Tameside Metropolitan Borough

LIVE WORK INVEST IN TAMESIDE

HOMES SPACES PLACES IN TAMESIDE

CALL FOR SITES



SHAPING TAMESIDE FOR TOMORROW

WHAT IS A CALL FOR SITES?

This Call for Sites provides an early opportunity for anyone to put forward land within the borough that has the potential for future development or that should be protected.

WHAT TYPE OF LAND CAN YOU SUGGEST?

The Council is interested in all types of land and broad locations but would especially welcome suitable previously developed (brownfield) land and buildings in the most accessible locations in Tameside.

For housing, land should be able to support the delivery of at least five homes.

For economic development (office, industrial and warehousing) sites should be capable of delivering 500square metres of gross floor space or have an area of at least 0.25 hectares, approximately a quarter of an adult sized football pitch.

WHAT TYPE OF LAND USE OR DEVELOPMENT CAN YOU SUGGEST?

We are interested to hear about potential opportunities for a wide range of land uses, including those set out below. If you think that there could potentially be more than one suitable use for a site, you can indicate this when returning information.

HOUSING

Places for Everyone (PfE) is an adopted joint development plan document for 9 Greater Manchester districts, including Tameside. The plan identifies Tameside's average annual housing requirement as 485 net additional dwellings over the plan period 1 April 2022 to 31 March 2039. PfE has allocated land for residential development at Godley Green Garden Village and the South of Hyde.

Tameside has recently published its Strategic Housing and Economic Land Availability Assessment[1] (SHELAA) which has identified potential land for development using a methodology which assesses suitability, availability and achievability. Both PfE and the SHELAA identify land with development potential to meet Tameside's average annual housing requirement, however, it is still important to ensure there are a diverse range of opportunities to provide choice and flexibility in the market to meet requirements. We would welcome further suggested sites for new homes to understand any additional opportunities.



[1]https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment

GYPSIES, TRAVELLERS OR TRAVELLING SHOWPEOPLE ACCOMMODATION

The latest (2018) Gypsy, Traveller and Travelling Showpeople Accommodation Assessment indicates that three additional pitches for gypsies and travellers and an additional plot for travelling showpeople are required in Tameside. Work is also underway to update the 2018 assessment of accommodation needs.

EMPLOYMENT

PfE identifies sub-regional requirements of 2,019,000 sqm of accessible new office floorspace and 3,513,000 sqm of new, accessible, industrial, and warehousing floorspace over the plan period across the nine boroughs. In Tameside, PfE has allocated employment land at Ashton Moss West which is anticipated to deliver around 160,000 sqm of employment floorspace within the Research and Development, Light Industrial and General Industrial use classes.

The SHELAA identifies land with the potential to deliver additional office, industrial and warehousing floor space. The PfE Ashton Moss West Allocation and the land supply identified in the SHELAA are anticipated to make a significant contribution to the delivery of gross employment floor space in Tameside. However, we would welcome suggested sites for employment uses to understand any additional opportunities.



RETAIL, LEISURE AND OTHER COMMERCIAL DEVELOPMENT

Land for the development of retail and service, leisure, hotel and other mixed commercial uses.

MIXED USE

Land for more than one use in combination, for example, housing and commercial uses together.

COMMUNITY USES

Land for the development of social infrastructure such as for community, cultural, education or health uses.

GREENSPACE

The specific designation of land as Local Green Space allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

In accordance with national planning policy, the Local Green Space designation should only be used where the green space is:

a. In reasonably close proximity to the community it serves;

b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c. Local in character and is not an extensive tract of land.

RENEWABLE ENERGY, LOW CARBON SCHEME OR ENERGY STORAGE

The potential of land or buildings for the production of renewable energy includes large scale solar photovoltaics; wind; hydropower or bioenergy. This could include small community-led renewable energy generation or low carbon schemes.

Please provide full details with your suggestion on the online form provided.

WHO CAN SUGGEST LAND?

Anyone can suggest land. When you submit land you will be asked what your connection to it is. You do not have to own land to suggest it. If you are not the landowner but you know who is, it would be helpful if you can tell us this.



WHAT ABOUT LAND AVAILABILITY?

Although the land does not need to be available for development now, the information submitted must give the Council confidence that it will become available, and development will have started by 2041, which is the intended end date of Home, Spaces, Places.

HOW TO SUBMIT LAND FOR CONSIDERATION?

Online at:
www.tameside.gov.uk/homesspacesplaces

By downloading, from the above website, completing and returning a call for sites form by email to: planpolicy@tameside.gov.uk

By downloading, completing and returning a call for sites form by post to:

Planning Policy, PO Box 304, Tameside, OL6 0GA

Please complete a separate form for each parcel of land that you wish to submit.

HOW LONG IS THE CALL FOR SITES OPEN FOR?

Completed forms should be submitted to the Council no later than: **16 September 2024**

WHAT WILL HAPPEN TO THE SUBMITTED CALL FOR SITES INFORMATION?

Following the call for sites the Council will:

- Undertake an assessment of all land put forward to determine the suitability, availability and achievability for the land use or development proposed.
- Consider the land suggested for inclusion in the next iteration of Tameside's Strategic Housing and Economic Land Availability Assessment and Brownfield Land Register.
- Consider whether any of the land suggested should be allocated or designated in Tameside's emerging Homes, Spaces, Places, plan.

The Council may need to contact you to clarify details or request further information about the land which you have suggested.

All of the anonymised land data in the submissions will be made publicly available. A map showing the location of the submitted sites, the use they have been suggested for and details of who has put the site forward will be published at the next stage in the plan's production.





DOES THIS MEAN THAT THE LAND I HAVE SUBMITTED WILL BE ALLOCATED IN TAMESIDE'S EMERGING HOMES, SPACES, PLACES PLAN?

No. The call for sites and any subsequent assessment of land will provide evidence to inform plan-making. The call for sites identifies land which has the potential to meet need, but does not in itself determine whether land should be allocated for development, or protected by a designation.The allocation of land for development will depend upon the extent of any constraints identified and it is for the plan to determine which land is suitable to meet the borough's development needs and the plan's strategy.

Please note that inclusion of land in the Call for Sites will not change its planning or land use status and does not imply an agreement by the Council that it will be acceptable for the purpose it was put forward through this Call for Sites in the emerging plan, nor does it guarantee the grant of planning permission.

HOW TO FIND OUT MORE

This document and the Scoping Plan have been published on the Council's website at: www.tameside.gov.uk/homesspacesplaces

It will also be made available for inspection at the Council's main office in Ashton-under-Lyne and other Tameside Council libraries during normal opening hours during the consultation period.

If you would like to discuss this consultation or ask questions before responding to the call for sites, you can book a telephone appointment with a planning officer. Appointments run for up to 20 minutes. To book an appointment please call 0161 342 8355, selecting option 4.

DATA PROTECTION

We will process your data/information in accordance with UK GDPR and the Data Protection Act 2018. Our commitment can be found in our Privacy Notices using the links below.

Privacy Notice (full link details in footnote below)*

Please note that following the consultation, a map showing the location of the submitted call for sites, the use they have been suggested for and details of who has put the site forward will be published. By submitting a call for site proposal form, you are agreeing to these conditions.

As an open and transparent process, responses in full to the broader scoping consultation, including a respondents name, will be available to view publicly and therefore cannot be made in confidence, although personal information such as postal and email addresses alongside signatures and phone numbers will be redacted.



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