



Introduction

This document is a Duty to Co-operate (DtC) Statement and is required for the preparation of Homes, Spaces, Places. It details the log of activities and collaboration since April 2024 with neighbouring local authorities, public bodies and sets out the dates of important workshops and meetings and will be read alongside a Statement of Common Ground which will be drawn up with DtC bodies as part of the plan making process.

It is a legal requirement under the provisions of the Localism Act and the National Planning Policy Framework (NPPF) states that local planning authorities have a duty to cooperate with each other, with prescribed bodies, on strategic matters that cross administrative boundaries. They should collaborate on relevant strategic matters and ongoing joint working between strategic policy making authorities and relevant bodies is integral to the production of positively prepared and justified strategy. In particular, it should help identify additional infrastructure needs necessary to support growth, or where needs can't be met wholly within a plan area whether they can be met elsewhere.

The duty set out in Section 33A of Planning and Compulsory Purchase Act 2004:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas including infrastructure that is strategic or impacts on at least two planning areas;
- requires that councils and prescribed bodies 'engage constructively, actively and on an ongoing basis to develop strategic policies;
- requires plan making authorities to have regard to relevant issues raised by Duty to Co-operate bodies;
- requires councils to consider joint approaches to plan making.

Who does Tameside need to cooperate with?

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Amendment Regulations 2012(Section 4) sets out a list of prescribed bodies with whom Council's should work alongside in preparing Local Plans.

The duty to cooperate bodies are listed below:

List of Statutory Consultees and Duty to Co-operate Bodies

Neighbouring Councils:

- Oldham Metropolitan Borough Council
- Manchester City Council





- Stockport Metropolitan Borough Council
- High Peak Borough Council
- Derbyshire County Council
- Peak District National Park Authority
- Greater Manchester Combined Authority (GMCA)
- Mossley Town Council
- Tintwistle Parish Council
- Charlesworth Parish Council
- Chisworth Parish Council
- Saddleworth Parish Council
- Derbyshire Police and Crime Commissioner.

Other public bodies (part 2 of 2012 Act)

- Environment Agency
- Historic England
- Natural England
- Highways Agency
- Civil Aviation Authority
- Office of Rail Regulator
- Transport for Greater Manchester (TfGM)
- Highways Authority (Tameside)
- Marine Management Organisation
- Tameside and Glossop Integrated Care NHS Foundation Trust.

Although not included on the statutory DtC bodies list; Local Enterprise Partnerships, Greater Manchester Natural Capital Group (Local Nature Partnership) and private sector utility providers (UU Plc, Electricity North West and Cadent), Homes England are included in the summary, It is considered in the interests of the Council to involve these organisations in strategic planning.





Homes, Spaces, Places, Scoping

This section of the statement should be read alongside the collaboration activities and responses received later in this report in relation to the same stage of plan preparation.

Since 2014, Tameside have been involved in Places for Everyone, which alongside the Minerals and Waste Plan are three of the four planning documents which form the Local Plan for Tameside.

PfE is the joint plan covering nine districts of Greater Manchester (excluding Stockport). It sets out the scale of housing development to be accommodated in Tameside and identifies three strategic allocations for new development.

Homes, Spaces, Places is the fourth and final document of the Local Plan which will replace the remaining saved policy elements of the Unitary Development Plan and effectively fill any gaps left by PfE, and the Minerals and Waste Plans.

At the Scoping stage, Tameside Council were seeking views about what the Homes, Spaces Place ought to contain to help understand the issues that the borough faces, how people think we ought to address them and provide the opportunity to have a say about what the future of Tameside looks like. This will help to prepare the plan which considers Tameside's biggest challenges.

A high-level Scoping Document was made available on the Council's dedicated HSP web page, setting out relevant background information and to provide matters for discussion. The document highlighted key considerations split across the following seven themes: Centres, Environment, Homes, Jobs, People, Travel and Places.

Collaboration activity – Homes, Spaces, Places, Scoping

During June to September 2024, a range of duty to co-operate meetings and activities took place focusing on the introduction and proposed scope of Homes, Spaces, Places (using the Scoping Document as a basis for discussion) the proposed delivery programme and key strategic cross boundary issues. Following each meeting, a set of notes was shared with attendees, an extract of these is set out below.

On 25th July 2024, the neighbouring Councils, external DtC bodies and additional specific consultation bodies were brought together in an interactive online workshop to discuss the scope of HSP, the consultation and Call for Sites exercise (workshop notes in the Appendix). The full list of activities are set out in the table below:





Log of Duty to Co-operate Collaboration

Neighbouring Authority or organisation	Date	Activity	Key Points
Letter to neighbouring local planning authorities and DtC organisations	6 th July 2024	Letter	The letter informed the neighbouring authorities and DtC bodies that Tameside had commenced the preparation of Homes, Spaces, Places as the fourth part of the Local Plan, to support the delivery of Tameside's Inclusive Growth Strategy and in compliance with Places for Everyone.
Manchester City Council	19 th June 2024	Presentation/ Meeting	Presentation outlining HSP – Key areas of discussion around housing allocations, transport and Gypsy traveller accommodation assessment, environment (urban greening factor), Holt Town and Medlock Valley, LNRS and SPDs, employment. Update on Manchester's emerging Local Plan; next stage Reg 18 consultation and updating evidence base including employment land review and retail and leisure study update.
Oldham MBC	27 th June 2024	Presentation /Meeting	Presentation outlining HSP – Key areas of discussion around housing supply and allocations (shared border) transport and green infrastructure. Update provided on Oldham Local Plan
Derbyshire Councils- High Peak DC, Derbyshire County Council and Peak District National Park	9th July 2024	Joint DtC meeting for Derbyshire Councils	<p>Presentation introducing the commencement of HSP and Scoping consultation, timescales for delivery of plan.</p> <ul style="list-style-type: none"> • Strategic framework and Housing and employment requirements set by PfE. • Preparation of South Pennines SPD underway with Rochdale and Oldham Councils • Transport cross boundary issues • GM looking at preparation of Joint Minerals Plan



			Updates provided on emerging Local Plans for High Peak and PDNP. Separate meeting to be held regarding PDNP Reg 18 consultation. Attendance at external workshop in July.
Stockport Council	13 th March and 17 th July 2024	Presentation/ Meeting	<p>Presentation providing an introduction to the Homes Spaces Places Plan Scoping and key topics for inclusion in the plan. Background around PfE housing policies and approach and transport.</p> <p>Stockport Local Plan consultation put on hold due to NPPF Update announcement but generally a 'brownfield first' approach and Stockport does not intend to review Green Belt.</p>
Mossley Town Council / Neighbourhood Forum	17 th July 2024	<p>Presentation/ Meeting</p> <p>Follow Up emails responding to queries</p>	Presentation introducing HSP Scope and opportunity to submit comments on consultation which is underway.
External Organisation Workshop Attended by: list in Appendix	25 th July 2024	<p>Presentation/ Interactive Workshop</p> <p>See Workshop notes in Appendix.</p>	Presentation and interactive online workshop to engage the DtC organisations in the commencement of HSP, Call for Sites exercise and how to respond on the consultation and to gain early feedback.
Peak District National Park Authority	24 th September 2024	Presentation/ Meeting	Presentation from PDNP on their Reg 18 Local Review Issues and Options Report and timescales. Consultation to run until 29 th November





Specific Bodies

National Highways	25 th July 2024	Attendance at external organisation workshop	Presentation and interactive online workshop to engage the DtC organisations in the commencement of HSP, Call for Sites exercise and how to respond on the consultation and to gain early feedback, see Appendix
Historic England	25 th July 2024	Attendance at external organisation workshop	Presentation and interactive online workshop to engage the DtC organisations in the commencement of HSP, Call for Sites exercise and how to respond on the consultation and to gain early feedback, see Appendix
Transport for Greater Manchester (TfGM)	25 th July 2024	Attendance at external organisation workshop	Presentation and interactive online workshop to engage the DtC organisations in the commencement of HSP, Call for Sites exercise and how to respond on the consultation and to gain early feedback, see Appendix.

Other Bodies

United Utilities plc	25 th July 2024	Attendance at external organisation Workshop
Electricity North West Ltd	6 th April/ 4 th September	Presentation/ Meeting
Cadent; ENWL; Ofgem Workshop	25 th September 2024	Presentations /Meeting with all GM boroughs





Duty to Co-operate Bodies Responses to HSP Scoping

Detailed below are the comments made by Duty to Co-operate neighbouring councils and bodies during the HSP Scoping Consultation, which will inform the scope of HSP and the consideration of updates to the Council's evidence base and Issues and Options stage of plan-making:

Neighbouring Councils	Comments
Peak District National Park	<p>PDNP set out the importance of recognising the Peak District National Park as a high quality upland landscapes; this includes Tameside; purpose to conserve and enhance natural beauty, wildlife and cultural heritage, promote opportunities for public to enjoy the park.</p> <p>New guidance being published soon. Key issues: PDNP is concerned about problematic visitor behaviour (littering, fly camping, leaving camp equipment behind) and lighting fires. Working to understand the impact of new housing on the National Park. The setting of Tameside land that falls within PDNP is hugely important in relation to nature recovery and there is a need to manage and mitigate visitor pressure to the park.</p> <p>PDNP is a destination from Ashton and will be from the proposed development at Godley Green Garden Village; key issues are sustainable access to mitigate congestion, air quality and carbon issues for both Tameside and the Peak District and to realise the health of residents in Tameside. One idea is a Park and Ride in Asthon for access to the PDNP at weekends; ease of access to natural space and countryside is important to improve physical and mental health of Tameside residents.</p>
Oldham MBC	<p>Oldham MBC noted the HSP Scoping document and do not at this stage have any specific comments to make.</p>
Mossley Town Council	<p>Over-development of Mossley; lack of affordable housing, in particular social rented and too much emphasis on providing larger homes which are unaffordable and concerns about stalled housing sites. Social infrastructure and traffic issues should be addressed prior to development. Energy efficient homes are important.</p>



DtC Bodies	Comments
Historic England	<p>Historic England emphasises:</p> <ul style="list-style-type: none"> • the importance of Tameside’s Industrial heritage and contribution of the historic environment to the character and distinctiveness of areas, economic well-being and quality of life for communities. • Heritage should feature in vision and objectives of plan and be a firm base for plan and policies. <p>The evidence base needs to include an assessment of historic environment and contribution to area; allocation’s need proper assessments of heritage and evidence should be up to date. Specialists should be involved to advise on conservation, archaeology and urban design.</p>
Natural England	<p>HSP should address impacts on and opportunities for natural environment and set out the environmental ambition for the district. Where relevant this should link to existing strategies and programmes. Key concerns:</p> <ul style="list-style-type: none"> • Sites of least environmental value should be selected for development, with justification/ evidence • Protect and enhance landscapes; and avoid impacts on protected landscapes; consider Peak District NP • Designated Sites – include criteria based policies to ensure protection of designated biodiversity and geological sites – eg South Pennine Moors SAC, Peak District Moors SPA; Dark Peak SSSI; Hollinwood Branch Canal SSSI and Huddersfield Narrow Canal SSSI in proposals map so clearly defined and identified. • Importance of screened under Conservation of Habitats and Species Regulations 2017; and Habitats Regulation Assessment –welcome an early discussion on these. • Biodiversity and Geodiversity • Priority Habitats, Ecological Networks and Priority or legally protected Species • Local Nature Recovery Strategy – GM Local Nature Recovery strategy; Biodiversity in new development and metric • Peat – specific policy wording should be contained in HSP that protects peat from development and extraction in light of PfE examination findings • No strategic allocations are sited on deep peat.





	<ul style="list-style-type: none"> • BNG • Green and Blue Infrastructure – GBI – living network of green and blue spaces have multiple benefits (from recreation to climate change mitigation/ flood storage and urban cooling), food production, wildlife habitats. This should be incorporated into plan as a strategic areas, see Green Infrastructure Framework (GIF) • Access and Public Right of Ways - Greenspace standards and policies around active lifestyles • Health and Well-being and Green Social Prescribing (GSP) and volunteers • Range of other issues to be considered including soils, air quality, climate change adaptation, water quality and flood risk management <p>List of local plan evidence.</p>
<p>The Canal and River Trust</p>	<p>Tameside’s canal and waterways need their own policies to ensure that development projects maximise the use of the waterways. There are multiple economic, social and environmental benefits of our waterways; policies could promote active surveillance, improved connectivity, new active travel routes and off-site improvements to existing network to maximise walking and cycling. Developers should consider flood risk; policies should ensure that blue and green infrastructure is protected, with a specific reference to canal and river networks in line with NPPF. Consider waterways as non-designated assets which add to the distinctiveness of places, include specific policies in HSP. Housing – UU supports the allocation of housing sites as it provides certainty for the infrastructure provider such as UU and the investment response to water and wastewater infrastructure and manage flood risk. Place – clear site wide design expectations set out in a borough-wide or site-specific design code will provide clarity to avoid policy or regulatory uncertainty.</p>
<p>National Highways</p>	<p>Development should be promoted at locations that can be made or are sustainable, that allow the uptake of sustainable transport modes and support wider social and health objectives and support existing business sectors and enable growth.</p> <ul style="list-style-type: none"> • Travel Plan and demand managements measures should be a requirement set out in plan policy. • Any future development should avoid negatively impacting on the functionality and safety of the SRN and the transport evidence base should ensure this is the case.





	<ul style="list-style-type: none"> National Highways is committed to limited environmental impact of development including allocations; in selecting sites ensure that they are not reliant on the SRN for transport access. HSP should be based on robust transport evidence that proposes suitable schemes and mitigation. <p>Note the policies of PfE and the Statement of Common Ground between National Highways and GMCA, in relation to PFE.</p>
The Coal Authority	The Coal Authority records indicate that Tameside has former coal mining features, coal mining activities and entries and surface hazards which may pose risk to surface stability and public safety. Relevant policies in HSP relating to new development and land contamination and stability should be included in areas of former coal mining activity and potential land instability and public safety risk. No further comments at this stage.
Transport for Greater Manchester (TfGM)	Highlights the transformational investment in Northern Trans-Pennine Route (NTPR) in response to increase in demand for train travel post pandemic and in line with the government agenda on public transport. Integrated transport planning and decarbonising the North, including facilitating freight, which will in turn support the Northern Powerhouse. Ongoing work includes Mossley station upgrade,

Other bodies	
ENWL	Local Plan should consider the potential for renewable and low carbon energy – identify opportunities and map existing renewable energy sites and a call for sites exercise on potential renewable energy sites.
United Utilities Plc	<ul style="list-style-type: none"> Climate change should be a ‘golden thread’ that runs throughout HSP. This should be embedded in vision, objectives and this should include management of the water environment, including sustainable water environment principles and water efficiency. More detailed policies should include flood risk and sustainable drainage. <p>Flood risk to include management of surface water include multi-functional sustainable drainage. Water efficiency to build on the strategic approach of PfE and consider tighter water efficiency targets (currently at 110 l a day) for new development; tighter targets could be achieved at minimal costs. UU has the evidence to support this.</p>





Appendix

Homes, Spaces, Places

Scoping Plan

External Workshop Note

25 July 2024





Workshop

On 25th July 2024, representatives of neighbouring Councils and organisations across Greater Manchester, including Duty to Co-operate bodies were invited to attend an online inter-active workshop on the Homes, Spaces, Places Scoping. A full list of participants can be found in the **Appendix**. The workshop agenda was as follows:

- Introduction
- Presentation on Tameside’s Homes, Spaces Places Scoping and ‘Call for Sites’
- Interactive poll
- Breakout groups with questions on HSP Scoping
- Feedback and Next Steps.

Introduction

Jeff Upton, Interim Head of Planning introduced the online session by setting out the purpose of the workshop, which was to share and gain feedback on the proposed scope of Homes, Spaces, Places, the Council’s new Local Plan, with a broad range of external organisations and groups through an interactive workshop.

The team set out future timeframes and key objectives of HSP, an important document that will act as a framework for new development over the next 15 years (replacing any remaining saved parts of the Unitary Development Plan).

Jeff Upton then outlined the timeline for preparation of the plan, as set out in the Council’s Local Development Statement (LDS) and clarified how it will sit under (and comply with) the recently adopted Places for Everyone (PfE) Development Plan Document for nine Greater Manchester districts, including Tameside. The LDS is due to be reviewed now that Places for Everyone has been adopted and to reflect any new changes brought in as part of the National Planning Policy Framework Review.

Jeff also outlined the Call for Sites process, which will run parallel to the HSP preparation and explained the online form (accessed through a QR code and on the Council’s HSP webpage).

Graham Holland, Planning Policy and Transport Manager then continued by setting out the proposed structure for HSP; the key topics that would be covered by the plan and





the stakeholder mapping undertaken to establish the relevant internal and external stakeholders; as well as the newly established governance structures, including a Project Board and a Members’ Sounding Group. Feedback was sought on the draft Scoping Plan (which was available to view ahead of the workshop on the Council’s dedicated webpage) as to whether it adequately covered the key issues and priorities.

The Council are obviously at the early stages of HSP preparation, however, an Integrated Assessment (IA) Scoping exercise and consultation has already been undertaken.

In terms of initial engagement, the HSP scope has been introduced to Tameside’s Neighbourhood Forums, Place Scrutiny Panel, Partnership and Engagement Network (PEN) and with members and internal stakeholders, also at the Council’s Environment and Climate Change Committee and with Housing partners. The team have held pop-up engagement sessions at borough events, including recent Stalybridge Street Fest, Ashton Saturdays on the Square and Hyde Artisan Market to help promote the consultation and gain feedback, alongside the social media campaign.

Part 1– Introductory Poll

By way of introduction, four introductory questions were put to the participants, who were invited to answer via an interactive poll. This provides a useful insight into the expectations and key priorities of the participants:

Figure 1: Participants were asked what their expectations were of the workshop via a Word Cloud:



Overall, as expected, almost 40% of respondents were attending to gain further **insight into the HSP Plan**, including plan preparation and process. Most respondents were keen to hear about the **key stages** and to gain a better insight into the **timeline for**

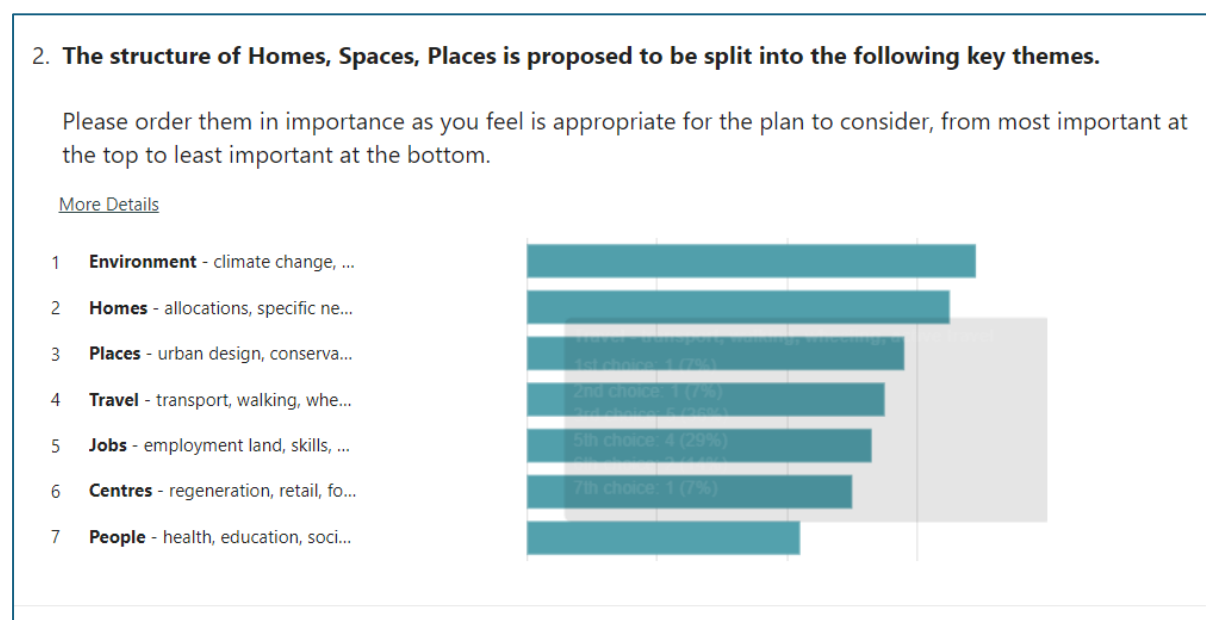




preparation of the plan. With the words “plan” and “understanding” appearing the most in the word cloud. Thematic comments related to **transport and urban design.**

Attendees were then asked to put the key themes into priority order. The theme of the **Environment** (which includes climate change, biodiversity, greenspaces) came out top, followed closely by **Homes** (allocations, specific needs) and then **Place** (urban design and conservation) and **Travel. Jobs, Centres and People** gained support for inclusion but was considered less of a priority, as this graph shows:

Figure 2: Proposed Structure of Homes, Spaces, Places



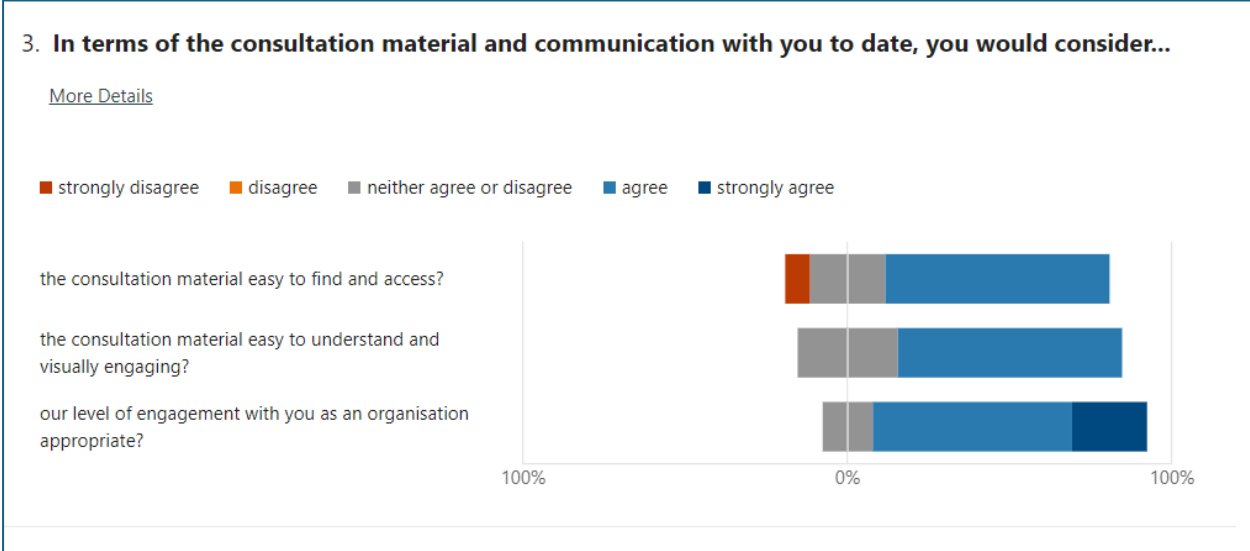
Attendees were then asked how accessible and user-friendly they have found the consultation documents, **figure 3**. It was pleasing to see that the majority of respondents find the HSP consultation material accessible, easy to understand and visually engaging; with only a small minority finding the information hard to access.

The vast majority of attendees also felt that the Council’s level of engagement with the organisations was appropriate for this stage of the plan-making process, as shown below:





Figure 3: How do you generally find the consultation material and communication?





Part 2 Breakout Session

Participants were split into two breakout rooms with the opportunity to add comments, ideas and approaches on post-it notes onto a virtual board under the thematic topics. Participants were invited to respond to the following questions:

- Does the Scoping Plan (circulated) adequately **reflect and deliver the right messages** of the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?



Centres

Figure 6: ‘Jamboard’ summary of discussion on Centres

Centres

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?

Policies to reflect need for flexibility on commercial uses - not just focussed on retail.

Are you looking to do a Retail and Leisure Study doc?

Allow for opportunities for resi development in centres - aligned to good design policies.

Sui Gen uses and management over these uses

Revisit SHLAA

Are you considering promoting the concept of 15 minute neighbourhoods in town centres

Class E issue

QR Code

Key points from the breakout discussion on Centres:

- **Use Classes:** some discussion over negative issues associated with the relatively new Class E (town centre use class) and the challenges that this creates for town centres/ centres, this led to a debate on other ‘Sui Generis’ use classes that are perceived to cause issues within town centres, such as take-aways.
- **Residential in town centres** – a discussion in one group about allowing more residential uses (and at a higher density) within town centres as part of diversification and to provide a residential population to support existing and future shops and services. It was felt that higher densities occur within careful design controls to ensure the improved quality of design in town centres. This



also led on to a suggestion that the Strategic Housing and Employment Land Availability Assessment (SHELAA) be reviewed with this in mind.

- **Promote 15-minute neighbourhoods in town centres** – discussion in one group about the concept of 15-minute neighbourhoods in centres and the benefits of this in terms of encouraging active travel; supporting services and shops etc.
- **Flexibility in uses for retail:** further discussion on use classes led to a call for more flexibility for shops – with LPAs allowing a range of commercial uses within town centres, not just retail in the centres.

Other Comments:

- **Benefits of the accessibility of Tameside** – the borough is thought to be well-connected and could benefit from its centres being very accessible via public transport as well as the strategic road network and Manchester City Centre.

Environment

Figure 7: ‘Jamboard’ summary of discussion on Environment

Environment

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of?**

Linkages via the emerging LNRS

How are you intending to take account of, embed, the LNRS into the Plan?

LURA brought in an enhanced duty to 'further the purposes of a national park in undertaking duties in, on, or so as to affect land in a NR. (Was formerly to 'have regard'.)

recent issue re Sheffield CC's HRA where NPA challenged the ZOI. We think the NP creates a bigger zone. (Possibly not relevant if housing requirement set by PP)

Need to be careful not to duplicate what is in PIE - BNG; climate resilience, GI etc

Can HSP support the decarbonisation of transport by encouraging residents and businesses to shift to EV and other modes

PDNPA concern is always the landscape setting of the national park

Linked to the comment re the PDNPA, Oldham has a specific policy on the relationship to the Peak District which you may find useful to look at.

What are thoughts regarding wind energy going forward?

Issue of resilience to climate change is important and to think about how that is expressed/set out in the plan. It is difficult as it has cross-cutting impacts across policy areas.

Consideration of South Pennines and application of JP-C6 particularly in relation to recreational disturbance.

QR Code



Key Points raised in breakout group on Environment:

- **Importance of Local Nature Recovery Strategy (LNRS):** there were questions raised about how the Council could embed the LNRS into the Local Plan. This is a strategy set out within the Environment Act that requires responsible authorities (in our case the GMCA) to map priorities for nature recovery and actions across the strategic area within a local nature recovery strategy.
- **Avoid duplication in local policies:** PfE Policies have already been adopted around Biodiversity Net Gain, Green Infrastructure and trees and in some cases local policies can provide more detail, however they should avoid duplication or contradiction of existing policies within PfE.
- **Considering Wind Energy:** one group raised the issue of wind energy potential and Tameside's views on this, in light of the government's recent policy change.
- **Importance of climate change and resilience:** this important issue is considered to cut across the entire plan and should be considered in the Local Plan and how it impacts on all policy. Resilience is how the LPA responds to climate change and its ability to withstand its effects on social, economic and environmental systems (hazardous events such as flooding, for example).
- **Modal Shift towards more sustainable modes of transport:** can the Local Plan encourage a residents and businesses to shift to more sustainable travel to support the decarbonisation of transport?
- **Consideration of South Pennines and PfE Policy JP-G6 (Uplands);** particularly in relation to recreational disturbance.
- **Peak District National Park:** concern about the impact on the landscape of the National Park – this should be considered in the plan. In relation to this, Oldham Council has a draft policy relating to this, which will be useful for Tameside to consider. LURA have brought in a new duty for LPAs to “further the purposes of the National Park” in undertaking duties that in, on and so as to affect the National Park. Note that response to Sheffield CC Local Plan and the larger Zone of Influence’ which was identified following a challenge from the NP.





Other Comments:

- **Drainage Catchment upgrades are anticipated in the next 5 years** in parts of the borough, to reduce spillages.

Homes

Figure 8: ‘Jamboard’ Summary on Homes theme

Homes

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?

small sites allocations required by NPPF

would suggest this plan doesn't allocate land for Tameside's requirements, some is allocated in PFE

presumably you will be doing a viability appraisal for affordable housing target(s)

Holt Town Masterplanning process consulting soon - potential linkages into Tameside

Set a threshold for sites in SHLAA to be allocated, but make it clear those in PFE won't be allocated

<https://www.udg.org.uk/publications/articles/issue-local-plans-and-ed-vision-every-town-not-call-sites>

Unlike in the jobs section, there is no reference to the two housing sites allocated in PFE

I would suggest that PFE "sets" or "states" not "recognises" Tameside's housing target, does this suggest there is flexibility?

Defining genuinely affordable housing through plan policies may be a way of addressing some concerns from residents about whether AH is actually meeting need

QR code

The key points from the Housing Thematic group:

- **Site allocations for new housing:** one suggestion is that Tameside does not allocate any new sites for housing, requirements are met through the Places for Everyone Plan; PFE ‘sets’ or ‘states’ housing requirement, rather than recognises it.
- **Scoping Document comment:** No reference to the two PFE strategic housing sites (Godley Green and South of Hyde) in the housing section of the Scoping document;
- **Small site allocations** required through NPPF;





- **Defining ‘genuinely affordable housing’** in HSP: will help address the concerns over whether affordable housing needs are being met in the borough;
- **Viability of Affordable housing target** – the suggestion is that a viability appraisal is undertaken on the Tameside’s affordable housing target as set out in HSP, once agreed.
- **Holt Town masterplan:** consultation shortly; will help inform the plan.

Other Comments:

- Tameside should capitalise on its good accessibility to provide homes, for example for those moving out of Manchester City Centre; close to public transport such as trams and buses; offers good value for money, links to City Centres and other centres.

Jobs

Figure 9: ‘Jamboard’ Summary on Jobs theme

A digital jamboard titled 'Jobs' with a white background and a dark green silhouette of a town skyline at the bottom. The jamboard contains three bullet points, three yellow sticky notes, and a QR code. The top right corner features the 'Homes Spaces Places in Tameside' logo.

Jobs

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?

Are you preparing a new employment land review to answer the question about right sites in the right place, what would be your response if everyone says no, more land is needed?

It seems strange that you use the phrase "PTE recognises" and it "identifies" not "allocates" Ashton Moss, this seems a little confusing in terms of the status of the site

This probably applies across the board, but it would be helpful to be clearer that PTE states/does this and this local plan is adding value to that plan at the local level



Key discussion points on the Jobs topic:

- **Employment Land:** are you doing an update on the Employment Land review in response to right land in the right places; how would you respond if the answer was that no more employment land is required?
- **General points on Scoping document:** refer to PfE policies and what these state, then follow on with the value that local plan policies can add beyond this. For example, it allocates and identifies Ashton Moss West as a strategic employment site.

Other Comments

- Tameside should capitalise on the accessibility of the borough in attracting development. Local Infrastructure should be considered in delivering the strategic employment sites.

People

Figure 10: 'Jamboard' summary of People thematic group

A 'Jamboard' summary for the 'People' thematic group. The title 'People' is in orange. Three key questions are listed: 'Does the Scoping Plan (circulated) adequately reflect and identify the key issues relevant to Tameside?', 'Of those key issues, which are the most important?', and 'From your own plans and strategies, are there particular additional points which we need to be aware of?'. Three pink boxes contain notes: 'Opportunities to look at cross-boundary linkages re Green Infrastructure and open spaces (including Playing Pitch Strategy). What evidence do you have or are you preparing?', 'Consideration of infrastructure needs that cross boundaries with neighbouring authorities.', and 'Give communities the opportunity to tell you what they need. It's not always what we think they need.' A QR code is in the bottom right. The 'HOMES SPACES PLACES IN TAMESIDE' logo is in the top right. A silhouette of a town skyline is at the bottom.




People

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?

Opportunities to look at cross-boundary linkages re Green Infrastructure and open spaces (including Playing Pitch Strategy). What evidence do you have or are you preparing?

Consideration of infrastructure needs that cross boundaries with neighbouring authorities.

Give communities the opportunity to tell you what they need. It's not always what we think they need.





Key Points from the People topic group:

- **Cross-boundary opportunities:** around playing pitches, recreation and green infrastructure should be considered; what evidence are you preparing (eg Play Pitch Strategy)?
- **Cross-boundary Infra-structure with neighbouring authorities:** should be considered.
- **Community consultation:** give communities an opportunity to tell you what they want (it’s not always what you think it is).

Travel

Figure 11: Jamboard summary of Travel topic group

Travel

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important**?
- From your own plans and strategies, are there particular **additional points which we need to be aware of**?

LCWIP - not sure how far ahead this is in Tameside, but that could/will inform key transport policies and key evidence document.

As per the Places slide - look at how the densities can be increased along the high capacity transport corridors.

Consider National Highways Route Strategy document policies for the region.

Transport Strategy - not sure how far along Tameside is in doing their own? Needs to consider North/South connections, more than East/West.

Consider DfT Circular 01/2022 which relates to how NH interacts with the planning system.

Refresh of T2040 (new LTP) - picking up on what that means in terms of right mix etc.

Draft Rapid Transit Strategy / LTP Refresh

LTP refresh will include policy on vision zero for safer roads, which needs to be a focus for HSP too



Key Points relating to the travel topic:

- **Strategic Road Network:** Denton Roundabout; key infrastructure linked to strategic development; no new projects scheduled from National Highways so any new infrastructure will need to be funded from elsewhere, apart from Mottram By-pass which is due to start; public drop-in sessions. Opportunity for promotion of HSP in these forums?
- HSP policies therefore should focus on sustainable and active travel; tram-train opportunity to Glossop forms part of **Draft Rapid Transit Strategy?**
- Importance of the **Local Transport Strategy Refresh** in setting out clear local priorities.
- **Connectivity:** consider good accessibility and capitalise on this;
- **Active travel:** for road safety it is important to shift mindset to moving people via active travel.

Places

Figure 12: Jamboard summary of Places topic group

Places

- Does the Scoping Plan (circulated) adequately **reflect and identify** the key issues relevant to Tameside?
- Of those key issues, which are the **most important?**
- From your own plans and strategies, are there particular **additional points which we need to be aware of?**

HOMES SPACES PLACES IN TAMESIDE

Welcome the coverage of the historic environment under this theme in the scoping report.	Undertake a Townscape and Capacity assessment to understand what capacity there is within the existing urban area to accommodate higher densities.	Look at how a design-led approach to site capacity can help achieve high quality design.	Sheffield and Leeds have good evidence base documents in relation to densities and townscape etc. Stockport also doing a similar bit of work that is throwing out interesting results.	Probably not in the right place, but are you going to set out an overall vision for Tameside, maybe how it will play its role in the "City Region"?	Is the Design Code leading the Plan, or the Plan leading the Design Code? The design coding process can be extremely useful in looking at how places can develop and improve.
Review and update evidence base where required. Develop a spatial portrait of the area to inform design and heritage policies.	Use the advice from the Place Alliance reports on Design and Design Quality - i.e. include a policy that mandates Design Review for all major schemes.	Start developing a methodology to undertake proportionate heritage impact assessments of sites where development is likely to effect designated heritage.	Look for opportunities where development can enhance heritage e.g. new development may better reveal the significance of heritage assets or help address heritage at risk.	Historic England can provide good examples of heritage focused evidence documents e.g. Calderdale's Heritage Impact Assessment and York's Heritage Topic Paper.	

QR CODE



Key Points relating to Places topic:

- Welcome the coverage of the **historic environment** under this theme in the Scoping report;
- **Undertake townscape and Capacity assessments** to understand what capacity there is within the existing urban areas to accommodate higher densities;
- Look at how a **design-led approach to site capacity** can help achieve high quality design;
- **Sheffield and Leeds** have good evidence base documents in relation to densities and townscape. **Stockport** doing similar work throwing out interesting results;
- **Overall vision for Tameside** and how it will play its role as “City Region”
- Is the **Design Code** leading the Plan or the Plan leading the Design code? Design coding process can be useful in looking at how places can develop and improve;
- **Review and update the evidence base** where required. Develop a spatial portrait of the area to inform the design and heritage policies;
- Use the advice from **the Place Alliance reports on Design Quality** includes a policy that mandates Design Review for all major schemes;
- Start developing **a methodology** to undertake a proportionate **heritage impact assessments** of sites where development is likely to affect the designated heritage;
- Look for the **opportunities where development can enhance heritage** eg new development may better reveal the significance of heritage assets or help address heritage at risk;
- **Historic England** can provide good examples of heritage focused evidence documents eg. Calderdale’s Heritage Impact Assessment and York’s Heritage Topic Paper.





Next Steps

All participants reconvened for a final discussion and facilitators ran through some of the key points and comments from each breakout room, as captured in more detail above.

The public consultation runs until 16th September 2024 and includes a combination of online and in-person events, material and engagement activities, including social media. The surveys are available on the Council's dedicated webpage or alternatively email the Plan Policy Team.

The Planning Policy Team wish to thank all those who participated in the workshop for their contributions as part of this initial stage of the local plan process, we hope that you will continue to contribute to the preparation of Homes, Spaces, Places over the coming months.





Appendix: List of Participants

Jeff Upton, Interim Head of Planning and Transportation, Tameside Council

Graham Holland, Planning and Transport Strategy Manager, Tameside Council

Simon Pateman, Planning Policy, Tameside Council

Laura Smith, Planning Policy, Tameside Council

Kathy Bibby, Planning Policy, Tameside Council

Anne Morgan, GMCA

Wendy Moorhouse, Oldham MBC

Clare Taylor-Russell, GMCA

Rachel Greaves, Oldham MBC

Clare Sansom, High Peak BC

Elizabeth Dryden-Stuart, Oldham MBC

Clare Davison, Oldham MBC

Katherine Holmes, Homes England

Holly Harrow, Homes England

Duncan McCorquodale, Manchester CC

Richard Clowes, Transport for Greater Manchester

Adam Johnson, National Highways

Adam Brennan, United Utilities plc

Adele Metcalfe, Peak District National Park Authority

James Langler, Historic England

Graeme Morre, Oldham MBC

Steve Johnson, Stockport MBC

Mike Taylor, ENWL

