Tameside Metropolitan Borough

LIVE WORK INVEST IN TAMESIDE

HOMES SPACES PLACES IN TAMESIDE



SHAPING TAMESIDE FOR TOMORROW

SCOPING CONSULTATION

Tameside's Local Plan isn't just one document.

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

Places for Everyone is a joint plan covering nine Greater Manchester districts. It sets out the overall scale of housing development to be accommodated in Tameside, and identifies three strategic site allocations for new development in Tameside.

Having regard to the planning documents that are already in place we are now seeking your input into the fourth and final document of the Local Plan, called, Homes, Spaces, Places. The intention with this plan is to replace any remaining saved policy elements of the Unitary Development Plan and effectively fill any policy gaps left by Places for Everyone or the Minerals or Waste plans.

Homes, Spaces, Places will apply to the whole of Tameside and look forward to 2041.

At this stage, we are interested to seek views about what the plan ought to contain to help us understand the key issues that the borough faces, how you think we ought to address them and provide the opportunity to have your say about what the future Tameside looks like. This will help us to prepare a plan which considers some of our biggest challenges.

To help your thoughts, a summary of high-level relevant background information is provided within this discussion document. We have also highlighted some initial key considerations and split this across the following seven themes: Centres, Environment, Homes, Jobs, People, Travel and Places. Everyone is invited to comment on this consultation.

This is also an opportunity for anyone to put forward land that they would like to be considered for development, which could be through recognition in the plan, as this is written, or that should be protected. If you wish to suggest a site, there is a separate call for sites form and consultation document setting out further details as to what should accompany any land which is put forward.

This will help the council to identify what land is potentially available to meet future development requirements or that should be protected.

After the consultation closes, we will summarise the responses, which will help us to write the plan. We will publish the summary on our website so that you too can see the main issues that have been raised.



CENTRES

PLANS NEED TO:

- Support the role of town centres as the heart of a community;
- Plan for positive growth and long-term vitality and viability;
- Allow diversification in a way that responds to market changes; but that also reflects their distinct character;
- Centre development where growth is anticipated; and
- Recognise the role of new homes, and people in town centres, alongside the role which smaller scale local shops and services play as part of local communities away from town centres.



THE TREND IS:

- That online shopping has grown rapidly in the UK in the last decade; up from 3.4% of retail sales in 2007 to 27.9% of all sales, in 2020[1] . Combined with other impacts including the pandemic, this has led to a reduction of 'in-store' purchases.
- This has reduced the need for a 'bricks and mortar' presence from national chains on many high streets with many familiar names closing their doors.
- The North-West has the highest concentration in the UK of retail and leisure vacancies[2] of 15.1%, and a persistent vacancy rate of 7% in the North West, compared to 4.5% for the UK.
- There has been a reduced footfall in most centres as a result of a combination of these factors.

PLACES FOR EVERYONE RECOGNISES:

- The importance of a network of main town centres across the nine Greater Manchester boroughs, for Tameside this is Ashton. It identifies these as drivers of economic growth and the focus for office, retail, leisure and cultural activity, particularly on previously developed land.
- The importance of growing residential populations in centres by encouraging higher density development, close to public transport hubs and along transport corridors. Crucial to this is the provision of the supporting infrastructure, retaining distinctiveness and improving green spaces to make sure these are places where people want to live.



WHAT DO WE KNOW ABOUT TAMESIDE'S TOWN CENTRES?

- Alongside Ashton, Tameside's sub-regional shopping centre, the borough defined centres at Hyde, Denton, Droylsden, Stalybridge, Mossley and Hattersley, alongside which, numerous local parades of shops exist.
- Two of the borough's centres, Ashton and Hyde, have defined Primary Shopping Areas, although the Tameside Retail and Leisure Study 2018[3] suggests this should be expanded and all centres, apart from Hattersley, should have defined Primary Shopping Areas going forward.
- There has been significant change in the borough's centres since the last plan was adopted and considerable regeneration projects are underway in many centres, with funding secured. In particular, masterplans covering Ashton, Hyde, Stalybridge and Droylsden either have or are being established, resulting in enhancement to the public realm and historic buildings, as well as driving wider investment.
- However, the district has a higher-than-average vacancy rate[4] (16.32%) than the rest of UK (12.2%), alongside which there has been a growing proportion of shop units in some centres which are not open and active in daytime trading hours.
- Many of the borough's centres have a limited food, drink and leisure offer, although this is growing in some centres. Research shows this sector is critically important to a successful and vibrant centre.
- To respond to the changing market conditions, the latest Retail and Leisure Study recommends a contraction of town centre boundaries to create more compact a core of commercial activity linking into surrounding residential areas.

HSP KEY QUESTIONS

- Do you consider that Tameside's centres have a good mix of shops and services and how can the Plan help improve the offer?
- How can the Plan help improve the environment of Tameside's centres?
- Should the plan have policies to help control certain uses in town centres, such as take-aways or betting shops?
- Do Tameside's centres have a good mix of food, drink and leisure uses? How should the Plan encourage the night-time economy?
- Do you have any other general comments on how plan policies can support Tameside's centres?



NATIONAL TRENDS

ONLINE SHOPPING HAS INCREASED EXPONENTIALLY

3.4% of all retail sales (2007) to **27.9%** (2020)

NATIONAL TRENDS

FOOTFALL

In 2023 footfall in town centres nationally remains on average **10%** below pre-pandemic levels

TAMESIDE - 7 DESIGNATED TOWN CENTRES

ASHTON
DENTON
HYDE
DROYLSDEN
STALYBRIDGE
MOSSLEY
HATTERSLEY

TAMESIDE

MASTERPLANS

Hyde, Drolysden, Stalybridge, St Petersfield, Ashton

TAMESIDE

VACANCIES - Tameside 16.3% UK 12.2%

PERSISTENT VACANCIES - Tameside 7% UK 4.5%

TAMESIDE

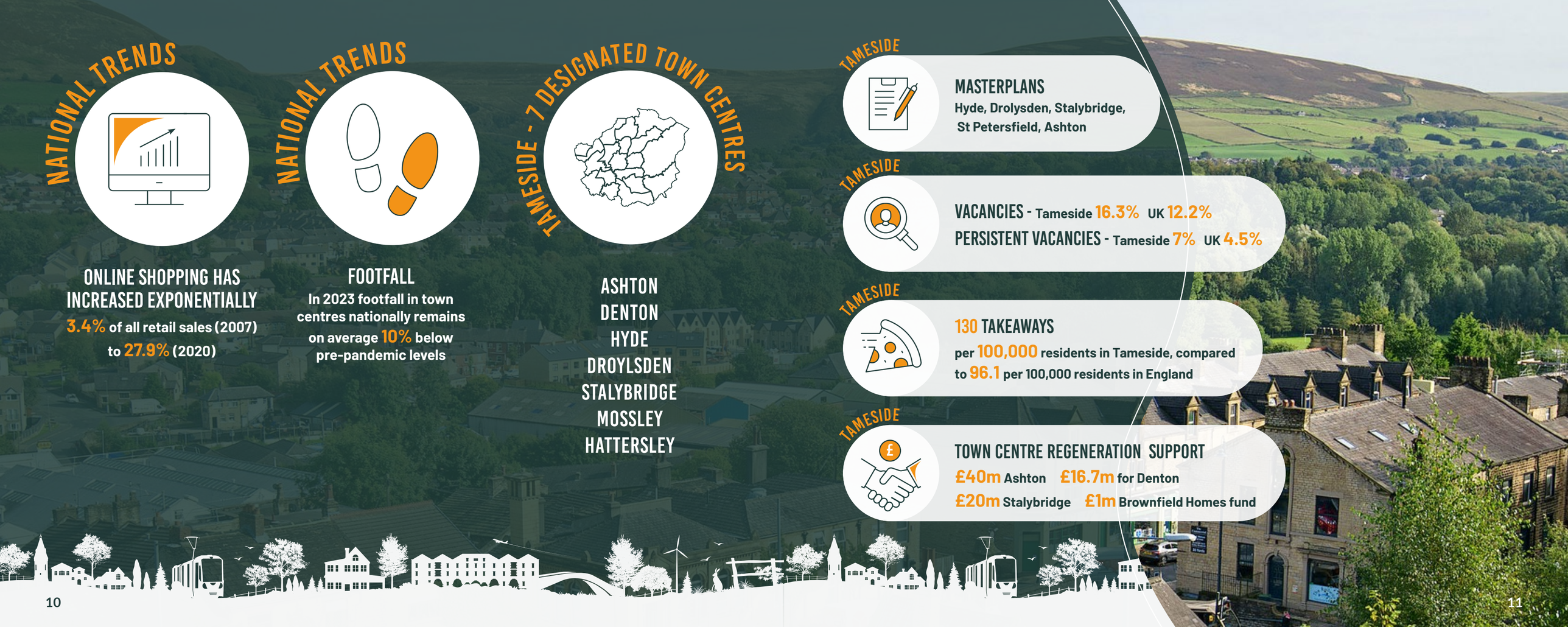
130 TAKEAWAYS

per **100,000** residents in Tameside, compared to **96.1** per 100,000 residents in England

TAMESIDE

TOWN CENTRE REGENERATION SUPPORT

£40m Ashton **£16.7m** for Denton
£20m Stalybridge **£1m** Brownfield Homes fund



ENVIRONMENT

PLANS NEED TO:

- Protect and enhance valued landscapes and sites of biodiversity or geological value;
- Minimise impacts on and provide net gains for biodiversity;
- Prevent new and existing development from contributing to, being put at unacceptable risk of, or adversely affected by, soil, air, water, or noise pollution;
- Take a proactive approach to mitigate and adapt to climate change; and
- Direct development away from areas at highest risk of flooding.



THE TREND IS:

- To expect warmer and wetter winters, hotter and drier summers and an increase in the frequency and intensity of extreme weather events, as set out in UK climate projections.
- UK greenhouse gas emissions have fallen by 50% compared to 1990 levels[5], but further action is still needed to meet carbon neutral targets.
- Overall air quality in the UK has improved significantly in recent decades, but poor air quality continues to be the biggest environmental risk to human health and also harms the natural environment[6].
- That in 2022 Greater Manchester declared a Biodiversity Emergency and agreed to sign the Edinburgh Declaration, an international agreement to ensure action is taken at all levels of government to protect biodiversity.

Greater Manchester generates approximately 3.6% of total UK annual CO_2 emissions[7]

Domestic transport remains the largest source of UK greenhouse gas emissions, accounting for 28% in 2022. The buildings and product uses sector was the second largest, at 20% of emissions[8]

Over 5.2 million homes and businesses in England and over 50,000 properties in Greater Manchester are at risk of flooding during a 1 in 100-year river flood event[9]

Nature has been declining across the UK, with a 3% drop in the average abundance of land and freshwater-based species over the past decade[10]

PLACES FOR EVERYONE RECOGNISES:

- The need to address climate change and support the ambition of becoming a carbon neutral city-region by 2038;
- The importance of the natural environment for nature and people, contributing to quality of life, supporting economic growth, and promoting healthy lives;
- The importance of the water environment and the need to manage flood risk, particularly from surface water;
- The value, special qualities, and sensitivities of our landscapes; and
- The importance of biodiversity and geodiversity in underpinning the value of the natural environment.



WHAT DO WE KNOW ABOUT TAMESIDE'S NATURAL ENVIRONMENT?

- Tameside Council declared a climate emergency in 2020, committing to reduce the borough's carbon impact to net zero by 2038.
- There has been a 43% reduction in borough-wide carbon emissions between 2005 and 2019[11].
- 3 significant flood events have happened in Tameside since 2016. The most recent event in 2020 saw six properties in Hyde flooded.
- There have been several recent examples of localised extreme weather events including moorland fires in 2018 and a tornado over the 2023 Christmas and New Year period, causing extensive disruption for people and damage to property.
- The whole of Tameside is a Smoke Control Area. Several roads and the M60 and M67 motorways are also covered by the Greater Manchester Air Quality Management Area for Nitrogen Dioxide.
- 15% of land in Tameside is protected for nature through various designations both nationally and locally.



HSP KEY QUESTIONS

- Does the plan need to set specific carbon or energy demand reduction targets for new development?
- How can the plan support the delivery of renewables?
- Does the plan need to set more detailed policies on flood risk beyond those set out in Places for Everyone and what about water efficiency?
- How should the plan aim to improve air quality within Tameside?
- How should the plan ensure biodiversity and geodiversity is preserved and enhanced across Tameside?

MANY AREAS OF TAMESIDE ARE DESIGNATED FOR THEIR IMPORTANCE TO NATURE INCLUDING:

1 Special Area of Conservation and 1 Special Protection Area

3 Sites of Special Scientific Interest

56 Sites of Biological Importance

11 Local Nature Reserves

3 Regionally Important Geomorphological Sites

HOMES

PLANS NEED TO:

- Significantly boost the supply of homes;
- Ensure a sufficient amount and variety of land can come forward where it is needed; and
- Ensure that the size, type and tenure of housing needed for different groups such as for families, older people, people with disabilities, and travellers are understood.

PLACES FOR EVERYONE RECOGNISES:

- That local plans should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings;
- The need for Tameside to deliver a net average of 485 new homes each year;
- That developments should provide an appropriate mix of dwelling types, sizes and affordability that reflect local policy; and
- That all new dwellings should meet nationally described space standards and be built to be accessible and adaptable.



THE CONTEXT IS:

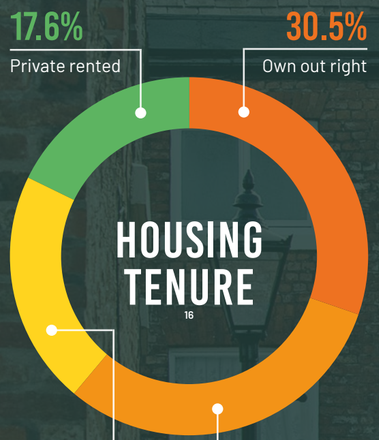
- Tameside faces many housing challenges including access to homeownership, delivering affordable housing, meeting the needs of an ageing population, whilst improving the private rented sector, and tackling homelessness.
- Access to the housing market in 2020, required an income of at least £23,902 to rent or £28,543 to buy[12].
- Average property prices in Tameside were £205,319 in 2023/24 with the majority of properties sold being terraced houses[13].
- A shortfall exists of affordable housing and there are increasing levels of homelessness and households living in temporary accommodation.
- That 80% of the borough's potential housing land supply could be delivered on brownfield land including the re-use of existing buildings[14].
- That houses in multiple occupation are localised elements of the housing market in Tameside.

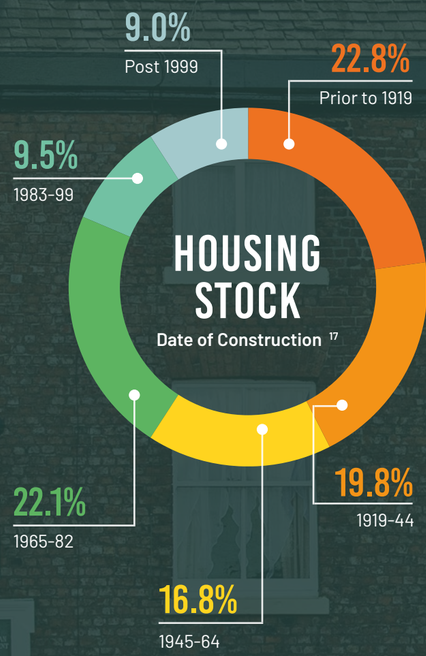
WHAT DO WE KNOW ABOUT HOUSING IN TAMESIDE?

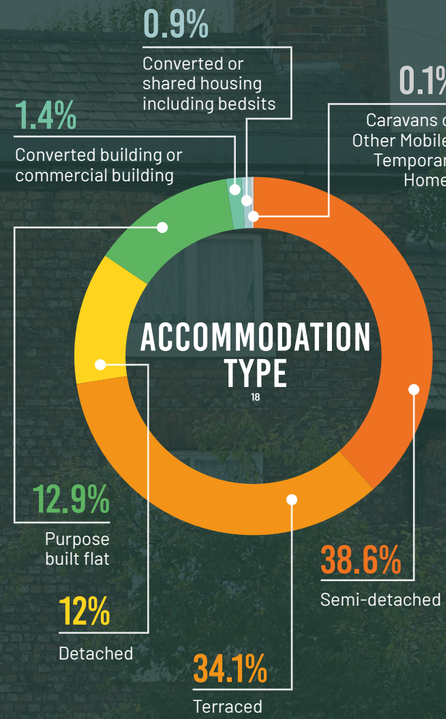
There are 231,071 residents in Tameside which form 99,527[15] households. With the average household size increasing from 2.29 people in 2011 to 2.30 in 2021.

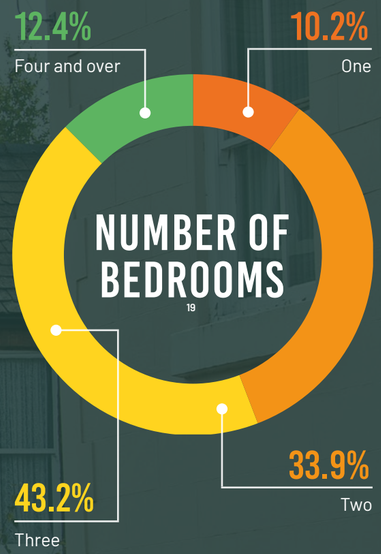


PERCENTAGE OF HOUSEHOLDS IN TAMESIDE









The 2021 Census identifies there are 68 small (shared by 3-4 unrelated tenants) and 11 large HMOs (shared by 5 or more unrelated tenants) in Tameside.

HSP KEY QUESTIONS

- Should the Plan allocate specific land to meet Tameside's housing requirements?
- Are there any additional areas of land which may have potential for new homes, that are not already identified within the Council's Strategic Housing and Economic Land Availability Assessment?
- How should the plan meet the needs of specific people or communities, particularly given the demographic trend of an ageing population?
- How are issues of affordability best addressed?



JOBS

PLANS NEED TO:

- Provide a positive vision for the future of an area and a framework for meeting economic priorities;
- Help to create the conditions in which businesses can invest, expand and adapt; and
- Set criteria, or identify sites, for local and inward investment to meet anticipated needs, seek to address potential barriers to investment, and be flexible to things not anticipated, while recognising requirements of different sectors.



THE TREND IS:

- Less people are economically active in Tameside, than in the Northwest and Great Britain[20];
- And employment by occupation data shows a significant under-representation in the managerial and professional categories in Tameside[21];
- However, key employment sectors in the borough[22] that are above both the NW and Great Britain averages are, Manufacturing, Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles, and Human Health and Social Work Activities;
- While employment in the following sectors in Tameside[23] are below the NW and Great Britain averages, Transportation and Storage, Information and Communication, Financial and Insurance Activities, and Professional, Scientific and Technical Activities; and
- Tameside has a lower job density[24] (0.57) than the Northwest (0.84) or Great Britain (0.85) where a job density of 1.0 would mean that there is one job for every working aged resident in Tameside.



WORKING AGE POPULATION (16-64)

2001
135,800 (63.7%)

2011
142,500 (64.9%)

2021
144,700 (62.6%)

Between 2001 and 2021 Tameside's working age population has increased by 8,900 but decreased as a percentage of the total population from 63.7% to 62.6%[25].

GROSS MEDIAN WAGES (FULL-TIME)

Tameside
£573.80

North West
£603.70

Great Britain
£642.20

In Tameside gross median wages are 11% lower (£68.40) than the national average.

RESIDENTS WITH NO QUALIFICATIONS

Tameside
21.8%

England Wales
18.2%

Although the 2021 Census shows a significant decrease in the number of residents with no qualifications it remains above the England and Wales average.

LAND SUPPLY

2012/13 =
85.3ha

2021/22 =
38 ha

Available employment land supply has decreased by 55% over the past decade[26]

EMPLOYMENT LAND TAKE-UP

2008/2009 =
8.54 ha per annum

2009/2010 - 2022/2023 =
1.51 ha per annum

On average, employment land annual take-up has declined by 82% compared to pre-global financial crisis levels.

PLACES FOR EVERYONE RECOGNISES:

- The need to support long-term economic growth and provide good opportunities for local residents to gain increased access to jobs and training, alongside maintaining economic diversity.
- The need to make employment sites and premises available across the plan area, while protecting existing employment areas from redevelopment.
- That securing office growth, focused on town centres, particularly in the northern areas, will also be an important component of delivering inclusive growth and reducing deprivation.
- The existing supply of potential industrial and warehousing sites is insufficient to meet the need and in order to boost the supply, Ashton Moss West is identified as an employment allocation in Tameside.
- However, the plan also highlights that Tameside has the lowest level of supply in the northern districts and has a greater reliance on existing sites and premises including the strategically important Tame Valley, which will need to be protected.

WHAT DO WE KNOW ABOUT TAMESIDE JOBS AND ECONOMY?

- There have been declining levels of development completions since the 1990s and an increasing share of jobs are in low value sectors resulting in comparatively low paid and less secure employment;
- There have been historical losses of employment sites to non-employment uses and there continues to be pressure for alternative uses where there is a general lack of large scale, good quality, highly accessible, developable sites although Places for Everyone does seek to address this by identifying the strategic site of Ashton Moss West;
- The borough's employment floorspace profile is skewed towards an older and poorer quality accommodation mix
- There is also a declining job density, and an increase in the working age population, which is also contracting as a proportion of the overall population as demographically the boroughs population ages.

HSP KEY QUESTIONS

- Is there enough of the right land in the right places to encourage local and inward investment, therefore encouraging economic growth and job creation?
- Should the current policy approach to employment land be carried forward, amended or replaced?
- Should there be more focus on improving the quantity and quality of office stock in all Tameside's town centres, or should the focus remain on specific areas such as St Petersfield in Ashton?
- Boosting skills and employment are a key council priority, how can the plan support this?
- Are there existing employment areas that should be considered, either partially or entirely, for alternative uses?



PEOPLE

PLANS NEED TO:

- Support strong, vibrant and healthy communities;
- Create healthy, inclusive and safe places which support healthy lifestyles;
- Protect and provide recreational, cultural facilities and community spaces; and
- Ensure there is sufficient health facilities, adequate school places and access to green open spaces for all.

THE TREND IS:

- An ageing population; with 18.6% of population aged 65 years or older (compared to 16.4% in 2011) in England and Wales;
- For a growing number of under 25s moving into Greater Manchester, a demographic which is growing at a faster rate than across England as a whole;
- That more children grow up in poverty in Greater Manchester than in the rest of England and have worst health outcomes;
- There are growing disparities in people's life expectancy at birth by deprivation; males living in most deprived areas live 9.7 years fewer years than those in least deprived areas, with the gap at 7.9 years for females; and both gaps are widening; and
- There are a greater number of people living alone, in 2021, 8.3m people in England and Wales lived alone. [27]

PLACES FOR EVERYONE RECOGNISES:

- The need to make Greater Manchester a place where people live healthy lives; children and younger people are given the best start in life and older people are valued;
- The need to help reduce health inequalities and improve access to schools, health and sports facilities; and
- The importance of accessible green and blue spaces for recreation, leisure and well-being

WHAT DO WE KNOW ABOUT TAMESIDE'S COMMUNITIES?

Tameside's population[28] (of 232 753) is growing; it increased by 5.4% in the ten years since the last census of 2011, this is compared to a population increase of 6.3% across England and Wales. The borough's population is set to continue to grow over the next 20-30 years.

Tameside has an ageing population[29]. With the largest element of population growth in the groups aged 45+ (+26.57% for 45-65) and 65+ (+17.58%), this is a greater increase than across Greater Manchester across the same measures.

The borough has over 779 publicly accessible open spaces[30], including 37 parks and formal gardens. Tameside has a significant quantity of publicly accessible natural space and countryside, including three Country Parks, an extensive rights of way network including national trails such Trans-Pennine Trail and a significant river valley network of countryside sites; some wards are however, considered to be deficient in particular types of open space.

However, Tameside suffers from poor physical and mental health when compared to England as a whole.





HSP KEY QUESTIONS

- How can the plan help to create an environment where health problems are reduced?
- How can the plan help to meet the needs of an ageing population?
- How should the plan protect and support the provision of key community facilities and buildings?
- How should the plan protect existing local green spaces, parks and gardens and support provision of new green spaces where needed?

43 out of 100 people in Tameside[31] live in one of **20%** most deprived wards in England

POPULATION INCREASE IN LAST DECADE [32]

Tameside **5.4%**

Largest increase[33] is 45+ AGE GROUP - **26.57%** increase

17.58% increase for 65+ years.

LOWER THAN AVERAGE HEALTHY LIFE EXPECTANCY[34]

MALE: 61.9 YEARS FEMALE: 58.7 YEARS

DISPARITY OF 9.6 for men 9.2 for women between wards.

91.9% of Tameside children[35] were offered their first choice Primary School in 2023

England average in 2023; **92.5%** of children offered their first choice Primary School place.

TAMESIDE SCORES HIGHLY IN "ACCESS TO GREEN SPACE" IN THE ONS HEALTH INDEX[36], THE TOP 30% OF LPAS

8 Libraries

4 Family hubs

40 Medical practices

80 Primary schools

16 Secondary schools

779 open spaces (including 37 parks and formal gardens in Tameside)[37]

3 Country Parks

TRAVEL

PLANS NEED TO:

- Consider transport issues from the earliest stages of the plan-making process and actively manage patterns of growth in response;
- Focus significant development on locations which are or can be made sustainable;
- Include policies that identify and protect sites and routes which could be critical in developing infrastructure and transport facilities;
- Include policies that provide for attractive and well-designed walking and cycling networks with supporting facilities; and
- Consider setting local parking standards for residential and non-residential development.



THE TREND IS:

- Census data for Tameside[38] shows that driving a car or van or being a passenger in a car or van is the most common means of travelling to work; driving a car or van or being a passenger in a car or van 57%, followed by Public Transport: 7.6%, Walking: 7.3% and Cycling: 1%;
- Those working mainly at or from home in Tameside make up 24.6% of those economically active, compared to England & Wales which is at 31.2%
- In Greater Manchester, Tameside (62%), has a high level of car use as a percentage of all journeys[39], compared to Manchester, which is the lowest (45%);
- Although the level of vehicle miles travelled for Tameside dipped significantly during the Covid-19 pandemic, levels are now back to pre-pandemic levels.

PLACES FOR EVERYONE:

- Promotes the sustainable movement of people, goods and information;
- Supports the delivery of major improvements to public transport, improving connectivity within and outside of the city region;
- Recognises that freight and logistics are an essential part of the GM economy; and
- Supports a Streets for All approach, which will provide a new way of managing streets to help achieve the ambition for 50% of all journeys in Greater Manchester to be made by walking, cycling and public transport by 2040.

WHAT DO WE KNOW ABOUT TAMESIDE TRAVEL?

- Tameside has 758 kilometres of road, 15 km of which is motorway, 65 km is A road, 32 km is B road, 37 km are other classified roads and 607 km are unclassified roads.
- Severance can be an issue, with a lack of safe crossing points of the Strategic Road Network. Railways and Metrolink also create severance for those journeys made by other active modes.
- The topography of Tameside is a challenge for active travel users towards the east of the borough where the borough encroaches on the south Pennines.
- High levels of pavement parking create accessibility issues on many of Tameside's neighbourhood streets and can be a particular problem around schools.
- Existing cycle infrastructure is of varying quality and some areas lack significant coverage, which can act as a deterrent to participating in active travel.

TRAVEL TO WORK BY CAR OR VAN (INCLUDING PASSENGERS)

Tameside
57%

England and Wales
49%

Compared to the average for England and Wales more people travel to work by car or van.

HOUSEHOLDS WITHOUT ACCESS TO A CAR

Tameside
30%

England and Wales
22%

Compared to the average for England and Wales there are more households without access to a car in Tameside.

THE AVERAGE HOUSEHOLD CARBON DIOXIDE EMISSIONS FROM TRANSPORT (2019)

Tameside
1.8 tonnes per annum

North West
2.2 tonnes per annum

Great Britain
2.4 tonnes per annum

Tameside has a lower level of carbon dioxide emissions from transport.

ROAD CASUALTIES PER 100,000 POPULATION (2020)

Tameside
508.7

North West
372.8

Great Britain
284.9

Tameside had a significantly higher level of road traffic accident casualties.

HSP KEY QUESTIONS

- How should the plan further promote sustainable patterns of development?
- How should the plan deliver the transport infrastructure improvements that are required to meet the aims of the 'Right Mix' transport strategy approach?
- How should the plan increase the number of neighbourhood journeys undertaken by foot or by bike in Tameside?
- How can development and economic activity be intensified around locations accessible to public transport?
- How can the plan tackle issues of severance, traffic volume and speed, footway accessibility and infrastructure quality?
- Does the plan need to consider revising local parking standards for both residential and non-residential development?



PLACES

PLANS NEED TO:

- Set out a positive strategy for the conservation and enjoyment of the historic environment; including heritage assets most at risk through neglect or decay;
- Ensure the creation of high quality, beautiful, and sustainable buildings and places; creating characterful, inclusive, safe and accessible environments that encourage healthy lifestyles;
- Set out a clear design vision and have design policies that are developed with communities including design codes, consistent with National Design Guide[40] and National Model Design Code[41]; and
- Create tree-lined streets and open spaces, with opportunities for outdoor recreation, walking, cycling and informal leisure.



PLACES FOR EVERYONE:

- Recognises the importance of Greater Manchester's unique cultural heritage and rich extensive historic and built environment, including designated and non-designated heritage assets;
- Sets a framework for more sustainable and inclusive design within which districts can develop an understanding about local character, landscapes and distinctiveness including through a 'Streets for All'[42] approach; moving towards well-designed streets that encourage active travel and public transport use; and
- Sets design principles for adaptable and accessible homes and recognises the important of green infrastructure and improved green spaces.

WHAT DO WE KNOW ABOUT TAMESIDE'S HERITAGE?

Tameside's historic environment comprises a rich blend of historic landscapes, field systems and pre-industrial agricultural buildings and settlements, street patterns and transport routes; homes, commercial buildings and places of worship; civic/public buildings and educational establishments; all interspersed with textile mills, built structures, canals and railway lines.

The character of Tameside's landscape emerged in the late medieval period through the piecemeal division of large manors and estates, with Ashton-under-Lyne and the village of Mottram the only settlements of notable size by the end of this period. Although farming remained the primary source of income, evidence of fulling mills and domestic textile production, including carding, spinning and weaving, can also be found in surviving buildings of the period.

The late 18 and 19 century expansion of textile production resulted in rapid population growth and industrialisation, with the cotton spinning mills transforming the urban landscape. Hatting, agriculture, coal mining, iron production and engineering were other secondary industries.

Tameside owes its industrial success in part to the advancements in transport infrastructure following the construction of turnpikes during the 1730-1830s, the canal network built in the 1790s and railways from the 1830s onwards.

The need to house the rising urban population is reflected in a legacy of grid iron, stone, brick and slate terraces. Commercial centres, civic buildings, places of worship, and educational establishments (schools, technical colleges and institutes) and leisure facilities (libraries, galleries and public baths) followed by the establishment of formal public parks and gardens.

Although many of Tameside's heritage assets are in a good state of repair, there were five listed buildings in Tameside on the 2008 Heritage at Risk Register[3]. Of those, only Staley Hall and Ashton Old Baths have been conserved and put back into viable use. The other three, Hyde Hall, Old Hall Chapel and Apethorn Farmhouse, remain on the 2023 at Risk Register.





TAMESIDE HAS A WIDE RANGE OF DESIGNATED HERITAGE ASSETS:

4 SCHEDULED MONUMENTS

(nationally important archaeological site)

- Buckton Castle ringwork and site of 17th century beacon;
- Round Cairn, west Hollingworth Hall Moor;
- Post Medieval Glassworks, southeast of Clarke's Bridge; and
- Section of an early medieval boundary ditch known as Nico Ditch.

331 LISTINGS

containing one or more building and/or structure (special architectural or historic interest of national importance)

- 2 (0.6%) grade I;
- 21 (6% grade II*; and
- 308 (93%) grade II

1 REGISTERED PARK AND GARDEN

(gardens and other land of special historic interest)

- Stamford Park

9 CONSERVATION AREAS

(an area of special architectural or historic interest the character of which it is desirable to preserve or enhance)

- Ashton Town Centre;
- Carrbrook;
- Copley;
- Fairfield;
- Portland Basin;
- Millbrook;
- Mottram in Longdendale;
- St Annes; and
- Stalybridge Town Centre.

2 ARTICLE 4 DIRECTIONS

enables the local planning authority to withdraw specific permitted development rights (across a defined area)

- Mottram-in-Longdendale Conservation Area; and
- Richmond Street, Copley

WHAT DO WE KNOW ABOUT DESIGN IN TAMESIDE

- Our focus on heritage-led regeneration in historic towns, such as Stalybridge (High Street Heritage Action Zone) has brought positive benefits to the High Street, improved street scene and sympathetically designed shopfronts, as well as improvements to key historic buildings;
- Our masterplans and strategies encourage good design, including town centre masterplans for Hyde, Stalybridge, Ashton-under-Lyne which set strong urban design frameworks for distinctive, sustainable and well-connected places and improved public realm and open spaces.
- The sensitive design of our natural environment within or adjacent to development provides an opportunity for multiple community benefits to enhance wellbeing, outdoor recreation, food growing and biodiversity;
- A focus on creating 'Streets for All' encourages the design of streets that contribute to the quality of place, community safety and supports walking, cycling, wheeling and the use of public transport; this also increases the opportunity for healthy lifestyles;

KEY QUESTIONS

- How should the plan balance growth with the need to conserve, enhance and provide a positive strategy for heritage assets?
- Should the plan support the designation of additional conservation areas, and should there be additional restrictions to retain high-quality architectural features and enhance the character of conservation areas?
- How should the plan promote the quality design of buildings and spaces that also respects local character and distinctiveness?
- How should the plan seek to raise design standards?

CONSULTATION

FIND OUT MORE

This consultation document and the call for sites form which accompanies it will be published on Tameside 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 making your comments, 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.

*[Link Removed]

HOW TO COMMENT

Comments on the scope of the plan, and details of potential sites can be submitted by any of the following means:

Online at: [Link Removed]

By email to: planpolicy@tameside.gov.uk

By post to: Planning Policy, PO Box 304, Ashton-under-Lyne, Tameside, OL6 0GA

All comments should be received by no later than: 16 September 2024

Respondents should be aware of the Council's privacy notice* in responding to the consultation.

As an open and transparent process, responses in full, 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. In addition, 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.

WHAT HAPPENS NEXT?

Once the consultation closes, responses received will be considered and any sites put forward assessed. This will help us to write a draft plan. Before we do that, we will publish a summary of the consultation on our website so that you too can see the main issues that have been raised.

It is anticipated that a draft version of the plan will be available for consultation in 2025.

To join our planning mailing list and to receive mailing updates about plan-making, provide your details here.



- [1] Source: ONS 2021
- [2] Source: ONS 2021
- [3] Source: Tameside Retail Study 2018
- [4] Source: ONS 2021
- [5] https://assets.publishing.service.gov.uk/media/65c0d15863a23d0013c821e9/2022-final-greenhouse-gas-emissions-statistical-release.pdf
- [6] https://researchbriefings.files.parliament.uk/documents/CBP-9600/CBP-9600.pdf
- [7] Greater Manchester 5 Year Environment Plan
- [8] https://assets.publishing.service.gov.uk/media/65c0d15863a23d0013c821e9/2022-final-greenhouse-gas-emissions-statistical-release.pdf
- [9] https://thefloodhub.co.uk/greater-manchester/
- [10] GM LNRS Pilot
- [11] Tameside Climate Change and Environment Strategy
- [12] (2020) Tameside Housing Needs Assessment, page 8 Microsoft Word - arc4 ReportTamesideHNA 2020 Update FINAL DRAFT December 2020 (May 21)(003)
- [13] https://www.rightmove.co.uk/house-prices/tameside.html
- [14] (2023) Tameside Strategic Housing and Economic Land Availability Assessment, Figure 3 SHELAA_2022_23_Final_Publication_Version.pdf (tameside.gov.uk)
- [15] 2021 ONS Census https://www.nomisweb.co.uk/sources/census_2021/report?compare=E08000008#section_7
- [16] 2021 ONS Census Tenure Type https://www.nomisweb.co.uk/sources/census_2021/report?compare=E08000008#section_7
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- [18] 2021 ONS Census Accommodation Type https://www.ons.gov.uk/datasets/TS044/editions/2021/versions/1/filter-outputs/ec873082-fe0d-4fd5-bdc4-f7d4a2a3745a#get-data
- [19] 2021 ONS Census Household Composition by Bedroom Number https://www.nomisweb.co.uk/query/construct/submit.asp?menuopt=201&subcomp=
- [20] Source: ONS annual population survey, Oct 2022-Sept 2023
- [21] Source: ONS annual population survey, Oct 2022-Sept 2023
- [22] Source: ONS Business Register and Employment Survey
- [23] Source: ONS Business Register and Employment Survey
- [24] Source: ONS jobs density (2021)
- [25] Source: ONS Mid-year population estimates
- [26] Final_Tameside_Industrial_Commercial_Land_Supply_Web_April_2022.pdf
- [27] Source; ONS 2021
- [28] Source: ONS 2021
- [29] Source: ONS 2021
- [30] Source: Tameside's Open Space, Sport and Recreation Study 2018
- [31] Source: ONS 2021
- [32] Source: ONS 2021
- [33] Source; ONS 2021
- [34] Source: Tameside Joint Strategic Needs Assessment 2021/22; ONS 2021
- [35] Source: ONS 2021
- [36] Source: Tameside Open Space, Sport and Recreation Study 2018
- [37] Source: 2023 Schools Allocations and Admissions Update, Tameside Education
- [38] Source: ONS Travel to work, England and Wales: Census 2021
- [39] Transport for Greater Manchester Travel Diary Survey (TRADS) (2022)(Unpublished).
- [40] Source: National Design Guide, DLHUC and MHCLG
- [41] Source: National Model Design Code, DLHUC and MHCLG
- [42] Source: Streets for All Design Guide, TfGM



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