

Development Brief

Land at Former Longdendale Recreation Centre, Manley Grove, Hyde

1. Introduction

The purpose of this document is to provide a concise introduction to the development potential and planning requirements relevant to this development site. The site is owned by Tameside MBC and the council is seeking to dispose of it.

Its aim is to assist potential purchasers in the preparation of development proposals and will be used to assess the acceptability of any proposals put forward before the Council will consider selling the site, to ensure that it meets the Council's requirements in terms of design, development and land use principles.

Developers will need to ensure that all the principles are adhered to and any variations clearly justified.

2. Summary of brief

The Council will expect the proposal to be appropriate to its context including:

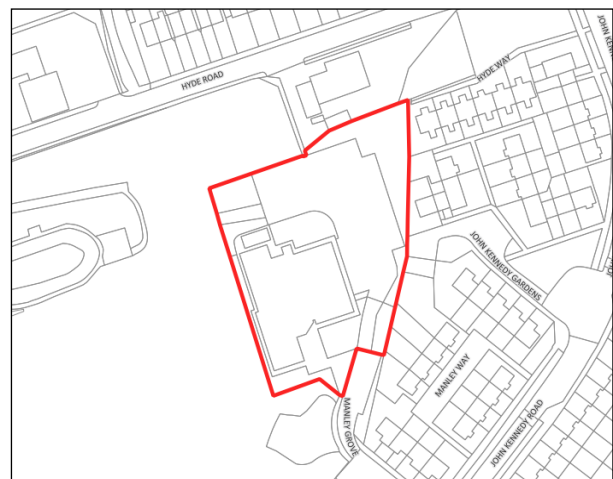
- Residential development
- Maximum building heights of two or two and a half storeys.

3. Location

The site is situated on the northern edge of Hattersley, to the south of the A57 Hyde Road and adjacent to the recently constructed Hawthorns SEND School. The site has good accessibility to the motorway network via the M67 and is less than 2km from Hattersley rail station with trains to Manchester every 30 minutes.

The site lies less than 1km from Hattersley Centre, with amenities including a Tesco Extra, community centre and library. Planning permission has been granted for an Aldi supermarket and additional employment units off Ashworth Lane at the junction with the A560 (application 23/01063/FUL refers).

It should be noted a Development Consent Order was granted in November 2022 for the A57 Links Roads¹ scheme that would see construction of a dual carriageway from M67 Junction 4 to a new junction on the A57(T) at Mottram Moor. The route of the new link road will run to the north of the site and through Mottram; the scheme will also see the detrunking of the section of the A57 north of the site. Preparatory work on the scheme has now begun.



Location Plan

¹ <https://nationalhighways.co.uk/our-roads/north-west/a57-link-roads/>



4. Site description and context

The site covers 0.57ha and constitutes a mix of greenfield and previously developed land.

Current use: The site was formerly occupied by the vacant Active Longdendale Recreation Centre alongside associated car parking and hardstanding. The vacant building was demolished in 2024 and at the time of writing the site is empty save for the contractor's compound.

Access: Pedestrian and vehicular access to the site is to the south from John Kennedy Road via Manley Grove. There is an additional pedestrian access point from Hyde Road to the north via an unadopted and unmaintained footpath, as well as access to John Kennedy Garden to the east which is separated from the site by a grass verge. Neither of these access points are recognised public rights of way nor part of the adopted highway network.

Boundaries: The site is bounded by a petrol station and mature vegetation to the north, residential dwellings to the south and east, and the Hawthorns School to the west. Boundary treatments include timber panel fences to the residential properties, a palisade fence to the school and horizontal concrete panels to the petrol station.

Scale and built form: Adjacent buildings are low rise and do not exceed two storeys.

Character: The character of the area is residential.

Density: The surrounding area consists of low-density housing built in a Radburn-style layout.

Topography: The site is largely flat with a minor fall in gradient from north to south. Neighbouring properties to the east sit at a slightly higher ground level; the Hawthorns School playing field to the west sits at a significantly lower ground level.



Site as viewed from Hawthorns School (Nov 2024)

Views: The site is visible from public vantage points at the junction of Manley Grove and John Kennedy Road to the south, A57 Hyde Road to the north, and John Kennedy Garden to the east. The site is also visible from across the Hawthorns School site.

Trees: There are no trees on site but there are mature conifers to the boundary of some residential properties on Manley Way.

Flooding: The site is entirely within Flood Zone 1, meaning it has a low probability of flooding from rivers.

Ground Conditions: Prospective developers will have to satisfy themselves of ground conditions



including contamination, services and culverts prior to development of the site.

Potential contamination issues have been identified on the site, the risks from which will have to be addressed during the application process and/or as part of a discharge of conditions application.

5. Planning considerations

The development of the site should accord with the development plan, namely policies in Places for Everyone (PfE) (2024) and the saved policies of the Tameside Unitary Development Plan (UDP) (2004), alongside the following Supplementary Planning Documents (SPD):

- Residential Design SPD
- Trees and Landscaping on Development Sites SPD

6. Development principles

Development proposals should take a comprehensive view and provide for redevelopment of the whole site.

Land use: The redevelopment of the site should provide a residential use.

Within the Tameside UDP proposals map the footprint of the building is unallocated, however the car park and hardstanding to the north and east of the building are allocated as Protected Green Space under Policy OL4 of the UDP. These OL4 areas extend from a larger OL4 parcel that covers the Hawthorns School playing field to the west.

The OL4 designation covers all protected green space outside the Green Belt including extensive

areas like town parks, but also public and private playing fields and informal open space. The UDP acknowledges that in a few cases the OL4 designation contains areas of built development; these are areas typically bordered by wider areas or corridors of open land. The OL4 designation covering the leisure centre car park could be considered as one such example, though it has since been separated from the larger OL4 parcel to the west by the fence that surrounds the Hawthorns School.

It is not considered likely that redevelopment of this small area of OL4 designation would prejudice the functions of the wider OL4 parcel to the west, however redevelopment of the site must still demonstrate compliance with Policy OL4 or, if relevant, how it satisfies one or more of the exceptions.

Density: Residential development on the site should be built to a minimum density of 35 dwellings per hectare in accordance with PfE Policy JP-H4.

Design: The development should reflect the scale and massing of surrounding buildings on John Kennedy Road and Manley Grove. The regeneration of Hattersley has included the introduction of pockets of new housing of modern design. Development cues could be taken from these sites in terms of material palette and vernacular.

Edges: Development edges need to consider adjacent residential properties and not create a risk of overlooking or of being overbearing. Development proposals should acknowledge and provide natural surveillance to public

spaces including the communal play area to the south and the access roads.

Proposals should take account of the Fields in Trust ‘Guidance for Outdoor Sport and Play’ to include an appropriate buffer zone to the community play area to the south, for the protection of residential amenity.



View from inside the site looking east (Sep 2024)

Being in a raised position adjacent to the Hawthorns School playing fields, proposals should avoid a large built form immediately adjacent to the boundary and avoid overlooking of the playing field, instead considering an appropriate boundary treatment.

Views: Development proposals should consider how the site is framed from viewpoints on John Kennedy Road, John Kennedy Garden and the A57.



Site as viewed from A57 (Nov 2024)

Affordable homes: Where proposals are predominantly for affordable housing, the types and tenures should be agreed with the Council before submission of a tender or any grant funding bid to Homes England’s affordable homes programme.

Where proposals are for market sale housing then a minimum 15% of any homes should be affordable, with at least 60% being family homes for social rent and the remainder for shared ownership or rent to buy.

Nomination rights should be provided to the Council for social rent and a local connection for all affordable home ownership tenures will be expected. Homes delivered by developer contribution should be discounted and transferred to one Registered Provider and should not be grant funded by Homes England.

Accessible and Adaptable Homes: All residential proposals should achieve the Building Regulations Part M4(2) standard for accessible and adaptable homes in accordance



with PfE Policy H3. Properties that additionally meet Part M4(3) standard are encouraged.

Space standards: Any residential proposals must comply with the nationally described minimum space standards² in accordance with PfE policy JP-H3.

Privacy distances: Any development of two storeys or more must be a minimum of 21 metres from the existing housing on John Kennedy Garden and Manley Way, dependent on the location of habitable rooms, in accordance with RD5 of the Tameside Residential Design SPD.



Site access from John Kennedy Road via Manley Grove (Nov 2024)

Access and Highways: All highways should be made up to adoptable standards, where they serve 5 or more properties and should prioritise active travel modes, such as cycling, walking and wheeling, in line with PfE Policy JP-C5³.

² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Primary vehicular and pedestrian access to the site is from Manley Grove. Pedestrian access from the A57 Hyde Road and John Kennedy Garden should be retained. There are long-user rights of access into the rear gardens of properties on Manley Grove as indicated on the proposals map that will need to be retained. There should be adequate access for refuse collection and adequate space for storage of waste and recycling bins.



Area to be retained for access rights (Sep 2024)

Car and cycle parking: Development proposals should have clearly defined parking areas that do not dominate the streetscene and which avoid large areas of surface or frontage parking. Development proposals will be required to incorporate adequate electric vehicle charging points in line with Part S of the Building Regulations and in accordance with PfE Policy JP-S2. Secure cycle parking must be provided as part of any new residential development, this could be in the form of garages to dwellings or separate dedicated cycle facilities. Advisory

³ <https://www.tfgm.com/strategy/streets-for-all>



parking standards are set out in RD8 of the Tameside Residential Design SPD.

Landscape: Any hard and soft landscaping should be integral to the scheme and reflect the scale and nature of development. Given the site’s elevation and proximity to adjacent playing fields, development should consider how to avoid dominating the open space.

Ecology: An appropriate ecological assessment should be undertaken. Any development on the site will be required to provide a minimum 10% net gain in biodiversity.

Secured By Design: Proposals should be safe, including by designing out crime and terrorism in accordance with PfE Policy JP-P1 and incorporate the principles of Secured By Design. The Council encourages developers to ensure that their schemes meet the criteria required for accreditation. Further details are available from www.securedbydesign.com.

Health: Development should support healthy lifestyles and maximise its positive contribution to health and wellbeing, whilst avoiding potential negative impacts. In accordance with PfE Policy JP-P6. Development will be required, where appropriate, to provide new or improved health facilities proportionate to the additional demand they would likely generate.

PfE Policy JP-P6 seeks to tackle health inequality and support improvements in health facilities which will facilitate greater integration of health and social care, and the provision of integrated wellness hubs, including the co-location of health, community and wellness services.

Environment and Sustainability: Tameside Council is committed to promoting the conservation and sustainable use of natural resources and encourages developers to incorporate these principles in the use of construction materials. The application will be required to submit a sustainability statement which should include:

- An energy statement which demonstrates energy reduction measures, in line with PfE Policy JP-S2 and JP-S3, such as on-site generation of renewable energy.
- Details of how the development will incorporate Sustainable Drainage Systems (SuDS) in accordance with PfE policy JP-S4.

Planning Obligations

The development may impact on infrastructure and service provision and may be subject to a Section 106 Agreement or Unilateral Undertaking. Likely contributions include:

- Provision towards local school places;
- Highway improvements;
- Affordable housing;
- Greenspaces and recreation;
- Biodiversity net gain requirement of a minimum 10% net gain.

A Heads of Terms or draft Unilateral Undertaking should be submitted with any application to avoid delays.



7. Planning applications

Developers are encouraged to enter into active pre-application discussion⁴ with Development Management regarding their proposals. Supporting visual material will depend on the nature and scale of proposals. Developers should expect to submit the following to support an application:

- A full set of plans, including street scenes and montages;
- A Design and Access Statement (including Crime Impact Assessment);
- Accessibility Checklist/ Statement;
- Desk-based Site Investigation for ground contamination;
- A full Transport Assessment, including parking details;
- A Sustainability Statement, including energy statement;
- Arboricultural Assessment;
- Ecological Assessment, including Biodiversity Net Gain Information;
- A Landscaping/Public Realm Strategy;
- A Flood Risk Assessment;
- A full Drainage Strategy;
- Noise Impact Assessment, if relevant;
- Statement of Community Involvement; and
- Heads of Terms (in relation to s106).

8. Further information

For further information visit www.tameside.gov.uk

⁴ <https://www.tameside.gov.uk/planning/preapplications>



Hawthorns School

Filling Station

Hyde Way

Path (um)

198.1m

Play Area

Manley Way

Manley Grove

Longdale

- Development Parcel
- Community Park
- Site Boundary
- Area kept free as right of access for existing residents
- Boundary screening for school
- Pedestrian link
- Vehicle Access/Main Access