control, enabling better regulation and monitoring, thus allowing the council to assess each proposal on its merits.</p>



Main issues	Council response
	<p>Local Plan HSP H5 will also seek to ensure that future applications for HMOs will be assessed against both locational and functional criteria ensuring the delivery of high-quality accommodation.</p>
<p>Transport considerations for HMOs should include access to public transport and active travel.</p>	<p>Policy HSP H5 will establish locational requirements for new development, including the need to secure convenient and sustainable access to public transport.</p> <p>Policy HSP 9 will require all new development to integrate the principles of ‘active design’ and ‘streets for all’ in accordance with relevant guidance. Development must achieve high standards of design quality, ensuring that future occupiers and users benefit from an appropriate level of amenity, while safeguarding the amenity of existing residents, properties, and surrounding spaces from any direct or indirect adverse impacts.</p> <p>This Local Plan should be read as a whole.</p>
<p>New homes should be built for single people.</p>	<p>Paragraph 62 of the National Planning Policy Framework (2021) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.”</p> <p>PfE Policy JP-H2 reinforces this by requiring development across the plan area to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. Residential developments should provide an appropriate mix of dwelling types and sizes, reflecting local plan policies and having regard to masterplans, guidance and relevant local evidence.</p> <p>To support this locally, the council commissioned the 2025 Tameside Housing Needs Assessment (HNA). Paragraph 6.14 of the HNA identifies a key policy priority: “addressing the needs of key groups such as families, single-person households, and those experiencing homelessness or housing insecurity.”</p> <p>Evidence from the HNA has informed HSP Policies H1 (Housing Type, Mix and Tenure) and H3 (Meeting Specific Housing Needs). These policies aim to maximise the delivery of a broad range</p>



Main issues	Council response
	of new homes—varying in size, type, bedroom number and tenure—to meet the needs of different groups within Tameside’s community including single person households.
Support for limiting concentrations of HMOs.	<p>The council adopted a boroughwide immediate, Article 4 Direction on 2 October 2025. The Article 4 Direction ensures that all future proposals for small HMOs are subject to full planning control, enabling better regulation and monitoring, thus allowing the council to assess each proposal on its merits.</p> <p>Local Plan policy HSP H5 will also seek to ensure that future applications for HMOs will be assessed against both functional and locational criteria to avoid clustering whilst ensuring an appropriate mix of housing sizes, types and tenures to meet all local housing needs.</p>
Call for the use of an Article 4 directions in hotspot areas.	The council adopted a boroughwide immediate, Article 4 Direction on 2 October 2025. The Article 4 Direction ensures that all future proposals for small HMOs are subject to full planning control, enabling better regulation and monitoring, thus allowing the council to assess each proposal on its merits.

Policy approach HSP H3: Gypsy, Traveller and Travelling Show-People

Table 24. The main issues raised to Policy approach HSP H3 and the council’s response to them.

Main issues	Council response
Need to ensure that sites are safe and accessible to services.	<p>In line with national planning policy, the council has commissioned both a 2025 Housing Needs Assessment and a 2025 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Addendum) to ensure that the emerging Local Plan Homes, Spaces, Places assesses and plans for the housing needs of all groups within the community, including Gypsies, Travellers, and Travelling Showpeople.</p> <p>The 2025 Tameside Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) Addendum identifies a minimum need for two permanent additional Gypsy and Traveller</p>



Main issues	Council response
	<p>pitches and five permanent additional Travelling Showpeople plots in Tameside over the plan period to 2042.</p> <p>Policy B, paragraph 13 of the Planning Policy for Traveller Sites (2024) sets out the policy considerations that should be incorporated into local plans to guide the assessment of applications for this type of development and inform decision-making. These considerations have been used to shape the policy criteria of Local Plan Policy HSP H4 Gypsy, Traveller and Travelling Showpeople, ensuring that any future proposed Gypsy, Traveller, or Travelling Showpeople site is safe and of high quality and sustainable design.</p>
<p>Any sites should be for short stay and not permanent.</p>	<p>Paragraph 62 of the 2021 National Planning Policy Framework (NPPF) states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.” This includes Travellers, as noted in the list of groups referenced in the paragraph. A footnote to Paragraph 62 explains that the Planning Policy for Traveller Sites (PPTS) sets out how Travellers’ housing needs should be assessed for those covered by the definition in Annex 1 of that document. This requirement is also reflected in Paragraph 63 of the 2024 NPPF.</p> <p>The 2024 Planning Policy for Traveller Sites further states that local planning authorities should make their own assessment of need for planning purposes, ensure that their local plan includes fair, realistic and inclusive policies, and increase the number of Traveller sites in appropriate locations with planning permission to address under-provision and maintain an appropriate level of supply.</p> <p>To meet these requirements, the council commissioned Arc4 to produce the Tameside Gypsy, Traveller and Travelling Showpeople Assessment 2025. This assessment provides the latest evidence on accommodation need to inform the emerging Local Plan, Homes, Spaces, Place. Table 6.2 of the assessment identifies a need for two additional gypsy and traveller pitches, and Table 8.3 identifies a need for five additional plots to accommodate future needs for travelling showpeople. However, the assessment (paragraph 8.5 and 8.9) has identified that this additional need can be met within Tameside’s existing sites.</p>



Main issues	Council response
	Policy HSP PL5 sets out a criteria-based policy to inform all future gypsy, traveller and travelling showpeople planning applications.
Approach to determining the location of gypsy, traveller and showpeople sites uses the same criterial applicable to any residential proposal.	<p>Local Plan Policy HSP H5: Gypsy, Traveller and Travelling Showpeople has been informed by the criteria set out in the Government’s Planning Policy for Traveller Sites (2024), specifically Section 3: Plan Making and Policy B: Planning for Traveller Sites.</p> <p>It is also underpinned by evidence from the 2025 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Addendum), with reference to Sections 3 and 8 of the assessment.</p>

Policy approach HSP H4: Back Land and Garden Development - This policy has been deleted and amalgamated into local plan - preferred option Policy HSP PL8

Table 25. The main issues raised to Policy approach HSP H4 and the council’s response to them.

Main issues	Council response
Priority to be given to the reuse of brownfield land and empty and derelict buildings.	<p>Paragraph 120(b) of the National Planning Policy Framework (NPPF) states that: “Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”</p> <p>To deliver this, Places for Everyone (PfE) Policy JP-S1 requires that: “In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.”</p> <p>The Local Plan Policy S1 reinforces this approach by maintaining a strong focus on maximising the use of suitable previously-developed brownfield land and vacant buildings to meet development needs.</p>



Main issues	Council response
	<p>Backland development and garden land within the urban area may fall under the definition of “previously developed land” as set out in Glossary 2 of the NPPF. Consequently, the Local Plan must consider the potential impacts of such development.</p> <p>Assessment of backland development is addressed in Local Plan Policy HSP PL8: Design and Amenity, which ensures that all development achieves high standards of design quality. This includes providing future occupiers and users with a good level of amenity, while safeguarding the amenity of neighbouring residents, properties, and spaces from any direct or indirect adverse impacts.</p>
<p>Support for Criterion 2 which will help to ensure that proposals for back land or garden development do not harm the character of the area.</p>	<p>Comment acknowledged.</p> <p>However, assessment of backland development will now be addressed in Local Plan Policy HSP PL8: Design and Amenity, which ensures that all development achieves high standards of design quality. This includes providing future occupiers and users with a good level of amenity, while safeguarding the amenity of neighbouring residents, properties, and spaces from any direct or indirect adverse impacts including harm to character.</p>
<p>The need for sufficient space within the layout of development to maximise the inclusion of sustainable drainage systems and consider utility assess which may constrain development.</p>	<p>Comment acknowledged.</p> <p>Assessment of backland development will be addressed in Local Plan Policy HSP PL8: Design and Amenity. This policy ensures that all development achieves high standards of design quality and includes specific criteria for backland schemes.</p> <p>In relation to surface water management, national policy (2021 NPPF Section 14 in particular) and PfE Policy JP-S4 already require developments to manage run-off through sustainable drainage systems (SuDS). The council has reflected this in Policy HSP E2, which requires development to follow the drainage hierarchy, prioritise natural flood management and SuDS, and comply with JP-S4.</p> <p>Policy HSP E2 goes further by requiring development to demonstrate either a 50% reduction in run-off rates or greenfield run-off rates, whichever results in the greater discharge reduction. Given this approach, it is not considered necessary to include additional detailed requirements for SuDS within Policy HSP E2.</p>



19. Jobs

19.1. The main issues raised in relation to the policy approaches within Chapter 9 – Jobs are set out below.

Policy approach HSP J1: Existing Employment Areas

Table 26. The main issues raised to Policy approach HSP J1 and the council’s response to them.

Main issues	Council response
<p>Brownfield sites and former mill buildings should be used for regeneration.</p>	<p>Paragraph 120(b) of the National Planning Policy Framework (NPPF) states that: “Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”</p> <p>To deliver this, Places for Everyone (PfE) Policy JP-S1 requires that: “In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs.”</p> <p>Local Plan Policy HSP:S1 reinforces this approach by maintaining a strong focus on maximising the use of suitable previously developed brownfield land and vacant buildings to meet development needs.</p> <p>Local Plan Policies HSP J1 and HSP J3 compliment this approach by supporting improvements to the environmental quality of employment areas, contributing to regeneration and sustainable development, and requiring clear evidence in relation to re-use of employment buildings when assessing redevelopment proposals for employment premises.</p>
<p>Sustainable jobs depend on providing homes in the right location.</p>	<p>Comment acknowledged.</p> <p>The HSP spatial strategy (Policy HSP S1) highlights that the plan will deliver sustainable patterns of growth through conformity with the spatial strategy set out in Chapter 4 of PfE, particularly with Tameside being located within the Northern Area and boosting northern competitiveness through Policy JP-Strat6: Northern Areas. HSP goes on to explain that the distribution of housing is to a large extent dictated by the large housing allocation adopted through PfE at Godley Green and South of Hyde. In addition to these sites the aim of HSP is to focus new housing in the borough’s centres and their immediate inner suburbs.</p>



Main issues	Council response
	<p>The 2025 Tameside Housing Needs Assessment provides up to date evidence to support HSP’s continuing policy approach for housing size, type and tenure at both the borough wide and neighbourhood level. This evidence base will also be used to set a minimum percentage target for new affordable homes on major market led residential developments in accordance with PfE Policy JP-H2. The HNA provides the up to date evidence to support delivery of the right type and tenure of housing in the right location to meet the spatial strategy.</p>
<p>Existing and proposed employment sites are currently not shown on the Policies Map and these need adding to the final draft of the plan.</p>	<p>Comment acknowledged.</p> <p>The policies map has been updated following assessment of the Borough’s employment land areas in the Tameside Employment Land Study (2025). As a result of this study deletions and boundary changes have been made to Existing Employment Areas and a number of new areas have been added.</p>

Policy approach HSP J2: New Employment Development

Table 27. The main issues raised to Policy approach HSP J2 and the council’s response to them.

Main issues	Council response
<p>Disagree, there is no need for further warehousing.</p>	<p>Noted.</p> <p>Paragraph 20 of the NPPF (2021) highlights that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for... employment, retail and leisure and other commercial development.</p> <p>Places for Everyone sets out the overarching strategic policies that govern development in Tameside, including the need to significantly increase the competitiveness of the northern areas in Policy JP-Strat6: Northern Areas.</p> <p>Policy HSP S1: Overall Spatial Strategy sets out that over the plan period that provision will be made for at least 221,900 square metres of industrial and warehousing floorspace. This requirement is derived from the objectively assessed need calculated as part of the Tameside</p>



Main issues	Council response
	<p>Employment Land Study (TELS 2025) and does not differentiate between the exact type of floorspace to be provided.</p> <p>The TELS also notes that the supply of existing units and those proposed through consents and allocations is generally of a size that does not suit large scale logistics.</p>
<p>Does not believe that local people would benefit from new jobs due to the skill set required.</p>	<p>Places for Everyone puts a great emphasis on economic growth and acknowledges that places with an excellent and broad range of skills are those best placed to attract investment and jobs. In order to support this a significant enhancement in education, skills and knowledge is promoted in PfE Policy JP-P5. Policy JP-J1: Supporting Long-Term Economic Growth seeks to provide opportunities for local labour and training agreements through planning obligations and other mechanisms.</p>
<p>Limited mention of innovation - need to capitalize on the opportunities presented by new tech and communications.</p>	<p>HSP identifies a number of opportunities that will support innovation and jobs growth in the borough. Policy HSP S2B: Ashton Mayoral Development Zone highlights the role of the key employment areas of St Petersfield and Ashton Moss, alongside new clusters around the train station. The policy's reasoned justification highlights the importance of The Ashton Moss Innovation Park and the collaborative approach the council is taking, working with private sector landowners and potential investors.</p> <p>Policy HSP J1: Existing Employment Areas recognises the need to modernise existing employment areas with the aim of supporting investment, innovation, and job growth in the Borough. Policy HSP J2: New Employment Development emphasises that the council will adopt a positive approach to new employment development that contribute to innovation, economic growth and diversity within the borough's economy.</p>
<p>Regeneration areas and particularly town centres should be prioritised for new office development.</p>	<p>HSP identifies a number of town centre Strategic Regeneration Areas within the Eastern Growth Cluster – Ashton-under-Lyne, Hyde, Stalybridge and Droylsden. Table 5.2 highlights the role of the SRA's in meeting a significant part of the office requirement set out in HSP of 42,100 square metres.</p> <p>The approach to focusing office in town centres is also emphasised in Policy HSP C5: Development Involving Main Town Centre Uses. In accordance with national policy this sets out the sequential approach to main town centre uses. Main town centre uses includes office</p>



Main issues	Council response
	uses and therefore the policy supports regeneration of town centres by directing office development to town centres.
Early dialogue is needed with United Utilities, particularly where industries are high users of water.	<p>Noted.</p> <p>As highlighted in Table 19 the council will work with infrastructure partners as identified through PfE Policies JP-D1 and JP-D2 to ensure development is supported by appropriate infrastructure, including a requirement to ensure development does not lead to capacity or reliability problems in the surrounding area. The preferred approach in HSP is also to ensure sustainable patterns of growth through ensuring the effective development and implementation of infrastructure in Policy HSP S1.</p> <p>In addition, United Utilities are a consultee on all major planning applications. In terms of pre-application consultation then United Utilities operate their own pre-development service for water connections.</p>
Applicants should not assume that such water can be provided without significant cost or delay due to required infrastructure improvements.	<p>Noted.</p> <p>As highlighted in Table 19 the council will work with infrastructure partners as identified through PfE Policies JP-D1 and JP-D2 to ensure development is supported by appropriate infrastructure, including a requirement to ensure development does not lead to capacity or reliability problems in the surrounding area. The preferred approach in HSP is also to ensure sustainable patterns of growth through ensuring the effective development and implementation of infrastructure in Policy HSP S1.</p>

Policy approach HSP J3: Assessing the Loss of Employment Land or Accommodation

Table 28. The main issues raised to Policy approach HSP J3 and the council’s response to them.

Main issues	Council response
Proposed that all E classes should be included under Policy HSP J3.	The approach to assessing the release of employment sites is set out in Policy HSP J3: Assessing the Loss of Employment Land or Accommodation. The policy sets out the expectation for the evidence to be provided in support of applications for non-employment



Main issues	Council response
	development in existing employment areas, or at individual employment sites or premises that are not shown on the policies map.
The requirement for a 12-month marketing exercise in part d. should be removed or shortened to 6 months.	The council believes that the 12 month marketing period for employment land or premises as set in Policy HSP J3 is proportionate and justified. The TELS highlights that this approach is appropriate and provides an example policy from the Amber Valley Local Plan. This plan has recently been through consultation on proposed modifications.
An approach that centres on the submission of viability evidence is considered to be more appropriate.	The council considers the approach which it has outlined in Policy HSP J3 is justified and effective as a way to consider applications for non employment uses on employment sites.
Vacant employment sites adjacent to residential areas should only be retained based on a realistic assessment of their future use that includes setting a time frame for considering their continued allocation.	The approach to assessing the release of employment sites is set out in Policy HSP J3: Assessing the Loss of Employment Land or Accommodation. The policy sets out the expectation for the evidence to be provided in support of applications for non-employment development in existing employment areas, or at individual employment sites or premises that are not shown on the policies map.
Support commuted sums for alternative employment development where existing employment sites change use to residential or another non-employment use.	Policy HSP J3: Assessing the Loss of Employment Land or Accommodation contains the policy option that in circumstances where the retention of employment land or premises is not feasible that the council can require a financial contribution to support the development or improvement of employment premises elsewhere in Tameside.



Policy approach HSP J4: The Visitor Economy

Table 29. The main issues raised to Policy approach HSP J4 and the council’s response to them.

Main issues	Council response
<p>There should be more accommodation and a campaign for tourists to stay in Tameside.</p>	<p>The council shares your ambition to grow the borough’s visitor economy and recognises the value this can bring to local businesses and communities.</p> <p>The Local Plan policy HSP J4: The Visitor Economy has been updated to focus on protecting and enhancing Tameside’s cultural, historical, and natural assets. It also seeks to make the most of our excellent transport connections and proximity to major attractions in east Manchester, including the Etihad Stadium and Campus, Co-op Live Arena, and the National Cycling Centre.</p> <p>Through this policy, the council will work with partners to promote local attractions, improve visitor infrastructure, and strengthen Tameside’s role within the wider regional tourism offer.</p>
<p>Consideration has been given to potential public transport links to key visitor site, but no reference to access such destinations by active travel which would reduce the impact on the SRN.</p>	<p>The council recognises that improving sustainable transport options to key visitor sites is essential for boosting the local economy, reducing environmental impact, and easing congestion. This includes both public transport and active travel—such as walking, wheeling, and cycling—to make destinations accessible to a wider range of visitors and reduce reliance on the Strategic Road Network.</p> <p>The Local Plan policy HSP J4: The Visitor Economy has been updated to protect and enhance Tameside’s cultural, historical, and natural assets while making the most of our excellent transport connections and proximity to major attractions in east Manchester, including the Etihad Stadium and Campus, Co-op Live Arena, and the National Cycling Centre.</p> <p>In conjunction with HSP J4, policy HSP T1: General Approach supports a balanced, sustainable transport strategy aligned with Transport for Greater Manchester’s Local Transport Plan. Criterion 2 specifically promotes a modal shift to public transport, walking, wheeling, and cycling.</p> <p>Through this combined policy approach, the council will work with partners to improve visitor infrastructure and strengthen Tameside’s role within the wider regional tourism offer, ensuring sustainable access for all.</p>



Main issues	Council response
<p>There should be a policy to protect theatres and cultural facilities in line with para 98 of NPPF, community facilities should be protected.</p>	<p>Paragraph 93 of the NPPF requires local planning authorities to provide the social, recreational and cultural facilities that the community needs and to plan positively for community facilities including cultural buildings (93a). PfE paragraph 9.18 also highlights the importance of culture, cultural heritage and cultural sector and the visitor economy, recognising that enhancing cultural opportunities is central to place making and the visitor economy across the PfE districts. PfE Policy JP-P3 Cultural Facilities further strengthens this by proactively supporting the cultural businesses and attractions including heritage, culture and community venues and facilities; encouraging the creation of new provision and enhancing existing facilities and protecting cultural clusters.</p> <p>HSP policy C5 Development of Main Town Centre Uses and C8 Food, Drink and Leisure, together with neighbourhood policies Hyde (HSP policy S2I) and Stalybridge (HSO policy S2L) all acknowledge and promote the role of cultural activity and the evening economy as key components of town centre diversification and wider regeneration. HSP policy J4 also supports the visitor economy by protecting and enhancing the borough's principal tourism assets, including those of cultural and historical features. Additionally, Policy JP-STRAT12 Main Town Centres highlights the role of main town centres as local economic drivers providing a focus for cultural activity, alongside retail and leisure uses.</p>

20. People

20.1. The main issues raised in relation to the policy approaches within Chapter 10 – People are set out below.

Policy approach HSP PE1: Development and Healthier Environments

Table 30. The main issues raised to Policy approach HSP PE1 and the council's response to them.

Main issues	Council response
<p>Policy approach generally supported, subject to some</p>	<p>In line with 2021 NPPF paragraph 92, HSP Policies C7 Healthier Food Environments and Policy PE1 Healthier Environments aim to help reduce health inequalities in Tameside through a whole systems</p>



Main issues	Council response
<p>more details (concentrations, waste, deliveries, parking) to tackle health inequalities and help control takeaways and vape shops and gambling.</p>	<p>approach to health; promoting healthier food environments and resisting an over-concentration of hot food takeaways. Policy C7 also requires, for new development, consideration to be given to issues such as waste arrangements, deliveries and parking.</p> <p>Policy PE1 Healthier Environments requires new proposals for some uses that could potentially be harmful to residents, to submit a Health Impact Assessment to show harm is mitigated; this could include uses such as Vape shops or gambling premises. This is in line with PfE policy JP-P6 Health.</p>
<p>Important that neighbourhood and growth plans should take account of Health Improvement Plans and make them integral to them and not be considered in isolation.</p>	<p>The HSP neighbourhood spatial policies set out in policy S2 and policies C7 Healthier Food Environments and PE1 Healthier Environments aim to help to create healthier environments in response to help tackle health inequalities in the borough, the HSP Health Topic Paper provides the evidence on this. These policies were developed alongside the Public Health Team and take account of the objectives of wider health strategies to reduce levels of obesity and overweight in the borough, by creating environments that encourage active travel and offer healthier food environments.</p>
<p>Delivery of health infrastructure is important in the planning process and policies should be developed alongside the NHS. New development should make a contribution to healthcare needs</p>	<p>HSP PE8 Provision of Health and Social Care Facilities supports the improvement of the quality and accessibility of health and social care in the borough to meet local needs. It sets out that the council will work with its health partners to maintain and improve health and social care services; this includes the co-location of health facilities with other support services.</p> <p>This aligns with 2021 NPPF paragraph 96 which supports the faster delivery of infrastructure, including health infrastructure to support growth. It sets out that LPAs should work with promoters, delivery partners and statutory bodies to plan for required facilities and resolve planning issues prior to planning applications being submitted. This also aligns with PfE JP-H6 Health, which sets out a strategic approach to health provision requiring new or improved health facilities as part of new developments proportionate to the demand that they will generate. It supports the continued operation and enhancement of our hospitals; as well as the integration of health and social care facilities, wellness hubs and the co-location of health, community and wellness services.</p> <p>Development is already required to contribute to new or enhanced health infrastructure, in line with PfE JP-P6 Health and JP-D1 Infrastructure Implementation and requires early dialogue with developers with the aim of meeting the growing need for social infrastructure across the PfE plan area.</p>



Main issues	Council response
<p>Plan policies will already have considered health issues, so it is not necessary in every case to submit an HIA with an application; only where significant adverse impact is likely. The plan needs to be clearer on this.</p>	<p>NPPF 2021 paragraph 92 requires planning policies to help achieve healthy, inclusive safe places that promote and enable healthy lifestyles, especially where this would address identified local health and wellbeing need.</p> <p>HSP policy PE1 Healthier Environments sets out clear criteria for when developers are expected to submit a health impact assessment, which should be proportionate to the size of the proposed development. Larger residential developments will be required to undertake a comprehensive assessment and smaller residential developments and those that potentially could have health impacts will be required to undertake a rapid health impact assessment online.</p> <p>PfE policy PE1 and its reasoned justification clarifies this point and how to undertake one. HIA has been identified as an appropriate tool, which as part of a planning application will demonstrate to the council's satisfaction that the proposal will not, either individually or cumulatively harm health and well-being. Such negative impacts include contributing to adults and children being overweight or obese, antisocial behaviour, alcohol and tobacco harm, gambling addiction and debt. Measures may be required to mitigate any negative effects which are identified or development may be subject to controls on their operation e.g. conditions around opening hours, with the aim to minimise negative impacts. The HSP Health Topic Paper provides the evidence to support these policies in a Tameside context.</p>

Policy approach HSP PE2: Publicly Accessible Green Spaces

Table 31. The main issues raised to Policy approach HSP PE2 and the council's response to them.

Main issues	Council response
<p>Support the protection of publicly accessible greenspaces, parks, canals as important for enjoyment and leisure, as well as important for</p>	<p>Support noted. HSP Policy PE2 has been set out with the aim to protect and enhance publicly accessible open spaces and clearly lists the types of spaces which will be protected by the policy and they will be shown on the HSP Policies Map. Such spaces are considered vital for recreation, leisure and cultural activities/events (including festivals), healthy lifestyles and mental well-being, as well as contributing to the borough's biodiversity and nature. Even if the sites are not on the Policies map because they are too small, but are similarly used land, then they are also protected by this policy.</p>



Main issues	Council response
health and well-being and biodiversity	<p>This aligns with 2021 NPPF para 98, which requires the council to have a network of high-quality open spaces and opportunities for sport and recreation and to identify opportunities for new recreational buildings and land.</p>
There should be a target to join up spaces into a network of green spaces.	<p>The HSP Policy PE4 Strategic Recreation and Countryside Access has been amended to align with Greater Manchester Green Infrastructure Strategy by protecting and enhancing a network of formal and informal recreation routes extending through the borough and some of the significant routes are also shown on the HSP Policies Map.</p> <p>The policy requires new development to connect into these strategic recreation routes to enhance pedestrian, cycling and wheeling opportunities from the development; it requires re-routing if Public Right of Ways fall within sites for new development or if development is within a gap in the network then the proposal should join up the route as part of the development. This policy aligns with national policy on open space provision (NPPF paragraphs 98 and 99) and national planning policy guidance around green infrastructure network.</p>
Do not make Green Belt and Countryside more accessible.	<p>Many countryside areas, such as the Upland Moorlands to the west of the borough already have open access and offer great recreational opportunities for residents and visitors to Tameside.</p> <p>Policies will encourage these many formal and informal recreational routes that already exist to be enhanced to encourage more people to benefit from the positive experience of nature and open countryside. Policy PE4 Strategic Recreation Routes and Countryside Access encourages this, in line with the NPPF paragraphs 98 and 99 and planning policy guidance.</p> <p>Tameside considers Green Belt to be of great importance and this is protected through national policy in 2021 NPPF paragraphs 137-146 and PfE policy JP-G9: Green Belt. These policies protect existing Green Belt areas and encourage the beneficial use of the Green Belt where this can be achieved without harm to its openness, permanence or ability to serve its five purposes, including the enhancement of green infrastructure function.</p> <p>Development in the Green Belt is not therefore considered appropriate unless exceptional circumstances apply.</p>
Make the policy clearer on whether playing fields are	<p>Playing pitch provision and protection is the subject of HSP Policy PE5 Outdoor Sport and Recreation. HSP PE2 Publicly Accessible Open Space states that outdoor sport and recreation,</p>



Main issues	Council response
included in this, if only included in policy PE5, then state this.	including playing fields is the subject of policy PE5 to avoid confusion. This aligns with the criteria set out in 2021 NPPF paragraph 99.
Policy text should ensure that green spaces which are of heritage interest are appropriately protected.	This policy covers all greenspaces that require protection in the borough. HSP Policy PL4 Historic Parks and Gardens aims to protect heritage parks and gardens in line with NPPF 2021 para 189-197.
There is a shortfall of playing pitches for rugby union and rugby league and a deficiency in tennis provision. The local plan should help identify where new pitches could be provided and the PPS should be updated.	<p>NPPF 2021 paragraph 98 requires LPAs to base their planning policies on up-to-date assessments of sport and recreation facilities (including quantitative and qualitative deficits and surpluses) and opportunities for new provision. Paragraph 99 provide criteria on which to base policies for the protection of these facilities, to avoid the loss through new development.</p> <p>HSP PE5 aims to protect playing fields including rugby union and league and maximise the opportunities for new tennis (including padel) based on the evidence set out in latest and up to date the Playing Pitch Strategy. The latest version from 2015 covers rugby and tennis and is currently being updated to consider all the outdoor sports mentioned; identifying deficiencies and allowing Tameside to consider new provision where it is required. This aligns with the criteria set out in 2021 NPPF paragraph 99.</p>

Policy approach HSP PE3: Green Space Standards

Table 32. The main issues raised to Policy approach HSP PE3 and the council's response to them.

Main issues	Council response
It is unclear whether the policy includes playing fields. The inclusion of playing fields in the policy would not be supported as the provision of sports facilities should not be on a 'standards based' approach but on a	HSP Policy PE2 provides a list of open space typologies that it aims to protect and enhance. In relation to playing fields, policy PE5 Outdoor Sport and Recreation relates to new development and the provision of playing pitches, protection of indoor and outdoor sport and recreation. New development affecting indoor, outdoor sport and recreational provision; the planning application will need to be accompanied by an justification/ assessment referring to



Main issues	Council response
needs assessment, in accordance with paragraph 103 of the NPPF.	<p>the latest Tameside Playing Pitch Strategy (PPS) (which is a needs assessment in relation to sports and playing pitches) and justification made accordingly.</p> <p>This aligns with the criteria set out in 2021 NPPF paragraph 99.</p>
The aim to join up fragments of green spaces into a network should be included in policy.	<p>HSP Policy PE4 Strategic Recreation and Countryside Access aims to protect and enhance a network of green and blue spaces in Tameside; this includes nationally designated routes and local recreation routes.</p> <p>This aligns with the Places for Everyone (Pfe) Green Infrastructure policy JP-G2 which focuses on creating a connected, multifunctional network of green spaces and natural assets across Greater Manchester and establishing a strategic connected network of green spaces, waterways and biodiversity, recreation and climate resilience. This helps meet the requirements of NPPF 2021 paragraph 98.</p>
Support for more woodlands and trees being retained within development sites and new trees being planted to increase canopy cover.	<p>Places for Everyone Policy JP-G9 Trees and Woodland requires new tree planting in developments to support climate resilience, biodiversity, and amenity; requires the integration of trees into green infrastructure networks and site design and supports Greater Manchester's "All Our Trees" Urban Forest Plan to increase canopy cover. It also requires the long-term management and maintenance of trees as part of new development.</p>
Include requirements around biodiversity such as rewilding and the removal of invasive species.	<p>HSP policy E3 Biodiversity proposes to protect and enhance existing sites designated for nature conservation, in line with Places for Everyone Policies JP-G5 and JP-G8, recognising designated Sites of Biological Importance (SBIs) and Regionally Important Geological Sites (RIGs), Local Nature Reserves (LNRs) and Sites of Special Scientific Interest (SSSIs) aims to protect and enhance biodiversity across the nine Pfe districts and requires new development to avoid harming biodiversity, while delivering a net gain, in line with national guidance and NPPF 2021 paragraph 174 a) and d). The policy also aims to support the creation and enhancement of a Nature Recovery network connecting habitats and improving ecological resilience, in line with NPPF paragraph 179 and 180-182.</p>



Policy approach HSP PE4: Strategic Recreation and Countryside Access

Table 33. The main issues raised to Policy approach HSP PE4 and the council's response to them.

Main issues	Council response
<p>The policy could acknowledge the link between greater access to green and blue spaces and the improvement to physical and mental wellbeing, which can also bolster opportunities for biodiversity assets and designated sites.</p>	<p>In line with this and NPPF 2021 paragraph 98, HSP Policy PE4 Strategic Recreation and Countryside Access aims to protect and enhance a network of green and blue spaces in Tameside; this includes nationally designated routes and local recreation routes. It highlights the range of benefits of creating a network of green and blue spaces including to physical and mental health and wellbeing, biodiversity enhancements and protection of designated sites. These are set out on the Policies Map.</p>
<p>The policy should reference the Trans-Pennine Trail and National Cycle Network safeguarding as appropriate exercise.</p>	<p>HSP Policy PE4 Strategic Recreational Routes and the Policies Map highlight the importance the Trans-Pennine Trail, as a strategic recreational route through the borough. It aims to protect and enhance existing route. Policy HSP T6 on Walking, Cycling and Wheeling supports the enhancement of National Cycle Network and other routes. This aligns with Greater Manchester Green Infrastructure Strategy in protecting and enhancing a network of formal and informal recreation routes extending through the borough, as shown on the Policies Map. The policy requires new development to connect into these strategic recreation routes to enhance pedestrian, cycling and wheeling opportunities from the development; it requires re-routing if Public Right of Ways fall within sites and if development is within a gap, then the proposal should join up the route as part of the development.</p> <p>This policy aligns with national policy on open space provision (paragraphs 98 and 99) and PPG around strategic recreation routes and open space network.</p>
<p>The policy or the reasoned justification should make direct reference to Active Design.</p>	<p>HSP Policy PE6 Strategic Recreational Routes and Countryside Access directly mentions the multiple benefits of these routes for encouraging active travel. Further support for active travel is set out in HSP Travel policy T6 Walking, Cycling and Wheeling.</p>



Main issues	Council response
<p>The reasoned justification should reference the canal and towpath network as it provides access to spaces for recreation and leisure and improves access to the countryside.</p>	<p>In line with this and NPPF 2021 paragraph 98 and PfE policy G2 Green Infrastructure Network; HSP Policy PE4 Strategic Recreation and Countryside Access aims to protect and enhance a network of green and blue spaces (which includes canal towpath and river network) in Tameside; this includes nationally designated routes and local recreation routes, some of which provide access to the wider countryside</p> <p>The policy emphasises creating a network that delivers multiple benefits, including to physical and mental health and wellbeing through access to nature and active; biodiversity enhancements and habitat connectivity and protection of designated sites.</p>
<p>The plan should require that new developments that result in additional use of the canal network should consider infrastructure improvements to ensure the long-term viability of pedestrian routes.</p>	<p>Development should contribute to new or enhanced infrastructure, in line with PfE JP-D1 Infrastructure Implementation which requires early dialogue with developers to meet growing need for infrastructure across the PfE plan area, including canal towpaths.</p>
<p>The plan should ensure that new developments close to or on canal networks promote surveillance and have a positive visual relationship with the network.</p>	<p>Development should contribute to new or enhanced infrastructure, in line with PfE JP-D1 Infrastructure Implementation, which requires early dialogue with developers to meet growing need for infrastructure across the PfE plan area, including canal towpaths. Design policies including those relating to public open spaces HSP policy PL13 Public Realm promotes surveillance to improve the safety of canals for users.</p>

Policy approach HSP PE5: Outdoor Sport and Recreational Facilities

Table 34. The main issues raised to Policy approach HSP PE5 and the council's response to them.

Main issues	Council response
<p>The policy should reference the Trans-Pennine Trail and National Cycle Network.</p>	<p>HSP policy PE4 Strategic Recreation and Countryside Access, aligns with Greater Manchester Green Infrastructure Strategy in protecting and enhancing a network of formal and informal recreation routes extending through the borough, as shown on the Policies Map. The Policy highlights Trans-Pennine Trail and National Cycle Network, as does policy T6 on Walking,</p>



Main issues	Council response
	<p>Cycling and Wheeling, which aims to protect and enhance the national cycle network. This aligns with PfE JP-G2 Green Infrastructure Network.</p> <p>This policy aligns with national policy on open space, sports and recreation provision (paragraphs 98 and 99) and PPG around strategic recreation routes and open space network.</p>
<p>The policy should use the term 'playing fields' instead of 'recreational land'.</p>	<p>HSP Policy PE5 Indoor and Outdoor Sports and Recreation provides the policy around the protection and enhancement of playing fields, rather than recreational land, and sets out policies to ensure that any new development that affects playing pitches should replace them in line with Sport England policies on playing fields or justify that the facility is no longer required.</p> <p>This revised preferred option policy aligns with national policy on open space, sports and recreation provision (paragraphs 98 and 99) and PPG around strategic recreation routes and open space network.</p>
<p>Point 1 could be clarified to refer to the site's 'sporting' use.</p>	<p>The revised version of this policy now refers to 'indoor and outdoor sports facilities' HSP Policy PE5 Indoor and Outdoor Sports and Recreation refers to existing sites and facilities with recreational value, and new proposed sites, irrespective of their ownership or management arrangements. This includes playing fields.</p> <p>Policy PE5 aligns with national policy on sports and recreation paragraph 99 and the planning guidance around sports and recreational provision; buildings and land, including playing fields.</p>
<p>Point 2 should refer to loss of playing field. The policy wording should reflect Sport England's Playing Field Policy with requirements for replacement provision to be 'equal or better quality'; be 'equivalent or greater quantity'; be in a suitable location; and have 'equivalent or better accessibility and management arrangements'.</p>	<p>HSP PE5 Indoor and Outdoor Sports and Recreation criteria 5 to 10 aim to protect existing recreational land and facilities, by stating that development of non-recreational land or facilities will only be permitted if certain criteria are met.</p> <p>Criteria 6 of this policy requires that 'equivalent or improved' provision is made elsewhere which offers at least the same quantity, quality, community benefit and similar management in the same location and that is accessible to the intended catchment population.</p> <p>This policy approach aligns with Sport England guidance and NPPF 2021 paragraph 98 as well as national planning guidance. NPPF 98 requires LPAs to base their planning policies on up-to-date assessments of sport and recreation facilities (including quantitative and qualitative deficits and surpluses) and opportunities for new provision.</p>



Main issues	Council response
	<p>NPPF Paragraph 99 provides criteria on which to base policies for the protection of these facilities, to avoid the loss through new development. The policy also states that in justifying any losses that reference should be made to the latest Tameside Playing Pitch Strategy (PPS) and that applicants should demonstrate that the site is surplus to requirements, as set out in HSP policy PE2 Publicly Accessible Greenspace. This aligns with the criteria set out in 2021 NPPF paragraph 99.</p>
<p>Point 4 is not supported. Any development on playing field land needs to be assessed against Sport England's Playing Field Policy and the NPPF.</p>	<p>Policy PE5 criteria 4 has been replaced with PE5 criteria 10 – if the site is allocated for an alternative use other than sport and recreation in HSP, then the new allocation supersedes the existing use.</p> <p>The HSP allocations have been assessed through the site selection process which considers a range of factors including whether a site is within an area of open space need as set out in the Tameside Open Space Assessments (OSA), as well as other considerations.</p> <p>In line with NPPF 2021 paragraph 98, allocations are informed by the latest Playing Pitch Strategy (2015) which considers the existing sport and recreation provision (including quantitative and qualitative deficits and surpluses) and identifies new opportunities for provision. The 2015 Study is currently being updated to identify deficiencies and with inform HSP, in line with Sport England guidance and PfE policy JP-P6 Sport and Recreation. This aligns with the criteria set out in 2021 NPPF paragraph 99.</p>
<p>The council should update its Playing Pitch and Outdoor Sport Strategy to properly inform the local plan process.</p>	<p>The latest version is PPS 2015 which covers outdoor sports and recreation is currently being updated to identify deficiencies and to allow Tameside to consider opportunities for new provision, where it is required. This is in line with Sport England guidance on playing pitch strategies.</p> <p>This also aligns with planning guidance on robust evidence set out in NPPG Paragraph: 038 Reference ID: 61-038-20190315 (2019) and this aligns with the criteria set out in 2021 NPPF paragraph 99.</p>
<p>Playing fields should be shown on the policies map so it is clear</p>	<p>The HSP Policies Map will show the 'Main Hub Sites' as set out in PE5 Indoor and Outdoor Sport and Recreational Facilities. These are the strategic hubs for sport and recreation of borough-side importance where enhancement will be supported.</p>



Main issues	Council response
where Policy Approach HSP PE5 is to be applied.	The other sites listed in the policy are 'Key Sites' and also serve a wider catchment and offer a range of facilities but will not be shown on the Policies map however, these areas will still be protected by this policy. This aligns with 2021 NPPF paragraph 99.

Policy approach HSP PE6: Peak District National Park

Table 35. The main issues raised to Policy approach HSP PE6 and the council's response to them.

Main issues	Council response
Where negative impacts from development on the national park are identified, an impact assessment should be required during the planning process to show how they can be mitigated.	<p>In line with NPPF 2021, paragraph 174, HSP Policy PE6 sets out the importance of the Peak District National Park in planning decisions. The council will continue to assess the impacts of new development on the protected park and restrict any development that has the potential to adversely affect the purposes of its special qualities of natural beauty, wildlife and cultural heritage.</p> <p>This aligns with PfE policy JP-G5: Uplands criteria 7 which aims to ensure that new development does not have an adverse impact on protected habitats of the Peak District SPA and upland areas and PfE JP-G1 that requires development to consider the special landscape character and qualities of key landscape areas such as the Peak District National Park.</p>
The plan needs to consider the direct and indirect impacts of development on the national park and limit the scale and extent of development near the boundary. Policy should require development near the national park to meet the highest standards of design and environmental quality and seek opportunities to enhance the landscape and improve access to nature.	<p>This aligns with PfE policy JP-G5: Uplands criteria 7 which aims to ensure that new development does not have an adverse impact on protected habitats of the Peak District SPA and upland areas and PfE JP-G1 that requires development to consider the special landscape character and qualities of key areas such as the Peak District National Park.</p>



Main issues	Council response
<p>The plan should give great weight to conserving and enhancing designated landscapes like the national park. Policies should help in furthering the statutory purposes of designated landscapes.</p>	<p>In line with NPPF 2021, paragraph 174, HSP Policy PE6 sets out the importance of the Peak District National Park in planning decisions. The council will continue to assess the impacts of new development on the protected park and restrict any development that has the potential to adversely affect the purposes of its special qualities of natural beauty, wildlife and cultural heritage.</p> <p>This aligns with PfE policy JP-G5: Uplands criteria 7 which aims to ensure that new development does not have an adverse impact on protected habitats of the Peak District SPA and upland areas and PfE JP-G1 that requires development to consider the special landscape character and qualities of key landscape areas such as the Peak District National Park.</p>

21. Travel

21.1. The main issues raised in relation to the policy approaches within Chapter 11 – Travel are set out below.

Policy approach HSP T1: General Approach

Table 36. The main issues raised to Policy approach HSP T1 and the council’s response to them.

Main issues	Council response
<p>Concerns that public transport is inaccessible in more peripheral parts of Tameside, and in the round too infrequent.</p>	<p>Frequency and accessibility are key policy areas in Places for Everyone, Homes Spaces Places, and Greater Manchester’s Local Transport Plan.</p> <p>PfE Policy JP-Strat14 commits to “the creation of a much larger, integrated, rapid transit network – incorporating bus, Metrolink, tram/train and rail services”. Such a multi-modal approach will improve frequencies across the public transport network as a whole.</p> <p>Concrete progress has been made since the adoption of PfE, with the launch of the Bee Network. Tameside benefits from integrated ticketing between metrolink and bus, with the Borough joining Bee Network Rail by December 2026.</p>



Main issues	Council response
	<p>Regarding improved accessibility for parts of Tameside that face limited accessibility today, a “much larger network” as framed by PfE, is expanded upon in ‘Our Five Year Transport Delivery Plan 2021 – 2026’; this document that forms part of the LTP.</p> <p>Delivery Plan Map Three identifies key interventions for optioneering, which include extended Metrolink in Tameside. Tameside Council continue to work with Transport for Greater Manchester (TfGM) partners on this optioneering work.</p> <p>This is localised in HSP policy approach HSP T4, which “proposes to support the expansion of the rapid transit network servicing the borough”. Consistent with the LTP and Delivery Plan, ‘Rapid Transit’ includes options beyond “tram”, such as tram-train technology, which would be the most likely means of extending Metrolink services across Tameside.</p>
<p>Development and investment should be spatially equitable and not focus on Ashton and Stalybridge.</p>	<p>As above, PfE commits to building a “much larger network” providing greater transport equity across the City Region.</p> <p>The LTP’s Delivery Plan provides detail as to where key interventions are planned over the short, medium and long term.</p> <p>Key interventions as highlighted by the LTP outside of Ashton and Stalybridge include Quality Bus Transit along the Stockport to Oldham corridor, providing a South – North spine through Tameside; completion of the A57 link road; Bee Network integration across all of Tameside’s 13 stations; the delivery of tram-train along the old Denton rail line; and further interventions across the Borough’s nine towns.</p>
<p>Residential growth may exacerbate congestion. New housing development should be sustainable, and the strategic road network should not be relied upon for new development aside from applications within those road-based sectors which require long-distance strategic access.</p>	<p>PfE Policy JP-Strat14 commits to “the creation of a much larger, integrated, rapid transit network – incorporating bus, Metrolink, tram/train and rail services – will be supported by policies that focus new development in locations close to existing and proposed public transport connections”.</p> <p>HSP policy T1 also commits to “reducing the overall need to travel” through focusing new developed close to existing public transport access and supports “enabling a modal shift” towards sustainable modes.</p> <p>Transport oriented development and active travel mode shift (HSP policy T6) will enable high-quality modern development, achieving higher densities whilst mitigating congestion.</p>



Main issues	Council response
	<p>HSP policy T7 explicitly recognises the value of the Strategic Route Network and proposes that traffic management measures will be taken to prevent the use of unsuitable roads by heavy goods vehicles.</p>
<p>Public transport must be genuinely accessible to all.</p>	<p>In HSP, policy approach HSP T1 set out how Tameside’s transportation strategy must be “in accordance with the objectives of Transport for Greater Manchester’s Local Transport Plan”.</p> <p>The LTP clearly sets out a shared ambition for “an inclusive network” which means “a fully inclusive and affordable sustainable transport system for all”.</p> <p>In line with our responsibilities under the Equality Act 2010, the council has been working with Transport for Greater Manchester to delivery more accessible platform access; new accessible zero emissions buses; affordable integrated fares under the Bee Network; and a more frequent network, with superior coverage.</p> <p>HSP policies commit to an inclusive and accessible network in T1, with mode-specific commitments to rail in T3, rapid transit in T4 and bus in T5.</p>
<p>Direct reference to active travel is not given in the reasoned justification.</p>	<p>Active Travel is explicitly highlighted throughout Homes, Spaces, Places as a critical tool in moving towards the Right Mix, in line with our Local Transport Plan obligations. Homes, Spaces, Places sets this out as a strategic objective, “with 50% of trips [to be] made by public transport or active travel by 2040”.</p> <p>To provide maximum clarity and align with our Local Transport Plan, policy T6 refers to “walking, wheeling and cycling” with further detail provided in the policy and reasoned justification as to where the council’s strategic and recreational networks of walking routes and cycling routes are / will be located, and policy on wheeling.</p> <p>This approach provides greater nuance than the blanket term “active travel” particularly in areas where conflict may emerge between competing user groups such as cycles, walkers, and the equestrian community. Reasoned Justification for policy PE4 provides further detail.</p>
<p>Walking times between developments and key amenities are too great at</p>	<p>Both our Local Transport Plan and HSP policy commits to delivering The Right Mix.</p> <p>PfE explicitly highlights how investment in improving transport is critical to achieve ‘the Right Mix’, which is illustrated in figure 10.3. PfE policy JP-C3 provides 7 measures to tackle the</p>



Main issues	Council response
<p>present, and ought to be brought down to under 30 minutes.</p>	<p>connectivity issues highlighted by consultees. Further information can be found in the Local Transport Plan (LTP) Greater Manchester Transport Strategy 2040.</p> <p>88% of trips in Greater Manchester are of five miles or less, and more than half of these are by car. Policy T1 provides an approach to development that will “reduce the overall need to travel” and support development that bakes in sustainable modes and provides easier access to key amenities.</p> <p>Adopting a pragmatic, nuanced and place-based approach to the Right Mix, as per the Local Transport Plan, in dense urban centres walking times are expected to fall significantly under 30 minutes. In more peripheral and rural parts of the Borough, a multi-modal solution may be necessary to achieve a 30-minute target.</p> <p>As such, HSP does not propose a single fixed metric, which would fail to capture the place-based nuance necessary to deliver on The Right Mix and policy T1.</p>
<p>Some consultees expressed concerns about a “war on motorists” and objected to mode shift away from the private motor vehicle.</p>	<p>Homes Spaces Places, Appendix C – Parking for All, provides detailed standards and policy to supplement HSP policy T8.</p> <p>Per Parking for All, “private motor vehicles play an important role in our transport network and will continue to do so. They are a lifeline for those living in parts of Tameside with limited public transport access for journeys that would otherwise be impossible.</p> <p>However, with limited space available on Tameside’s streets, there simply isn’t enough space on the network to increase motor vehicle traffic without generating congestion and increasing emissions – contrary to our commitment to be a carbon neutral borough by 2038 following our declaration of a climate emergency in 2020.”</p> <p>Homes Spaces Places recognises the critical importance of private vehicles, with dedicated EV policy (T9) parking policy (T8) and freight movement policy (T7) to segregate private vehicles from heavy goods vehicles insofar as possible.</p>



Policy approach HSP T2: Trunk Road Developments

Table 37. The main issues raised to Policy approach HSP T2 and the council’s response to them.

Main issues	Council response
<p>Environmental concerns.</p>	<p>Sustainability is at the heart of the Bee Network. HSP is clear that “the borough’s transport system will become increasingly sustainable, whilst providing safe and efficient access to, from and within Tameside, enabling access to employment, services, and leisure, whilst also assisting in attracting investment”.</p> <p>Mode shift –moving towards the Right Mix - is supported in NPPF paragraphs 104, 105, 106, 110; the Gear Change policy document (2020); and the LTP. Mode shift is also a key tool in achieving statutory Net Zero targets, as set out in the Climate Change Act 2008 (amended 2019).</p> <p>Trunk road development is vital in segregating high emissions vehicles, principally heavy goods vehicles, away from residential centres. Furthermore, trunk roads provide infrastructure that supports fewer stops, smoother driving, and ultimately lower emissions.</p> <p>Parking for All (T8 and appendix C) provide policy positions regarding broader decarbonisation of supply chains, considering the opportunities presented by electrification.</p>
<p>Road development does not include active travel provision.</p>	<p>Through our Local Transport Plan, the council is committed “to work National Highways, developers and others” to secure funding for road development and make sure they “follow the Streets for All approach in line with our Principles of Road Development”.</p> <p>As per HSP T2 and the Local Transport Plan, the A57 link road and phase 2 – the Hollingworth and Tintwistle Bypass – are the key road development projects for the Borough.</p> <p>Taking the A57 link road, given tunnelled elements, active travel provision in places is to run alongside the carriageway and in places is better served by parallel routes.</p> <p>As such, our current Streets for All commitment, per the Local Transport Plan and PfE JP-C5, and as reaffirmed by HSP (PL13 and Streets for All) provides for quality active travel provision with new road development, whilst providing nuance and allowing for a pragmatic approach towards major development.</p>



Main issues	Council response
The Mottram bypass is insufficient and ought to go much farther.	HSP T2 “will protect the line of the remaining element of the Hollingworth and Tintwistle Bypass, as previously proposed by Highways England as a trunk road scheme, from the intersection with the A57 Link Road to the Derbyshire border as shown on the Policies Map”.

Policy approach HSP T3: Rail Infrastructure

Table 38. The main issues raised to Policy approach HSP T3 and the council’s response to them.

Main issues	Council response
Consultee does not believe a new Droylsden/Ashton Moss, Dukinfield/Dewsnap station, would have sufficient patronage to justify their existence.	<p>Policy T3 commits to permitting and facilitating a “new Ashton Moss West (Droylsden) station east of Littlemoss Road Bridge and west of the M60, as identified within PfE Policy JP Allocation 27 – Ashton Moss West” as well as a “new Dukinfield / Dewsnap station”.</p> <p>New stations will be subject to feasibility and detailed work with partners at Transport for Greater Manchester and Network Rail.</p> <p>Through policies T1 and T3, the council will deliver transport-oriented development, which will drive patronage across the Bee Network and support mode shift.</p>
Hattersley station is in need of accessibility improvements.	Policy T3 allows for “Enhancement of Hattersley station, including a Godley Green Hattersley bridge connection and step-free platform accessibility.”
Rail investment is disproportionately focused on Ashton and Stalybridge.	<p>Per HSP T1, “the council will maintain, manage and where necessary improve transportation infrastructure as part of a balanced sustainable transportation strategy that is in accordance with the objectives of Transport for Greater Manchester’s Local Transport Plan.”</p> <p>The LTP highlights key rail investment in the short, medium and long-term, which includes the delivery of a new fully accessible, fully electrified Mossley station; Bee Network Rail across the Borough; and accessibility improvements for Godley Green (Hattersley station). This demonstrates the broad-based investment in rail across Tameside.</p>



Main issues	Council response
<p>Ashton’s rail frequency is insufficient.</p>	<p>HSP policy T3 commits to the delivery of Bee Network Rail with TfGM partners. As per the Local Transport Plan, Bee Network Rail will set out to achieve a minimum 4tph service on all BNR stations where possible.</p> <p>T3 also provides a clear position that “without a clear policy commitment to improve rail infrastructure for suburban, regional and national services through Bee Network Rail and Northern Powerhouse Rail, given existing capacity constraints residents, businesses and visitors to Tameside will continue to experience service frequencies below our target of 4 services per hour”.</p> <p>To this end, per T3, “the council will continue to work with partners to support the delivery of Northern Powerhouse Rail and the development of potential routing options. To this end, the council will safeguard land at critical sites including:</p> <p>Land parallel to the Glossop Line between Fairfield Station and Guide Bridge. Guide Bridge Sidings.”</p>
<p>The Reddish – Denton line is underused and presents an opportunity for the Borough.</p>	<p>Per HSP policy T4, “The council will support the expansion of the rapid transit network servicing the borough. Where necessary, land will be reserved for safeguarding potential future routes, including at:</p> <p>Land east of the Ashton Moss Curve, to support a junction with the existing Piccadilly - Ashton Metrolink line.</p> <p>The former Guide Bridge to Oldham railway junction, east of the M60.”</p>

Policy approach HSP T4: Rapid Transit

Table 39. The main issues raised to Policy approach HSP T4 and the council’s response to them.

Main issues	Council response
<p>Metrolink does not cover enough of Tameside, and the Reddish / Denton</p>	<p>T3 supports the delivery of tram-train Metrolink services along the Reddish / Denton line. Per T3:</p>



Main issues	Council response
line ought to be brought back into use as a rapid transit corridor.	<p>“The council will support the expansion of the rapid transit network servicing the borough. Where necessary, land will be reserved for safeguarding potential future routes, including at:</p> <p>Land east of the Ashton Moss Curve, to support a junction with the existing Piccadilly - Ashton Metrolink line.</p> <p>The former Guide Bridge to Oldham railway junction, east of the M60.”</p>
Metrolink does not run between Ashton and Stalybridge.	<p>Policy T3 provides clarity on tram-train along the Reddish / Denton line.</p> <p>Whilst Ashton – Stalybridge Metrolink is included in the current Local Transport Plan, Greater Manchester 2040, it is proposed to be excluded from the revised Local Transport Plan, Greater Manchester 2050.</p> <p>This follows close work with Transport for Greater Manchester partners and feasibility work across the network. Whilst Metrolink between Ashton and Stalybridge will be excluded, residents will benefit from easy, high speed, affordable journeys, with Stalybridge joining Bee Network Rail from December 2026.</p>

Policy approach HSP T5: Facilities for Buses

Table 40. The main issues raised to Policy approach HSP T5 and the council’s response to them.

Main issues	Council response
Bus services are too expensive and are too infrequent.	<p>Per HSP T5: “the council will facilitate the provision of high quality, safe and accessible bus passenger waiting and interchange facilities, in association with Transport for Greater Manchester.</p> <p>On-highway bus priority measures, such as those proposed in connection with Quality Bus Transit corridors, will be supported. These could include, where feasible, bus lane measures which support more reliable journey times and a higher quality experience for passengers”.</p> <p>Since joining the Bee Network as part of Tranche 3 in January 2025, significant work has been done in collaboration with TfGM partners to improve frequency, reliability and affordability of the</p>



Main issues	Council response
	Bee Network. Examples include maintenance of the £2 fare cap and ongoing work to delivery Quality Bus Transit (QBT) corridors throughout the borough.
Bus connectivity could be improved both between Tameside’s nine towns, and between Tameside and Manchester.	As discussed in the reasoned justification to T5: “bus is the most important element of the public transport network, bus travel accounts for 80% of the public transport journeys in Greater Manchester. At the last census over 70% of travel to work by public transport was by bus. Consequently, it plays a key role in reducing congestion whilst also improving accessibility for people who have no access to a car (ONS Census 2021 recorded this as 26% of households in Tameside). Supporting the delivery of improved bus infrastructure is essential in tackling transport related issues of inequality and reducing barriers to social mobility”.

Policy approach HSP T6: Walking, Wheeling and Cycling

Table 41. The main issues raised to Policy approach HSP T6 and the council’s response to them.

Main issues	Council response
Canal towpaths could be further improved with better paving and lighting.	<p>HSP policies T1 and T6 commits to delivering high-quality streets for all standard infrastructure for walking, wheeling and cycling.</p> <p>Due to spatial constraints and the likelihood of conflict between modes, a clear distinction has been made between the Borough’s strategic cycling network and strategic recreation network, the latter including the Borough’s canal assets.</p> <p>Policy PE4 provides clarity on our Strategic Recreation network, committing to “protect and enhance a network of high quality formal and informal strategic recreation routes extending through and beyond the borough, including canal towpaths”.</p>
Many consultees object to mode shift and do not want to change their travel habits away from private motor vehicle.	Homes Spaces Places, Appendix C – Parking for All, provides detailed standards and policy to supplement HSP policy T8.



Main issues	Council response
	<p>Per Parking for All, “private motor vehicles play an important role in our transport network and will continue to do so. They are a lifeline for those living in parts of Tameside with limited public transport access for journeys that would otherwise be impossible.</p> <p>However, with limited space available on Tameside’s streets, there simply isn’t enough space on the network to increase motor vehicle traffic without generating congestion and increasing emissions – contrary to our commitment to be a carbon neutral borough by 2038 following our declaration of a climate emergency in 2020.”</p> <p>Homes Spaces Places recognises the critical importance of private vehicles, with dedicated EV policy (T9) parking policy (T8) and freight movement policy (T7) to segregate private vehicles from heavy goods vehicles insofar as possible.</p> <p>The council is committed to The Right Mix, as per the statutory local transport plan, Greater Manchester Transport Strategy 2040.</p>
<p>Concerns around ASB, particularly cyclists riding on footways.</p>	<p>Policy PE4 states that: “in places, strategic recreation routes may share infrastructure with the borough’s strategic walking, wheeling and cycling routes, as detailed in Policy T6. Where infrastructure is shared, such as on our bridleway network, the hierarchy of road users will apply, and the needs of pedestrians (especially children, older adults, and disabled people) will be prioritised”.</p> <p>To tackle the issues of ASB and modal conflict, HSP T6 commits to the delivery of the Strategic Cycle Network, safely segregating cycle traffic from footways.</p>
<p>Existing footways are of poor quality and need upgrading.</p>	<p>Per policy T1: “the council will maintain, manage and where necessary improve transportation infrastructure as part of a balanced sustainable transportation strategy that is in accordance with the objectives of Transport for Greater Manchester’s Local Transport Plan”.</p> <p>Alongside the delivery of new capital projects, such as those highlighted in T6, maintenance is an explicit part of HSP policy.</p>
<p>Tameside’s topography makes active travel challenging.</p>	<p>Given the topographical challenges in parts of the Borough, policy T6 provides for the delivery of the Strategic Cycle Network, providing a clear, direct and Streets for All, Bee Network standard active travel spine between key towns and centres within Tameside and the rest of the City Region.</p>



Main issues	Council response
<p>HSP’s policies are not ambitious enough when it comes to cross-boundary links.</p>	<p>HSP policy T6 commits to the delivery of the Strategic Cycle Network – this network of flagship links will join key towns and centres across Tameside with the rest of the City Region.</p> <p>Per T6: “where necessary, development of the network will be co-ordinated with neighbouring authorities and Transport for Greater Manchester to improve cross boundary linkages and assist with the completion of the Bee Network, national cycle network and Greater Manchester Strategic Cycle Network”.</p>
<p>Existing masterplans must be more ambitious regarding road diets, achieving the right mix, and segregating facilities.</p>	<p>PfE policy JP C5, HSP policy PL13, Parking for Everyone (HSP appendix C) and the Local Transport Plan all commit to Streets for All.</p> <p>Streets for All provides clear, ambitious guidance, for road diets and segregated facilities as and where appropriate.</p>

Policy approach HSP T7: Freight Movement and Deliveries

Table 42. The main issues raised to Policy approach HSP T7 and the council’s response to them.

Main issues	Council response
<p>HGVs share road space with private motor vehicles, contributing to congestion and heightened risk of road traffic accidents. Segregate where possible.</p>	<p>HSP policy T7 explicitly recognises the value of the Strategic Route Network and proposes that traffic management measures will be taken to prevent the use of unsuitable roads by heavy goods vehicles.</p>
<p>Whilst the A57 bypass is welcome investment, it does not go far enough, and Hyde / Denton both ought to be considered for future investment.</p>	<p>HSP T2 “will protect the line of the remaining element of the Hollingworth and Tintwistle Bypass, as previously proposed by Highways England as a trunk road scheme, from the intersection with the A57 Link Road to the Derbyshire border as shown on the Policies Map”.</p>



Policy approach HSP T8: Parking

Table 43. The main issues raised to Policy approach HSP T8 and the council’s response to them.

Main issues	Council response
Concerns that historic parking standards had been crude and did not support mode shift.	<p>Parking for All (HSP T8 / appendix C) provides a comprehensive set of parking maximums and minimums, grounded in an evidence based, zonal approach (GMAL).</p> <p>Parking for All also provides a comprehensive set of policy positions, policy consolidation and policy review across active travel, placemaking, mode shift and the right mix.</p>
Concerns that existing parking provision does not support the sustainable management of surface water.	<p>Parking for All (HSP T8 / appendix C) provides a comprehensive set of best practise examples and policy consolidation regarding the value of baking green and blue infrastructure into car parking. Through Parking for All, HSP commits to the Greater Manchester Sustainable Drainage Design Guide</p> <p>Best practise and guidelines are presented in text, table and graphic illustration.</p>
Residential development should have suitable car parking and access onto the highway.	<p>Parking for All (HSP T8 / appendix C) provides a comprehensive set of parking maximums and minimums, grounded in new evidence based, zonal approach (GMAL).</p> <p>This approach will ensure that parking is suitable and proportionate to the size of the property and location, with greater provision for development in areas that are more peripheral and public transport access less frequent or available.</p>

Policy approach HSP T9: EV Charging Infrastructure

Table 44. The main issues raised to Policy approach HSP T9 and the council’s response to them.

Main issues	Council response
Insufficient provision of chargers across the Borough.	Per HSP T9 “The council will support the development and implementation of a network of electric vehicle charging points across Tameside, with publicly accessible charging infrastructure focused in safe, convenient and accessible locations and cross-pavement solutions. Proposals should have regard to the council’s Electric Vehicle Strategy when designing their schemes”.



Main issues	Council response
	The council continues to work on the delivery of public charges separate to Homes, Spaces, Places, with monies allocated from the City Region Sustainable Transport Settlement to deliver high quality, public charging infrastructure.
Charging challenges for those living in terraces with on-street parking.	<p>Parking for All (T8 / appendix C) provides extensive standards and illustrated best practise as to the provision of EV charging infrastructure.</p> <p>For residents living in terraces with on-street parking, monies allocated from the City Region Sustainable Transport Settlement to deliver high quality, cross pavement charging solutions.</p>

22. Places

22.1. The main issues raised in relation to the policy approaches within Chapter 12 – Places are set out below.

Policy approach HSP PL1: Archaeology and Scheduled Monuments

Table 45. The main issues raised to Policy approach HSP PL1 and the council’s response to them.

Main issues	Council response
Concern over the purpose of scheduling, access to the public and cost to maintain.	<p>Scheduled monuments are a finite and irreplaceable part of our heritage. They are protected under the Ancient Monuments and Archaeological Areas Act 1979 and recognised in national planning policy as designated heritage assets. Scheduling ensures that these sites receive appropriate consideration in both plan-making and decision-taking.</p> <p>Ownership remains with the legal owner, and there is no statutory requirement to provide public access. However, public engagement is encouraged where possible to enhance understanding and appreciation of heritage.</p>



Main issues	Council response
	<p>Similarly, while there is no legal duty to maintain scheduled monuments, proactive conservation is strongly supported. In cases of serious neglect or damage, enforcement powers under the 1979 Act may be used, and grant funding is available to assist with repairs and preservation.</p> <p>The National Planning Policy Framework (2021) requires that the conservation of scheduled monuments is given appropriate weight in planning decisions. Under HSP Policy PL1, their protection ensures that their archaeological, historical, and cultural significance continues to inform our understanding of the past and contributes to Tameside’s distinctive sense of place.</p>
<p>Concern that the policy approach lacks detail, as preservation is vital, adds character, interest, history and pride in the area.</p>	<p>Paragraph 189 of the National Planning Policy Framework (2021) confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to quality of life for current and future generations.</p> <p>Policy HSP PL1 provides a positive and detailed strategy for the conservation and enjoyment of scheduled monuments and archaeological sites, consistent with NPPF paragraph 190(b) and (d). It ensures that these assets are considered in plan-making and decision-taking, safeguarding their significance and promoting their role in shaping local character and identity.</p> <p>The policy also aligns with Places for Everyone Policy JP-P2 – Heritage, which states:</p> <p>“Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm.”</p> <p>Through these provisions, Policy HSP PL1 supports the continued protection and enhancement of heritage assets for their archaeological, historical, and cultural value—ensuring they inform our understanding of the past and contribute to Tameside’s character, sense of place, and community pride.</p>
<p>Support policy approach with proposed amendments to HSP PL1a), b) and c).</p>	<p>Support noted.</p> <p>The proposed amendments add further clarity to the policy and have been incorporated within the Preferred Option iteration of HSP Policy PL1.</p>



Policy approach HSP PL2: Listed Buildings – Alternative Uses, Additions, Demolition and Development within their Setting

Table 46. The main issues raised to Policy approach HSP PL2 and the council’s response to them.

Main issues	Council response
<p>Concern that excessive protection will prevent redevelopment and condemn buildings to decay.</p>	<p>Listing identifies a building as having special architectural or historic interest and ensures that any changes respect its significance. It does not prevent repair, alteration, extension, or changes of use—these are all possible with Listed Building Consent from the local planning authority. This process ensures that works are carried out in a way that preserves and enhances the building and its setting, rather than causing harm.</p> <p>Paragraph 190 of the National Planning Policy Framework (2021) requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. In line with this, PfE Policy H2 – Heritage promotes sustainable management of heritage assets, supporting their continued use and adaptation.</p> <p>HSP Policy PL2 reflects this approach by enabling appropriate repairs, alterations, and new development that respect significance. This helps prevent neglect and ensures heritage assets remain viable and valued, contributing to Tameside’s character and quality of life for current and future generations.</p>
<p>The Reasoned Justification should be amended to provide more guidance on when and how criterion 6 ‘protected species’ will be applied.</p>	<p>Paragraph 179(b) of the NPPF requires plans to protect and enhance biodiversity and geodiversity by promoting the conservation, restoration, and enhancement of priority habitats and ecological networks, supporting the protection and recovery of priority species, and identifying opportunities to secure measurable net gains for biodiversity.</p> <p>PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, together with Local Plan Policy HSP E3: Biodiversity and Geodiversity, set out the policy framework for ensuring development proposals conserve and enhance biodiversity. These policies require avoidance of adverse impacts on priority habitats, species, and irreplaceable habitats and will be used to assess applications that have the potential to affect protected species.</p>



Policy approach HSP PL3: Conservation Areas – Managing Development Within or Adjoining

Table 47. The main issues raised to Policy approach HSP PL3 and the council’s response to them.

Main issues	Council response
<p>Concern that the policy will stop development and result in buildings/ areas falling in into vacancy and disrepair.</p>	<p>Policy HSP PL1 is considered to set out a positive strategy for the conservation and enjoyment of conservation areas, in accordance with paragraph 190 (b and d) of the National Planning Policy Framework (2021). It also aligns with paragraphs 219 and 220 of the NPPF, which require new development to contribute positively to conservation areas and ensure that any harm to their significance is justified by the public benefits of the development.</p> <p>Policy HSP PL2 aligns with PfE Policy JP-P2 – Heritage, which states that: “Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm.”</p> <p>Policy PL3 is considered to take a positive approach to development within conservation areas, ensuring that their significance is preserved and enhanced as new proposals come forward.</p>
<p>Policy criterion 2 should be amended to align with (2024) NPPF paras 215 and 216.</p>	<p>Comment acknowledged.</p> <p>Policy criterion to be amended to ensure it is clearly written, unambiguous and consistent with national policy.</p>
<p>Concern that conservation areas have suffered from unsympathetic development and recommend additional control over development in key locations, e.g. Heritage Zone, to achieve regeneration aspirations.</p>	<p>Conservation areas are designated heritage assets, and planning policy ensures that new development within them contributes positively to their character and significance. Any harm must be clearly justified by public benefits.</p> <p>Policy HSP PL3 takes a proactive approach to managing development in conservation areas, requiring proposals to preserve and enhance their historic character. This helps prevent unsympathetic changes and supports regeneration that respects heritage values.</p> <p>In addition, Heritage Action Zones (HAZ), led by Historic England in partnership with local authorities and communities, focus on reversing economic decline and unlocking potential in areas of historic interest. This initiative combines heritage-led regeneration with targeted</p>



Main issues	Council response
	investment, ensuring that conservation and development work hand in hand to achieve regeneration aspirations.
<p>Conservation Area Management Plans should be adopted as part of HSP and referenced, either within the policy or reasoned justification, to ensure that they inform the decision-making process.</p>	<p>Conservation areas are designated heritage assets. Planning policy requires that any new development within them makes a positive contribution to their character and significance. Where a proposal would cause harm, that harm must be clearly justified by demonstrable public benefits.</p> <p>The council supports the use of conservation area appraisals as a key tool for identifying the features that contribute to the special character and appearance of each area. Appraisals have been adopted for eight of the borough's nine conservation areas. Their use in the development management process helps ensure that new development preserves or enhances the significance of these areas.</p> <p>Policy HSP PL3 provides a proactive framework for managing development in conservation areas. It requires proposals to preserve and enhance their historic character, helping to prevent unsympathetic alterations and supporting heritage-led regeneration. Policy HSP PL3 will also be amended to ensure that applicants consult the relevant conservation area appraisal to inform the design and justification of development proposals.</p>

Policy approach HSP PL4: Historic Parks and Gardens – Managing Development

Table 48. The main issues raised to Policy approach HSP PL4 and the council's response to them.

Main issues	Council response
<p>This policy should be cross-referenced with policy HSP PL15 to make clear what is expected when there are playing fields and sports facilities within historic parks and gardens.</p>	<p>Comment acknowledged.</p> <p>Local plan Policy HSP PL15 has been integrated into Policy PE5: Indoor and Outdoor Sports and Recreational Facilities to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p>



Main issues	Council response
	In addition, Policy HSP PL4: Historic Parks and Gardens – Managing Change, will be amended to include a cross-reference to Policy PE5. This will provide clarity on the requirements where playing fields and sports facilities are situated within historic parks and gardens.
Suggest minor modifications to either policy criterion 1b) or the reasoned justification to bring the policy in line with NPPF paragraphs 215 and 216.	Comment acknowledged. Policy Criterion within HSP PL4: Historic Parks and Gardens – Managing Change, has been modified to ensure that it aligns (2021) NPPF paras 202 and 203, which precede (2024) NPPF paras 215 and 216.

Policy approach HSP PL5: Designated Heritage Assets – Energy Efficiency and Renewable Energy Generation

Table 49. The main issues raised to Policy approach HSP PL5 and the council’s response to them.

Main issues	Council response
Concern that the policy will cause unnecessary delays or complications.	<p>The NPPF (paras 189, 190, and 197) makes clear that heritage assets are an irreplaceable resource and should be conserved in a way that sustains their significance while enabling viable uses. Improving energy efficiency and protecting historic character are complementary goals, and appropriate retrofit is essential for the long-term survival of these buildings and achieving Net Zero by 2050.</p> <p>While retrofitting historic buildings can be more complex due to specialist skills and permissions, early consideration of the right measures and design will help avoid unnecessary delays and costs.</p> <p>Policy HSP PL5 seeks to balance energy efficiency with heritage protection, ensuring adaptations are sensitive, effective, and maintain the value of these assets for future generations, while reducing energy costs for residents.</p> <p>Including a local plan policy on energy efficiency and renewable energy affecting heritage assets provides homeowners, developers, and the planning authority with a clear framework for decision-making. It ensures a balanced approach—improving energy and carbon performance</p>



Main issues	Council response
	<p>while safeguarding the significance and fabric of historic buildings. Done well, this can protect and enhance heritage assets and help secure their long-term viability.</p>
<p>The management of heritage assets is a separate issue to renewable energy generation.</p>	<p>The NPPF (paras 189, 190, and 197) makes clear that heritage assets are an irreplaceable resource and should be conserved in a way that sustains their significance while enabling viable uses. Improving energy efficiency and protecting historic character are complementary goals, and appropriate retrofit is essential for the long-term survival of these buildings and achieving Net Zero by 2050.</p> <p>Including a local plan policy on energy efficiency and renewable energy affecting heritage assets provides homeowners, developers, and the planning authority with a clear framework for decision-making. It ensures a balanced approach—improving energy and carbon performance while safeguarding the significance and fabric of historic buildings. Done well, this can protect and enhance heritage assets and help secure their long-term viability.</p>
<p>Support for the sympathetic upgrade and reuse of existing buildings, rather than demolition and new build as this can dramatically improve a buildings energy efficiency and make substantial energy savings as CO2 emissions are already embodied within existing buildings.</p>	<p>Comment acknowledged and support welcomed.</p>
<p>Care needs to be taken that historic buildings and those of traditional construction achieve a balance between energy efficiency and harm to significance/ fabric. However, improving energy and carbon performance may also provide an opportunity to protect and enhance a historic building and</p>	<p>The NPPF (paras 189, 190, and 197) makes clear that heritage assets are an irreplaceable resource and should be conserved in a way that sustains their significance while enabling viable uses. Improving energy efficiency and protecting historic character are complementary goals, and appropriate retrofit is essential for the long-term survival of these buildings and achieving Net Zero by 2050.</p> <p>While retrofitting historic buildings can be more complex due to specialist skills and permissions, early consideration of the right measures and design will help avoid unnecessary delays and costs.</p>



Main issues	Council response
<p>ensure that it remains viable into the future.</p>	<p>Policy HSP PL5 seeks to balance energy efficiency with heritage protection, ensuring adaptations are sensitive, effective, and maintain the value of these assets for future generations, while reducing energy costs for residents.</p> <p>Including a local plan policy on energy efficiency and renewable energy affecting heritage assets provides homeowners, developers, and the planning authority with a clear framework for decision-making. It ensures a balanced approach—improving energy and carbon performance while safeguarding the significance and fabric of historic buildings. Done well, this can protect and enhance heritage assets and help secure their long-term viability.</p>

Policy approach HSP PL6: Designated Heritage Assets and Enabling Development – This policy has been deleted from the Preferred Option Draft Consultation Plan.

Table 50. The main issues raised to Policy approach HSP PL6 and the council’s response to them.

Main issues	Council response
<p>Little evidence on the use of enabling development policy and will not prevent further decay.</p>	<p>Comments acknowledged.</p>
<p>Disagree with policy. Considering NPPF para 221 a separate policy on enabling development is not a necessary component of a development plan document. A local plan should adequately set out a positive strategy for the historic environment without the need to include such a policy.</p>	<p>Comments acknowledged.</p> <p>The council agrees the NPPF and policies in the local plan, when read as a whole, adequately set out a positive strategy for the historic environment without the need to include policy HSP PL6.</p> <p>Having regard to this comment Policy HSP PL6 Designated Heritage Assets and Enabling Development has been deleted from the Preferred Option consultation plan.</p>



Policy approach HSP PL7: Non-Designated Heritage Assets – This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL6: Non-Designated Heritage Assets

Table 51. The main issues raised to Policy approach HSP PL7 and the council’s response to them.

Main issues	Council response
<p>It should be noted, with regards to criterion 1.c, that non-designated heritage assets can also be identified as part of the plan making process when undertaking assessments or through plan making when developing site options and allocations.</p>	<p>Comments acknowledged.</p> <p>Policy HSP PL6 Non-Designated Heritage Assets Criterion 1 will be amended to clarify that non-designated heritage assets may be identified both through decisions on planning applications and as part of the plan making process.</p> <p>Evidence to support the HSP plan making process includes the (2025) Tameside Historic Environment Assessment. This assessment has identified candidates for non-designated heritage assets and potential areas for additional study for conservation and archaeology, all of which will inform site options and allocations.</p>

Policy approach HSP PL8: Landscapes, Townscape and Urban Form - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL7: Landscapes, Townscapes and Urban Form

Table 52. The main issues raised to Policy approach HSP PL8 and the council’s response to them.

Main issues	Council response
<p>A call for more green spaces.</p>	<p>HSP policy PE4 Strategic Recreation and Countryside Access, aligns with Greater Manchester Green Infrastructure Strategy in protecting and enhancing a network of formal and informal recreation routes extending through the borough, as shown on the Policies Map. The policy requires new development to connect into these strategic recreation routes to enhance pedestrian, cycling and wheeling opportunities from the development; it requires re-routing if Public Right of Ways fall within sites and if development is within a gap, then the proposal should join up the route as part of the development.</p>



Main issues	Council response
	<p>This policy aligns with national policy on open space provision (paragraphs 98 and 99) and PPG around strategic recreation routes and open space network.</p>
<p>A recommendation for a direct reference to the Sport England Active Design Guidance and inclusion of its principles in any urban design code.</p>	<p>The plan promotes active travel and healthy environments in line with NPPF (2021) paragraph 92 and PfE Objective 4, which seeks to enhance cultural, heritage and educational assets and improve sustainable transport and active travel access. This strategic approach is embedded within policies in the Strategic Policies and Green Places chapters.</p> <p>Active travel is also promoted in emerging policies HSP PE1: Development and Healthier Environments, PE4: Strategic Recreational and Countryside Access, PE5: Indoor and Outdoor Sport and Recreational Facilities, T1: General Approach, T8: Parking, and PL7: Design and Amenity.</p> <p>In response to the recommendation, a direct reference to Sport England’s Active Design Guidance has been included within the supporting text for Policy PL7 (Design and Amenity) to ensure that the principles of Active Design are incorporated into any urban design code prepared as part of the plan. This will strengthen the link between policy and best practice guidance, ensuring that developments promote active and healthy lifestyles.</p> <p>As such, the plan should be read as a whole, with active design principles integrated throughout.</p>
<p>An understanding of context, including the history, culture and the character of an area, is one of the ten characteristics set out in the National Design Guide (see para 35), which contribute towards the delivery of well-designed places. The principle that design should be informed by an assessment of the characteristics of the site and its surroundings is further emphasised within the National Model Design Code.</p>	<p>A Tameside Historic Environment Assessment and a Tameside Character and Place Assessment have been commissioned by the council to provide the evidence based to support policies and future design codes at both the borough wide and ward levels in the emerging local plan.</p> <p>Future design codes will be developed by the council in response to the findings and recommendations of both assessments in line with the National Model Design Code.</p>



Main issues	Council response
<p>Policy should include a section to reduce light pollution. Lighting can be harmful to wildlife and undermine enjoyment of the countryside or night sky, especially in intrinsically dark landscapes, such as protected landscapes and nature reserves. Where appropriate, the Local Plan should also identify areas of tranquillity and include policies to protect them.</p>	<p>Homes, Spaces, Places strategic objective 6 seeks to ensure that new development responds positively to ecologically sensitive locations and avoids pollution. There is a further requirement in Policy HSP PL8 for development to not give rise to, or suffer from, pollution, including light pollution. The protections for biodiversity and for sites designated for nature conservation, including local nature reserves, would be considered in accordance with PfE Policy JP-G8 and Preferred Option plan Policy HSP E3. Whilst the council has decided not to identify separate tranquil areas, designated sites, including local nature reserves, are shown on the proposed policies map.</p>

Policy approach HSP PL9: Design and Amenity - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL8: Design and Amenity

Table 53. The main issues raised to Policy approach HSP PL9 and the council's response to them.

Main issues	Council response
<p>Support for Policy HSP PL9 criteria 12.</p>	<p>Comment acknowledged and support welcomed.</p>
<p>Support given for the policy approach, 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.</p>	<p>Comment acknowledged and support welcomed.</p>
<p>Would encourage a more detailed approach to contaminated land and protection of groundwaters in the plan instead of relying on the NPPF and PfE. The only reference to ground conditions</p>	<p>National and city-region planning policies, along with practice guidance on contaminated land and flood risk, establish the framework for assessing development proposals on land affected by contamination and for protecting groundwater. NPPF Annex 2: Defines site investigation standards, referencing BS10175.</p>



Main issues	Council response
<p>currently is within Policy approach HSP PL9.</p>	<p>Places for Everyone (PfE) promotes brownfield redevelopment and highlights funding needs for remediation due to abnormal costs, emphasizes addressing contamination and stability for reuse of previously developed sites, advocates remediation to protect water quality and manage flood risk and seeks improved water quality through land decontamination and pollution management.</p> <p>Local Plan (HSP PL8): has been amended to require investigations and mitigation for land instability, contamination, and flood risk, responding to calls for stronger measures beyond reliance on NPPF and PfE.</p>

Policy approach HSP PL10: Design of All Types of New Residential Development - This policy has been deleted and amalgamated into Preferred Option Draft Consultation Plan policy HSP PL8: Design and Amenity

Table 54. The main issues raised to Policy approach HSP PL10 and the council’s response to them.

Main issues	Council response
<p>It is important that the design of new buildings in villages consider local character and distinctiveness rather than a standard design.</p>	<p>The National Planning Policy Framework (NPPF) emphasises the importance of achieving high-quality, sustainable design:</p> <ul style="list-style-type: none"> • Paragraph 126: States that creating high-quality, beautiful, and sustainable buildings and places is fundamental to planning. Good design is a key aspect of sustainable development, improves places for living and working, and helps make development acceptable to communities. • Paragraph 128: Requires all local planning authorities to prepare design guides or codes that align with the National Design Guide and National Model Design Code and reflect local character and design preferences. • Paragraph 129: Confirms that design guides and codes can be prepared at area-wide, neighbourhood, or site-specific scales, and to carry weight in decision-making, they should be produced as part of a plan or as supplementary planning documents. <p>In line with this national approach, the council has commenced a Character and Place Assessment. This assessment will identify Tameside’s distinct character at both borough-wide and neighbourhood</p>



Main issues	Council response
	<p>levels. The findings will inform broad design codes, which will then be used to assess applications for new development, including new buildings within our industrial villages and rural settlements. This ensures that the design of new buildings reflects local character and distinctiveness rather than adopting a standard design.</p> <p>The criteria within Options and Preference policy HSP PL10 has been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p>
<p>New Homes should be well built and add value to the local area. Ensure development embraces and respects the context and heritage of the surrounding area.</p>	<p>The National Planning Policy Framework (NPPF) sets out clear requirements for conserving and enhancing the historic environment and achieving high-quality, sustainable design:</p> <ul style="list-style-type: none"> • Paragraph 126: Creating high-quality, beautiful, and sustainable buildings and places is fundamental to planning. Good design is a key aspect of sustainable development, improves places for living and working, and helps make development acceptable to communities. • Paragraph 128: Local planning authorities must prepare design guides or codes that align with the National Design Guide and National Model Design Code and reflect local character and design preferences. • Paragraph 129: Design guides and codes can be prepared at area-wide, neighbourhood, or site-specific scales, and to carry weight in decision-making, they should be produced as part of a plan or as supplementary planning documents. • Paragraph 190: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. <p>In line with this national policy approach, the council has commenced two key assessments:</p> <ul style="list-style-type: none"> • Tameside Historic Environment Assessment • Tameside Character and Place Assessment <p>These assessments will identify Tameside’s historic development and distinct character at both borough-wide and neighbourhood levels. Their findings will:</p> <ul style="list-style-type: none"> • Set out a positive strategy for conserving the borough’s historic environment. • Inform broad design codes to guide new development.



Main issues	Council response
	<p>These design codes will ensure that new homes and buildings respect local character, heritage, and distinctiveness, rather than adopting a standard design. This approach guarantees that development is well built, adds value to the local area, and embraces the context and heritage of its surroundings.</p> <p>The criteria within Options and Preference policy HSP PL11 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p>
<p>The principles of Active Design should be incorporated into the broad aims of the policy and will be especially useful to points 3, 5, 6, 7, 9, 11, 13 and 14.</p>	<p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>The criteria within Options and Preference policy HSP PL11 has been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Under Policy HSP PL8, the council will require all development to achieve high-quality design that:</p> <ul style="list-style-type: none"> • Criterion 3(c) specifically requires the incorporation of ‘Active Design’ and ‘Streets for All’ principles within all new developments. <p>This ensures that Active Design principles are fully integrated into the policy’s aims, promoting healthier, inclusive, and well-connected communities.</p>

Policy approach HSP PL11: Design of Residential Additions, Alterations and Extensions - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL9: Design of Residential Additions, Alterations and Extensions

Table 55. The main issues raised to Policy approach HSP PL11 and the council’s response to them.

Main issues	Council response
<p>It does not matter where cars are parked with residential curtilages, providing it is not on the road and roads can be used safely.</p>	<p>Parking cars in front gardens can harm the streetscape by replacing greenery with hard surfaces, creating a cold and uninviting appearance. This trend reduces visual character, makes streets look uniform and bleak. It also brings environmental issues, such as increased flood risk from impermeable surfaces, higher urban temperatures, and loss of biodiversity.</p>



Main issues	Council response
	<p>Policy guidance regarding front gardens, driveways, climate change and permitted development can be found in item 3.65 of Parking for All, HSP's Parking Standards as found in appendix 6.</p> <p>Together criteria within Local Plan policies HSP T8 Parking (Appendix C) and PL9 Design of Residential additions, Alterations and Extensions seek to mitigate these impacts through using good design; detailed examples and illustrations of best practise can be found in item 4 of Parking for All, HSP appendix c.</p>
<p>It is critical that appropriate provision of, and arrangements for SUDS are considered early within the design process e.g. infiltrations systems, water butts and to direct water to permeable surfaces wherever possible.</p>	<p>Section 14 of the NPPF and PpE Policy JP-S4 already require developments to manage surface water run-off through sustainable drainage systems (SuDS). The council has reflected this in Policy HSP E2, which requires development to follow the drainage hierarchy, prioritise natural flood management and SuDS, and comply with JP-S4. In addition, Policy HSP E2 goes further by requiring development to demonstrate either a 50% reduction in run-off rates or greenfield run-off rates, whichever achieves the greater reduction. Given this approach, it is not considered necessary to include additional detailed requirements for SuDS within Policy HSP E2.</p> <p>Policy HSP PL8 also supports sustainable design and flood risk management. It requires new development to respond positively to climate change through sustainable design and resource efficiency, address land instability and flood risk through appropriate investigations and mitigation, provide undeveloped buffers to watercourses and open culverts where possible, and ensure development does not give rise to pollution.</p> <p>Parking for All, HSP's Parking Standards (appendix C) provide comprehensive guidance, policy and best practise with regards to sustainable urban drainage in car parking design - "car parks have a role to play in the Climate Emergency. Large, asphalt covered surface car parks can become overloaded in periods of rainfall, leading to ponding".</p> <p>Item 3.65 in Parking for All highlights peer reviewed evidence as to the mental health benefits of high-quality green and blue infrastructure, as well as broader water management and environmental benefits. Policy guidance is presented regarding paving front gardens and appropriate surfacing to support permeable and porous urban infrastructure.</p> <p>Item 4 in Parking for All presents detailed, illustrated best practise of integrated sustainable urban drainage integrated into parking solutions for new development.</p>



Main issues	Council response
	These policies all ensure that SuDS and wider water management considerations are embedded early in the design process; the Local Plan should be read as a whole.
It is important that early within the design process for new development that consideration is given to existing utility assets that pass through the site that may preclude delivery of proposals.	<p>PfE Policy JP-D1 sets out the framework to ensure the effective development and implementation of infrastructure, including through collaboration with key infrastructure providers such as utilities.</p> <p>At a local level, the council is preparing an Infrastructure Delivery Plan to draw together all of its existing work, particularly around the provision of grey infrastructure to support the Plan.</p>

Policy approach HSP PL12: Design of Employment Sites - This policy has been deleted and amalgamated into Preferred Option Draft Consultation Plan policy HSP PL8: Design and Amenity

Table 56. The main issues raised to Policy approach HSP PL12 and the council’s response to them.

Main issues	Council response
The principles of Active Design should be incorporated into the broad aims of the policy and is particularly useful to points 2, 4, 5, 9 and 10.	<p>The criteria within Options and Preference policy HSP PL12 has been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>Under Policy HSP PL8, the council will require all development to achieve high-quality design that align with:</p> <p>Criterion 3(c) specifically requires the incorporation of ‘Active Design’ and ‘Streets for All’ principles within all new developments.</p> <p>This ensures that Active Design principles are fully integrated into the policy’s aims, promoting healthier, inclusive, and well-connected communities.</p>



Main issues	Council response
<p>Support for the consideration of key transport points, access to sustainable transport and cycle parking infrastructure.</p>	<p>The criteria within Options and Preference policy HSP PL12 has been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Under HSP PL8, the council will require all development to achieve high-quality design that align with:</p> <ul style="list-style-type: none"> 3. Movement and Accessibility <ul style="list-style-type: none"> a. Ensure places are accessible and easy to move around, prioritising sustainable transport (public transport, walking, wheeling, and cycling). b. Provide suitable access arrangements to and from the highway with no unacceptable impacts on the surrounding network. c. Incorporate 'active design' and 'streets for all' principles and guidance. d. Provide car and cycle parking in accordance with policy HSP T8, ensuring spaces are well-designed, secure, and do not dominate frontages. <p>This approach ensures that sustainable transport and cycle parking are not only acknowledged but integrated into the broad aims of the policy, promoting healthier, inclusive, and well-connected communities.</p> <p>The provision of consistent, high-quality, proportionate and appropriate cycle parking infrastructure is a key component of delivering the Right Mix, as detailed in our Local Transport Plan, Greater Manchester 2040.</p> <p>Tameside's approach to cycle parking provision is detailed in Parking for All, HSP's Parking Standards, which can be found in appendix C.</p> <p>Item 3.10 provides comprehensive cycle parking standards, with minimum and recommended dimensions for bay lengths and aisle widths. Illustrated examples of best practise are presented for both short stay and long stay provision, with consideration given to the needs of non-standard cycles such as cargo bikes and adapted cycles.</p> <p>Parking for All adopts cycle parking minimums by development classes, with distinct standards for the differences between short-stay / long-stay and adapted cycle provision. These minimums can be found in Parking for All item 3.21.</p>



Main issues	Council response
<p>It is important that the design of new warehousing development, or a site within another road-based sector, consider and mitigate for the increase in the proportion of HGVs associated with the development.</p>	<p>The criteria within Options and Preference policy HSP PL12 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Under HSP PL8 the council will require all development to achieve high-quality design that align with:</p> <p>3b) Provide suitable access arrangements to and from the highway with no unacceptable impacts on the surrounding network.</p> <p>Policy HSP T7: Freight Movement and Deliveries states</p> <p>New local freight and logistics facilities will be supported where they do not have an impact on the overall functioning of existing employment areas and where they do not generate significant levels of traffic that would impact on the local highway network or create on street parking issues.</p> <p>When combines the policy approach set out above will ensure that access arrangements will be assessed as part of any new warehousing development, or site within another road-based sector does not result in an unacceptable impact of the surrounding highway network.</p>
<p>The design of new warehousing development, or a site within another road-based sector should consider measures to encourage staff and other visitors to travel sustainably.</p>	<p>The criteria within Options and Preference policy HSP PL12 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Under HSP PL8, the council will require all development to achieve high-quality design that align with:</p> <ul style="list-style-type: none"> 3. Movement and Accessibility <ul style="list-style-type: none"> a. Ensure places are accessible and easy to move around, prioritising sustainable transport (public transport, walking, wheeling, and cycling). b. Provide suitable access arrangements to and from the highway with no unacceptable impacts on the surrounding network. c. Incorporate 'active design' and 'streets for all' principles and guidance. d. Provide car and cycle parking in accordance with policy HSP T8, ensuring spaces are well-designed, secure, and do not dominate frontages. <p>This approach ensures that sustainable transport and cycle parking are not only acknowledged but integrated into the broad aims of the policy, promoting healthier, inclusive, and well-connected communities.</p>



Main issues	Council response
	<p>Policy HSP T1 considers the general approach to sustainable transport and supports modal shift towards more sustainable transport solutions such as rail (expanded upon in policy HSP T3), rapid transit (policy HSP T4), bus (policy HSP T5) and walking, wheeling and cycling (policy HSP T6).</p> <p>The provision of adequate, high-quality, long-stay cycle parking is a key tool in enabling and encouraging more sustainable journeys to places of employment. Policy HSP T8 covers parking, with detailed cycle parking provision included in Parking for All, HSP's parking standards as presented in appendix C.</p> <p>Cycle parking minimums can be found in item 3.21, which provides clear minimum provision by development class, with distinction made between short stay, long stay and adapted cycle requirements. Further guidance around bay dimensions can be found in item 3.16.</p>
<p>Recommend that the policy approach to flood risk and drainage requirements within Policy PL12 are also applied as part of an overall stronger policy approach for other policies in the plan (E.g. PL16, E2).</p>	<p>The criteria within Options and Preference policy HSP PL12 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Section 14 of the NPPF and PfE Policy JP-S4 already require developments to manage surface water run-off through sustainable drainage systems (SuDS). The council has reflected this in Policy HSP E2, which requires development to follow the drainage hierarchy, prioritise natural flood management and SuDS, and comply with JP-S4. In addition, Policy HSP E2 goes further by requiring development to demonstrate either a 50% reduction in run-off rates or greenfield run-off rates, whichever achieves the greater reduction. Given this approach, it is not considered necessary to include additional detailed requirements for SuDS within Policy HSP E2.</p> <p>Policy HSP PL8 also supports sustainable design and flood risk management. It requires new development to respond positively to climate change through sustainable design and resource efficiency, address land instability and flood risk through appropriate investigations and mitigation, provide undeveloped buffers to watercourses and open culverts where possible, and ensure development does not give rise to pollution. These provisions, alongside Policy HSP E2, ensure that SuDS and wider water management considerations are embedded early in the design process. The Local Plan should be read as a whole.</p>
<p>Support for criteria 4, 6 and 10.</p>	<p>The criteria within Options and Preference Policy HSP PL12 have been amalgamated into Preferred Options Policy HSP PL8: Design and Amenity.</p>



Main issues	Council response
	<p>Under Policy HSP PL8, the council will require all development to achieve high-quality design that aligns with:</p> <ul style="list-style-type: none"> • Criterion 1: Context and Identity • Criterion 2: Built Form and Layout • Criterion 4: Nature and Environment <p>This approach ensures that development responds to local character and vernacular, achieves an effective layout, and incorporates both hard and soft landscaping. These principles are fully integrated into the policy’s aims to deliver well-designed places.</p>

Policy approach HSP PL13: Design within Centres, Retail and Leisure Developments - This policy has been deleted and amalgamated into Preferred Option Draft Consultation Plan policy HSP PL8: Design and Amenity

Table 57. The main issues raised to Policy approach HSP PL13 and the council’s response to them.

Main issues	Council response
<p>Policy criteria should include the requirement for low carbon energy technologies e.g. solar roofs and heat pumps.</p>	<p>The council will take a positive approach to proposals for renewable and low carbon energy technologies and sources in accordance the NPPF, PFe policies JP-S2 and JP-S3 and local plan policy HSP E1: Renewable and Low Carbon Energy.</p>
<p>Support the incorporation of the principles of Active Design within the broad aims of the policy as they would add value to points 2, 4, 5, 7 and 8, which can lead to healthier lifestyle choices.</p>	<p>The criteria within Options and Preference policy HSP PL13 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>Under Policy HSP PL8, the council will require all development to achieve high-quality design that:</p>



Main issues	Council response
	<p>Criterion 3(c) specifically requires the incorporation of 'Active Design' and 'Streets for All' principles within all new developments.</p> <p>This ensures that Active Design principles are fully integrated into the policy's aims, promoting healthier, inclusive, and well-connected communities.</p>
<p>Supportive for the inclusion of access to sustainable transport, cycle parking infrastructure and minimising impact on the strategic road network.</p>	<p>The criteria within Options and Preference policy HSP PL13 have been amalgamated into Preferred Options policy HSP PL8 Design and Amenity.</p> <p>Preferred Options policy HSP PL8 Design and Amenity Criterion 3 Movement and Accessibility will continue to support new developments that:</p> <ol style="list-style-type: none"> a. Ensure places are accessible and easy to move around, prioritising sustainable transport (public transport, walking, wheeling, and cycling). b. Provide suitable access arrangements to and from the highway with no unacceptable impacts on the surrounding network. c. Incorporate 'active design' and 'streets for all' principles and guidance. d. Provide car and cycle parking in accordance with policy HSP T8, ensuring spaces are well-designed, secure, and do not dominate frontages.
<p>Support Policy criteria 6 and 8.</p>	<p>The criteria within Options and Preference policy HSP PL13 has been amalgamated into Preferred Option policy HSP PL8 Design and Amenity.</p> <p>Policy HSP PL8 will continue to support local character and vernacular and the screening of plan machinery through:</p> <ul style="list-style-type: none"> • Criterion 1 Context and Identity. • Criterion 2 Built Form and Layout • Criterion 4 Nature and Environment and Criterion 9 Employment Developments.

Policy approach HSP PL14: Design of Commercial Frontages - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL10: Design of Commercial Frontages.



Table 58. The main issues raised to Policy approach HSP PL14 and the council’s response to them.

Main issues	Council response
Agree with policy approach provided that policy restrictions do not prevent development.	<p>Comment acknowledged.</p> <p>To ensure the local plan is sound, legally compliant, and that policies do not become overly restrictive or prevent development, all policies will undergo viability testing prior to Regulation 19—the final stage of public engagement before the draft plan is submitted to the Inspectorate for examination.</p>
The policy lacks sufficient detail.	<p>Comment acknowledged.</p> <p>Preferred Option Draft Consultation Plan policy HSP PL10: Design of Commercial Frontages has been updated to add more detail and make its requirements clear and easy to understand.</p>

Policy approach HSP PL15: Outdoor Sports, Recreation and Play Spaces - This policy has been deleted and amalgamated into Preferred Option Draft Consultation Plan policy HSP PE5: Indoor and Outdoor Sport and Recreational Facilities

Table 59. The main issues raised to Policy approach HSP PL15 and the council’s response to them.

Main issues	Council response
There is a major need for outdoor sports and recreation in Tameside and for existing areas to be promoted.	<p>Local plan Policy HSP PL15 will be integrated into Policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF):.</p> <p>Local Plan policy HSP Policy PE5: Indoor and Outdoor Sports and Recreational Facilities aims to protect and promote the enhancement of existing land and buildings for sport and recreation for the health and wellbeing of residents. New development will need to consider whether new facilities or open space is required in order to meet local need; as set out in PfE JP-D1 Infrastructure Requirements and HSP PE3 Greenspace Standards.</p>



Main issues	Council response
<p>More investment is needed in existing facilities.</p>	<p>Comment noted. Appropriate mitigation of new development and joined up working with partners will be sought in accordance with PfE policies JP-D1 and JP-D2.</p>
<p>Building on green space is contrary to this policy and its use for sport, recreation and play.</p>	<p>Local plan Policy HSP PL15 will be integrated into Policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p> <p>Local Plan policy HSP PE2 Protection and Enhancement of Open Spaces aims to protect and enhance publicly accessible open spaces and will be shown on the HSP Policies Map. Such spaces are considered vital for recreation, leisure and cultural activities/events (including festivals), healthy lifestyles and mental well-being, as well as contributing to the borough's biodiversity and nature. Even if the sites are not on the Policies map because they are too small, but are similarly used land, then they are also protected by this policy.</p> <p>This aligns with 2021 NPPF para 98, which requires the council to have a network of high-quality open spaces and opportunities for sport and recreation and to identify opportunities for new recreational buildings and land.</p>
<p>The policy should make a clear distinction that any replacement of existing playing field loss must meet specific requirements of Sport England's Playing Field Policy and paragraph 104 of the NPPF.</p>	<p>Local plan Policy HSP PL15 will be integrated into Policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p> <p>HSP PE5 Indoor and Outdoor Sports and Recreation criteria 5 to 10 aim to protect existing indoor, outdoor and recreational land and facilities, by stating that development of non-recreational land or facilities will only be permitted if certain criteria are met.</p> <p>Criterion 6 of this policy requires that 'equivalent or improved' provision is made elsewhere which offers at least the same quantity, quality, community benefit and similar management in the same location and that is accessible to the intended catchment population.</p> <p>This policy approach aligns with Sport England guidance and NPPF 2021 paragraph 98 and 99, as well as national planning guidance.</p>



Main issues	Council response
<p>The policy wording should be amended to include appropriate locations for sports facilities, connectivity to the wider network for active travel, ensuring natural surveillance is achieved; and ensuring boundary treatments and landscaping do not prevent active surveillance or long-term use of facilities.</p>	<p>Local plan Policy HSP PL15 will be integrated into HSP policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p> <p>HSP Policy PE5 Indoor and Outdoor Sports and Recreational Facilities covers amenity and design issues around sport and recreational facilities, both indoor and outdoor provision.</p>
<p>A direct reference to Active Design should be included with the wording of the final policy or reasoned justification.</p>	<p>Local plan Policy HSP PL15 will be integrated into Policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p> <p>HSP Policy PE5 Indoor and Outdoor Sports and Recreational Facilities covers amenity and design issues around sport and recreational facilities, both indoor and outdoor provision. HSP policy T6 Walking, cycling and Wheeling also refers to the need for development to consider active travel and access to public transport.</p>
<p>Policy criteria should also include a requirement for access to sustainable travel using public transport and active travel.</p>	<p>Local plan Policy HSP PL15 will be integrated into Policy PE5 to prevent unnecessary duplication and to ensure that the policies within this plan are clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework (NPPF).</p> <p>HSP Policy PE5 Indoor and Outdoor Sports and Recreational Facilities covers amenity and design issues around sport and recreational facilities, both indoor and outdoor provision. HSP policy T6 Walking, cycling and Wheeling also refers to the need for development to consider active travel and access to public transport.</p>

Policy approach HSP PL16: Design and Enhancement of the Waterside - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL12: Design and Enhancement of the Waterside



Table 60. The main issues raised to Policy approach HSP PL16 and the council’s response to them.

Main issues	Council response
<p>The policy should make clear which watersides it relates to.</p>	<p>In UK planning policy, there is no single, universal statutory definition of "waterside". Instead, the term is used in a descriptive context by Local Planning Authorities (LPAs) to refer to areas adjacent to rivers, canals or other bodies of water.</p> <p>To provide clarity and consistency, Preferred Option Draft Consultation Plan policy HSP PL12: Design and Enhancement of the Waterside, has been amended to include a specific the following definition of “waterside”, to be applied when assessing future planning applications:</p> <p>Definition: For the purposes of this policy, “waterside” refers to areas alongside canals, rivers, streams and other bodies of water (including ponds, lakes, and reservoirs). This includes towpaths, marinas, moorings, banks, footpaths, public rights of way, existing buildings and infrastructure, and adjacent public open spaces and/or previously developed land.</p>
<p>Policy should reference wildlife and protection of habitats.</p>	<p>Preferred Option Draft Consultation Plan policy HSP PL12: Design and Enhancement of the Waterside has been amended to include the following:</p> <p>Criterion 3. Enhance the water's edge and contributes to biodiversity.</p>
<p>Policy should enhance the functions of the waterway for sustainable transport, waterborne transport.</p>	<p>Preferred Option Draft Consultation Plan policy HSP PL12: Design and Enhancement of the Waterside has been amended to include the following Criterion on Public Amenity and Recreation.</p> <p>Criterion 14. Enhance the public amenity value of the waterway.</p> <p>Criterion 15. Provide recreational opportunities where compatible with the proposed development and the site’s capacity.</p> <p>Criterion 16. Identify suitable locations for sports and leisure facilities and ensure connectivity to the wider active travel network.</p>
<p>Canals should be considered as non-designated heritage assets due to their age and association with the historic</p>	<p>Evidence to support the Preferred Option Draft Consultation Plan and policy HSP PL6 Non-Designated Heritage Assets include the National Heritage List for England, the Greater Manchester Historic Environment Record and the (2025) Tameside Historic Environment Assessment (HEA). The HEA identifies Tameside’s canal network as important to the historic social, environmental, economic and architectural growth and development of the borough.</p>



Main issues	Council response
development and industrialisation of Tameside.	Whilst many buildings and structures that support the canal network have been statutory listed, Preferred Option Draft Consultation Plan policy HSP PL6 will enable the Council to assess development proposals affecting non designated heritage assets, such as the canal network, as part of the development management decision taking process.
Emerging policy should ensure that new development promotes surveillance and new pedestrian links and connections to these spaces.	<p>Comment acknowledged.</p> <p>Preferred Option Draft Consultation Plan, policy HSP PL12 Design and Enhancement of the Waterside, has been updated to include further detail and make its requirements clear and easy to understand including the following specific criteria:</p> <p>Layout and Views Provides an effective layout including:</p> <ul style="list-style-type: none"> • Criterion 4. The efficient use of land, • Criterion 5. Clear street patterns and circulation routes, • Criterion 6. Defined building lines, and • Criterion 7. Retention and enhancement of views along and outward from the waterway. • Criterion 8. Opportunities for natural surveillance and designing out crime and the fear of crime. <p>Public Access and Connectivity</p> <ul style="list-style-type: none"> • Criterion 10. Open up and improve public access to the waterside for walking, wheeling and cycling. • Criterion 11. Provide links to other footpaths and cycle routes to promote leisure, health and wellbeing through exercise. • Criterion 12. Improve access along and across the river or canal corridor where appropriate. • Criterion 13. Ensure waterways are appropriately signed and illuminated.
The principles of Active Design should be incorporated into the broad aims of the policy, and are especially useful to points a, b, c, d, e, h, g, as this can	<p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>The criteria within the Preferred Option Draft Consultation Plan policy HSP PL12 Design and Enhancement of the Waterside has been amended to include the following criterion:</p>



Main issues	Council response
lead to healthier lifestyle choices.	<p>10. Open up and improve public access to the waterside for walking, wheeling and cycling.</p> <p>11. Provide links to other footpaths and cycle routes to promote leisure, health and wellbeing through exercise</p> <p>12. Improve access along and across the river or canal corridor where appropriate.</p> <p>13. Ensure waterways are appropriately signed and illuminated.</p> <p>By amending the policy criterion in policy HSP PL12 the plan will ensure that Active Design principles are fully integrated into the policy's aims, promoting healthier, inclusive, and well-connected communities.</p>
Recommend that the policy approach to flood risk and drainage requirements within Policy PL12 are also applied as part of an overall stronger policy approach for other policies in the plan (E.g. PL16, E2) and also include reference to the prevention of the culverting or rivers/watercourse	Noted. The policy approach to flood risk and drainage requirements set across other relevant policies (PfE Policy S4 and local plan policies E2 and PL8) will be used ensure a consistent and robust approach.

Policy approach HSP PL17: Design of Public Realm and Urban Spaces - This policy has been renumbered within the Preferred Option Draft Consultation Plan as HSP PL13: Design of Public Realm and Urban Spaces

Table 61. The main issues raised to Policy approach HSP PL17 and the council's response to them.

Main issues	Council response
This policy should include a commitment to planting street trees where appropriate and needed, using the Woodland Trust's tree equity score.	To ensure the plan's commitment to planting trees Preferred Option Draft Consultation Plan policy, HSP PL13: Design of Public Realm and Urban Spaces, has been amended to include Criterion 5:



Main issues	Council response
	<p>a. Align with PfE Policy JP-G7 Trees and Woodland with a commitment to planting street trees where appropriate and needed.</p>
<p>Concern that urban spaces are often pockets of urban decay, and such development opportunities seldom come to fruition.</p>	<p>Comment acknowledged. To avoid urban decay Preferred Option Draft Consultation Plan policy, HSP PL13: Design of Public Realm and Urban Spaces, will seek to ensure that urban spaces are safe, accessible to all and providing a clear purpose and function.</p>
<p>The principles of Active Design (e.g. Paragraph 3.4) should be included either within the broad aims of this policy or the reasoned justification as this will add value to criterion a, b, c, d, e, and g.</p>	<p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>Preferred Option Draft Consultation Plan policy HSP PL13 Design of Public Realm and Urban Spaces, will ensure that active design is included within the policy via Criterion 1c Movement and Connectivity which states that development proposals should:</p> <p>c. Incorporate active design principles (as set out in national guidance) and the Greater Manchester Streets for All Design Guidance to create environments that encourage physical activity and social interaction.</p>
<p>Suggest the importance of good wayfinding, to create active environments that engender active and healthier lifestyles, is incorporated within criterion h.</p>	<p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>Preferred Option Draft Consultation Plan policy HSP PL13 Design of Public Realm and Urban Spaces, Criterion 2. Quality and Inclusivity will require development proposals to:</p> <p>a. Be welcoming and designed to promote leisure and social use, and public spaces as places to spend time, providing inclusive seating at frequent intervals.</p>
<p>Whilst signage can contribute to the variety and quality of the street scene, it should aim to be inclusive.</p>	<p>Inclusive signage provides clear, accessible, and welcoming information for everyone. It accommodates diverse needs—such as visual, hearing, cognitive, or language barriers. To ensure that all individuals can navigate spaces independently and feel respected Preferred Option Draft Consultation Plan policy HSP PL13 Design of Public Realm and Urban Spaces, Criterion 2: Quality and Inclusivity, states that development proposals should:</p>



Main issues	Council response
	<ul style="list-style-type: none"> b. Include good wayfinding and signage that is clear, accessible, and inclusive, helping people navigate and encouraging active travel. c. Rationalise the use of signage, bollards, guard rails and other street furniture to avoid clutter whilst maintaining functionality.
<p>Support the promotion of active travel and public transport, which can facilitate a modal shift from private vehicles and reduce pressure on the strategic road network.</p>	<p>The council supports integrating physical activity into everyday life by designing buildings, streets, and public spaces that make walking, cycling, and using stairs easy and safe. This approach also creates opportunities for movement that promote health and wellbeing.</p> <p>Preferred Option Draft Consultation Plan policy HSP PL13 Design of Public Realm and Urban Spaces has been amended, and Criterion 1 Movement and Connectivity states that development should:</p> <ul style="list-style-type: none"> a. Maximise opportunities for walking, cycling and wheeling and enable all users to connect easily to public transport. b. Enhance and connect green routes and urban spaces to destinations, services and points of interest. c. Incorporate active design principles (as set out in national guidance) and the Greater Manchester Streets for All Design 228 Guidance to create environments that encourage physical activity and social interaction.
<p>Support for policy criteria e, f and g.</p>	<p>Support noted.</p>
<p>The design of public realm and urban spaces is an excellent opportunity to embrace sustainable water management principles with some specific additions to policy wording</p>	<p>To ensure that the plan will embrace sustainable water management principles Preferred Option Draft Consultation Plan policy HSP PL13 Design of Public Realm and Urban Spaces has been amended to include Criterion 5b which states that development proposals should:</p> <ul style="list-style-type: none"> b. Align with PfE Policy JP-S4 Flood Risk and the Water Environment by incorporating sustainable water management principles such as rain gardens, permeable surfaces and SuDS (Sustainable Drainage Systems), to manage surface water and enhance biodiversity, where appropriate.

23. Other main issues



23.1. The additional main issues raised during the consultation that were not specific to any policy area are listed in Table 62 below.

Table 62. Other main issues raised and the council's response to them.

Main issues	Council response
<p>Manchester Airport must be afforded policy protection to ensure that its operational safety and efficiency are not compromised. Suggests including a policy stating development which would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.</p>	<p>Reference is now made with HSP Policy PL8 in relation to safeguarding and affording the airport appropriate policy protections. The council will continue to work with Manchester Airport Group to ensure that further iterations of the plan include a Tameside specific map regarding appropriate mitigation and consultation requirements with Manchester Airport.</p>
<p>The plan needs a monitoring framework that includes targets for the plan and what actions will be taken if they are not met.</p>	<p>A draft monitoring framework has been included within the plan.</p>
<p>The quality of the feedback survey is poor, the material is difficult to understand, and the consultation has been poorly publicised.</p>	<p>The council provides a summary of the consultation activities which have been undertaken at each stage of preparing the plan and which it considered have met the regulatory and Statement of Community involvement requirements for preparing plans.</p> <p>A range of public consultation drop in events will support the Preferred Option consultation, with one taking place within each of Tameside's nine towns. Further a non-technical summary will be available as it has been at each of the previous consultation stations and a telephone call back system will operate for anyone wishing to speak to an office before making a response to the consultation.</p>

