

Tameside Council

Homes, Spaces, Places

**Options and Preferences consultation
draft**

Part 2 Local Plan

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1 Introduction and background

1.1 What is Tameside's Development Plan?

1.2 The development plan is important, as planning law requires that applications for planning permission be determined in accordance with it unless material considerations indicate otherwise¹. This means that policies in the development plan guide how decisions are made on development proposals.

1.3 Homes, Spaces, Places (HSP) is our name for the second part of our Local Plan, known as a part two local plan, it is just one of the documents which will form the development plan for Tameside. The other documents alongside it are:

- Greater Manchester Joint Waste Development Plan Document (adopted April 2012)
- Greater Manchester Joint Minerals Development Plan Document (adopted April 2013)
- Places for Everyone Joint Development Plan Document (adopted March 2024)

1.4 Homes, Spaces, Places is currently being prepared and is the subject of this document. It is part two of Tameside's Local Plan. Further detail relating to it are set out below.

1.5 How does this document relate to, Places for Everyone joint Development Plan Document?

1.6 Places for Everyone (PfE) was adopted March 2024 and is a strategic plan that covers nine² of the ten Greater Manchester districts, prepared collaboratively by the boroughs concerned.

1.7 Places for Everyone identifies the overall spatial strategy for those nine districts, including Tameside, including the appropriate scale and distribution of housing and employment development. This includes specifying the housing requirement for Tameside. As a plan for sustainable growth it:

- Sets out how the nine GM boroughs should develop up to 2039
- Provides the strategic framework for local plans

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

² Bolton Council, Bury Council, Manchester City Council, Oldham Council, Rochdale Council, Salford City Council, Tameside Council, Trafford Council, and Wigan Council.

- Sets specific requirements to be taken forward in local plans in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused
 - Sets out policies to inform the preparation and determination of planning applications
 - Identifies the important environmental assets which will be protected and enhanced
 - Allocates sites for employment and housing
 - Supports the delivery of key infrastructure
 - Defines a new Green Belt boundary for the nine boroughs.
- 1.8 As set out in paragraph 1.56 of Places for Everyone, it is the strategic spatial plan for the nine boroughs. All policies within it are strategic policies and it forms part of Tameside’s development plan. Given this, any part two plan, such as Homes, Spaces, Places, needs to be consistent with it.
- 1.9 In effect, many of the major decisions regarding the future of development in Tameside have already been taken through the adoption of Places for Everyone. The policies in this plan should be read alongside other policies in Tameside’s development plan, this includes the part 1 plan, Places for Everyone.
- 1.10 **What is Homes, Spaces, Places?**
- 1.11 Having regard to the other development plan documents that have been prepared and form part of the adopted development Plan for Tameside, the purpose of Homes, Spaces, Places is to:
- Set a long term vision and spatial strategy for the borough up to 2042
 - Identify visions and policies relevant to the different neighbourhoods and town centres of the borough
 - Identify the distribution of new housing and employment floorspace
 - Provide policies that will be used to manage development and determine planning applications
 - Designate land for various purposes, including protecting the borough’s most important assets
 - Allocate sites for development
 - Support the delivery of infrastructure
- 1.12 Homes, Spaces, Places, covers the period up to 2042, although its contents may continue to be relevant after that date.
- 1.13 The plan includes a series of policies organised by theme. Proposed policy text is in bold and after each suggested policy is a reasoned justification, which explains and justifies the approach.

- 1.14 A policies map has been published which shows the areas of land that relate to specific policies in this plan at this stage in the process. Future versions of HSP will have specific allocations and further designations of land linked to policies. An updated policies map will be produced at that time to identify these.
- 1.15 The plan will contain a range of strategic and non-strategic policies. A schedule of which policies are which, will be set out in an appendix. In addition, those policies which are intended to be superseded by this plan, will also be identified in an appendix to the plan. At this stage these appendices are referenced by title only at the end of this plan.
- 1.16 **Allocations**
- 1.17 The plan will include allocations for development where it is expected that several sites will be proposed, including for new housing and employment floorspace and these will be shown on the policies map.
- 1.18 Details of the allocations will be set out within the neighbourhoods' policies, including criteria for their development. Development plans should be read as a whole and the allocation policies should be read alongside other policies in Tameside's development plan, this includes the part 1 plan, Places for Everyone alongside the other policies within this plan.
- 1.19 Development yields for instance will be identified based on assessment of minimum densities required by policy JP-H4 of PfE.
- 1.20 **National Planning Policy Framework**
- 1.21 On 12 December 2024 a new National Planning Policy Framework (NPPF) was published, replacing previous versions.
- 1.22 For the purposes of preparing plans, paragraph 234 of the NPPF identifies transitional arrangements. Part c) of paragraph 234 is considered to apply to Tameside, in that this Plan, Homes, Spaces, Places, is a plan which includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a local plan containing strategic policies), Places for Everyone, adopted since 21 March 2024.
- 1.23 Paragraph 235 of the NPPF instructs where such a scenario in paragraph 234 applies, that the plan will be examined under the relevant previous version of the Framework. Relevant, is considered to mean the December 2023 Framework, which is the Framework which Places for Everyone was examined under.
- 1.24 **Green Belt**
- 1.25 PfE established a new Green Belt boundary for the nine boroughs covered by it.

- 1.26 Exceptional circumstances were demonstrated as part of PfE to justify strategic review of the Green Belt, making both additions and deletions to it, allocating land for employment and housing development to ensure identified development needs would be met.
- 1.27 Paragraph 145 of the December 2023 NPPF is clear that: “Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.”
- 1.28 Having regard to the NPPF and noting that Tameside’s Green Belt has been altered only very recently through PfE, Homes, Spaces, Places does not intend to undertake a further strategic review of the borough’s Green Belt.

1.29 **Neighbourhood Plans**

- 1.30 The communities of Tameside are also able to prepare neighbourhood plans for their areas under the Localism Act 2011 should they wish. Such documents will also form part of Tameside’s development plan and would also carry significant weight in decision making. Any neighbourhood plan prepared in the borough must be in general conformity with Places for Everyone and the strategic policies in this plan as it is developed. The policies in this plan which are defined as strategic policies, and which any neighbourhood plan must be in general conformity with will be identified in an appendix in due course.

1.31 **Other relevant planning documents?**

- 1.32 Tameside has produced a series of Supplementary Planning Documents (SPDs), which provide more detailed advice on how existing policies are implemented. These SPDs will be updated to reflect new policies in this document once it is adopted, and additional SPDs will be prepared where needed. The SPDs are not part of the development plan, they however supplement it and are important material considerations.

1.33 **Integrated Appraisal**

- 1.34 A sustainability appraisal report has been prepared to accompany this plan, which appraises it against sustainability objectives. The report identifies several mitigation measures which, if implemented, could help improve the overall sustainability of the plan, and these have been incorporated into this version of the plan as far as possible. The scope of options to be considered as part of Homes, Spaces Places are limited as the overall spatial strategy, growth ambitions, and large strategic site allocations have for instance, already been

adopted through PfE. It is acknowledged that the IA will not be assessing any ‘reasonable alternatives’ at this stage as the plan sets out policy preferences. Below each policy there is an alternative option or approach to policies presented, these are provided to support the consultation and help respondents to form a view on proposed policy approaches.

1.35 **What has been the process for producing the Homes, Spaces, Places, part two plan for Tameside so far?**

1.36 The process for preparing plans is largely set by Government through policy frameworks, guidance and statutory requirements. There is a legal requirement to review a local plan every five years to determine whether the plan or any of the policies within it need to be updated.

1.37 Earlier stages of preparing HSP are shown in table 1.0 below. Now that PfE has been adopted, it provides the overarching context for progressing this Plan.

Table 1.0 Progress of part two of Tameside’s Local Plan

Stage	
<p>IA Scoping</p> <p>A report was prepared by Ove Arup and Partners on behalf of the Council to promote sustainable development, health and equality issues through integration with the plan as it is developed, establishing the baseline characteristics of Tameside and issued for open consultation.</p>	<p>24 July 2023 to 29 August 2023</p>
<p>Plan Scoping and Issues</p> <p>The initial draft scoping and issues plan was developed following the adoption of Places for Everyone. It sought views about what the plan ought to contain in the context of several outlined issues. The high-level summary document was presented across seven themes, intended to form the structure of the plan and was issued for open consultation.</p>	<p>8 July 2024 to 16 September 2024</p>
<p>Call for Sites</p> <p>A call for sites was undertaken where anyone could put forward land that they would like to be considered for development, or that they considered should be protected. A call for sites form alongside an online app were available for</p>	<p>8 July 2024 to 16 September 2024</p>

people to suggest sites as part of the open consultation.	
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1.38 **Scoping consultation summary**

- 1.39 As outlined in table 1.0 above, consultation to establish the scope and key issues which the plan ought to address was undertaken from 8 July 2024 to 16 September 2024. In response, 212 online surveys were returned, 35 direct emails and 39 call for site submissions made.
- 1.40 The scoping plan was structured across seven themes, supported by an evidence based narrative relevant to each theme and the borough, the policy context provided by the National Planning Policy Framework and Places for Everyone and issues identified through several key questions across each of the seven themes.
- 1.41 Respondents to the online survey were asked to rank in most to least importance the seven plan themes. The people theme of the plan (which includes health, education and social infrastructure) was given greatest importance by survey respondents, with 65% of respondents selecting it as their top priority. The other proposed themes of the plan in rank order were environment (climate change, biodiversity and the natural environment), homes, jobs, places, travel and finally centres.
- 1.42 **People**
- 1.43 The greatest priority for respondents related to the **people** theme, with top issues identified as the need to protect, improve and create **new accessible green spaces and parks**; prevent the loss of community, recreation and leisure facilities and to focus on brownfield development over greenfield sites.
- 1.44 **Environment**
- 1.45 In the **environment** theme, the most common response was around the need to protect Tameside's **Green Belt** and **green and blue spaces** from development, again a brownfield first approach was supported. These spaces were considered important for nature and wildlife; physical and mental health and well-being.
- 1.46 **Homes**
- 1.47 Respondents focused on the need for more **truly affordable** quality homes that **meet the needs** of different groups in the community. Support was also given for homes to be designed in a way to make it easier to make active or public transport travel choices and better connect with services and local places. Support was also shown for vacant properties to be brought back into use and for new homes to be designed in a way to be efficient and resilient.

1.48 **Jobs**

1.49 Support was given to including policies in the plan around increasing **employment opportunities**, with access to **training** and upskilling the community to enable them to access the existing jobs also highlighted as a key issue. A real focus was also placed on the need for job opportunities across a variety of **employment sectors**, particularly for young people and stay at home parents. Respondents were keen to see more businesses encouraged to locate in the borough, ranging from start-ups to high-end companies, particularly in growth sectors that also bring well paid jobs; this should take place alongside support for existing local traders and employers.

1.50 **Travel**

1.51 Strong support was given for the need to invest, expand and **improve public transport**; including the extension of the tram network and its connections with other transport modes to drive greater patronage and make onward journeys easier. Concern was expressed about **safety on the streets and public transport, with a need to address anti-social behaviour and provide well-lit streets identified**. Respondents also highlighted the need for more investment in safe and well-maintained active travel infrastructure, linking communities to work places, reducing severance, and that includes safe and secure cycle parking.

1.52 **Places**

1.53 Respondents noted the importance of Tameside's **unique and distinctive civic and built heritage** including, for example, historic buildings, mills, marketplaces and waterways, expressing the need for their maintenance, preservation and protection as buildings and places of value. Historic and cultural buildings were identified to make Tameside's town centres unique and the **re-use of older buildings** as of particular importance.

1.54 **Centres**

1.55 Key issues raised were around **reduced shopping choice** in centres and markets and that policies need to encourage **more diverse centres** that offer a range of shops, services, entertainment and leisure. There was support for **independent shops and businesses** and small start-ups; encouraging the re-use of empty buildings and vacant land.

1.56 Respondents valued the **physical environment** of centres but felt that the presence of empty shop units and land contributed to creating a run-down appearance in some areas; with support for **new greening, parks and spaces in centres**.

2 Spatial Portrait

2.1 About Tameside

- 2.2 Tameside, established as a borough in 1974, is situated in the east of Greater Manchester. It covers an area of approximately 40 square miles. Neighbouring Tameside are the boroughs of Oldham to the north, Stockport to the south, Manchester to the west and High Peak in Derbyshire to the east. The Peak District National Park is adjacent to the borough to the north and east.
- 2.3 Tameside is formed by the nine towns of Ashton-under-Lyne, Hyde, Audenshaw, Droylsden, Dukinfield, Denton, Stalybridge, Mossley and Longdendale, but takes its name from the River Tame which flows through borough.
- 2.4 Tameside is a mix of urban and rural landscapes with historic market towns demonstrating close relationships with both the City Centre and the foothills of the Pennines, varying in elevation from 75 to almost 500 metres above sea level in the west. Red brick former cotton and hatting mills and terraces in the east and centre of the borough give way to sandstone towns and villages and more rural settlements in the west.

2.5 People

- 2.6 The borough is home to nearly a quarter of a million people and hosts an increasingly culturally diverse population with non-white ethnicities forming 14% of the population. In particular, the towns of Ashton-under-Lyne and Hyde have a range of communities, including Pakistani, Indian and Bangladeshi³.
- 2.7 The borough's population is increasingly ageing, with the highest proportion of residents now aged between 50-54⁴, where health outcomes are poorer than the national picture and healthy life expectancy for males is 1.5 years and for females 5.7 years, below the England average⁵.
- 2.8 There are also significant health inequalities across the borough, with those in the most deprived areas living nearly 10 years less than those living in the least deprived areas and there are a significantly higher number of deaths from both cancer and cardiovascular diseases than national averages. Nearly a fifth of the population smoke.
- 2.9 There are also relatively high levels of deprivation, and Tameside is the 28th most deprived out of 317 local authorities nationally. It also has pockets of

³ Census 2021

⁴ ONS Mid-Year Population Estimates, 2023

⁵ "Fingertips Public Health Profiles," [Online]. Available: <https://fingertips.phe.org.uk/profiles>

significant levels of deprivation, with 29 areas in the borough falling within the worst 10% nationally⁶.

2.10 Whilst the quality of Tameside's 76 primary schools consistently exceeds the national average, that of the 16 secondary schools is significantly lower⁷ and nearly a fifth of children aged under 16 are in absolute low-income families⁸.

2.11 **Jobs**

2.12 Tameside is home to 6,310 businesses, employing almost 70,000 people. The Tame Valley, Ashton Moss and Denton are particularly notable locations for their density of employment premises. These traditional employment areas have been bolstered by the designation of the Ashton Mayoral Development Zone and the PfE employment allocation at Ashton Moss West.

2.13 However, there are less people economically active in the borough than the national average, mirrored by a job density that is significantly below that of the northwest and national averages too. While the borough's total working age population has increased over time, it has also decreased as a proportion of the total population and this broadly reflects the northwest and national trend.

2.14 Tameside has a rich industrial heritage, with particularly strong links to textiles, engineering, manufacturing and food industries, with many of these sectors continuing to be particularly important. However, human health and social work activities now makes up the largest employment sector in Tameside, with 21.7% of employee jobs in this sector. Wages, however, across all sectors are low. In 2024 Tameside full-time employees earned on average £614.40, significantly lower than the average for either the northwest, £692.90, or Great Britain, £729.60. The differential of 16% between local and national average earnings can be seen in the fact that the borough has one of the lowest proportions of all jobs in Greater Manchester paying the Living Wage.

2.15 There has been a general trend in the borough of historical losses of employment sites to non-employment uses and there continues to be pressure for alternative uses. The available employment land supply had previously decreased by 55% over the past decade with a supply profile skewed towards and older and poorer quality accommodation mix. However, to some extent this undersupply of good quality sites for economic development has been rebalanced by the allocation Ashton Moss West for employment development

⁶ English Indices of Deprivation 2019.

⁷ Ofsted

⁸

<https://fingertips.phe.org.uk/search/absolute%20low%20income#page/4/gid/1/pat/6/ati/501/are/E08000008/iid/93701/age/169/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1>

through Places for Everyone. The inclusion of this site in the employment land supply now shows that there has been a 25% increase since 2014/2015.

2.16 **Environment**

2.17 Alongside its urban areas, Tameside has many green spaces including parks, woodlands, nature reserves, golf courses and other locations designated for nature conservation, with around 60% of Tameside being undeveloped and green in nature. Around 15% of the borough is protected for nature conservation through various designations from a local to an international level. Approximately 50% of Tameside is Green Belt. To the east of the borough the urban landscape gives way to the Pennine Foothills and the upland fringes of the South Pennines and open moorland.

2.18 There are three rivers that run through Tameside namely the River Tame, the River Medlock to the north along the boundary with Oldham and the River Etherow to the south along the boundary with Stockport. These river valleys, along with the Peak Forest Canal, Ashton Canal, Huddersfield Narrow Canal and Hollinwood Branch Canal, are defining features of the borough's character, with strong links to Tameside's industrial past, with the Hollinwood Branch Canal and Huddersfield Narrow Canal designated as Sites of Special Scientific Interest (SSSI).

2.19 The borough's natural environments provide space for many priority species and habitats. Tameside has several areas of ancient woodland and supports a range of habitats from lowland dry acid grassland to upland heath and blanket bog. Two species of Hare are found in the borough and each year Skylarks announce the arrival of spring on the moors of Tameside, alongside which Audenshaw Reservoirs are an important site for wintering wildfowl and hold the largest winter gull roost in Greater Manchester.

2.20 **Homes**

2.21 The close to a quarter of a million people that call Tameside home, form almost 100,000 households, with an average household size of 2.3 people. Around 61% of homes are owned, 21% socially rented, whilst a growing proportion, 17.6%, are privately rented or (live) rent free.

2.22 The Council is not a provider of social housing, transferring all its stock to registered providers during the late 1990s and early 2000s. And although each of Tameside's nine towns have a mix of property tenures the areas of Ashton

Central, Hattersley and Haughton Green generally have a higher proportion of socially rented homes than other places in the borough⁹.

- 2.23 In 2024, lower value band A properties made up 50% of Tameside's council tax base, significantly more than the national average of 23%, with bands B and C, a further 38%¹⁰. While there is a mix to the age of the borough's dwelling stock, close to 60% of it was constructed before the mid 1960s, with around 40% of that being build prior to 1919. Comparatively, only around 20% of the stock has been built since the early 1980s¹¹.
- 2.24 Predominantly accommodation in the borough comprises 2-bedroom terraced properties, which forms around 35% of the borough's stock, and three-bedroom semi-detached properties, around a further 40% of stock¹².
- 2.25 The borough's urban environment, particularly its town centres and transport nodes as accessible locations, has significant capacity for further growth and forms an important and substantial portion of Tameside's future land supply. Alongside this, two strategic allocations were made through Places for Everyone at Godley Green and South of Hyde, for new homes.

2.26 **Travel**

- 2.27 Tameside is well served by national and regional motorways, hosting the M60 Greater Manchester orbital motorway, and the M67 which joins the M60 at Junction 24 and ends at junction 4 at Hattersley, where National Highways are delivering the A57 link road project. This nationally significant infrastructure project is seeking to improve connectivity between Manchester and Sheffield and alleviate congestion on local roads. However, a significant proportion of residents, close to a third, do not have access to a car, which is around 10% greater than the national average, while those that do are more likely to use it to travel to work.
- 2.28 The borough is incredibly well connected by rail, it is only a 10-minute journey from Ashton-under-Lyne to the City Centre and there are 13 heavy rail stations across several lines in Tameside. Alongside access to the City Centre, services operate to Leeds, Sheffield, York and beyond, although one station Denton, only operates a parliamentary service.

⁹ <https://www.ons.gov.uk/census/maps/choropleth/housing/tenure-of-household/hh-tenure-9a/social-rented-other-social-rented/?lad=E08000008>

¹⁰ <https://www.gov.uk/government/statistics/council-taxbase-2024-in-england>

¹¹ <https://www.tameside.gov.uk/TamesideMBC/media/housing/HNA-2020.pdf>

¹² <https://intranet2.tameside.gov.uk/census>

- 2.29 Additionally, the TransPennine line is currently benefitting from a Network Rail multi-billion-pound investment programme, the TransPennine Route Upgrade¹³, electrifying the line, improving stations, connectivity, service frequency and capacity. Metrolink light rail also operates in Tameside with seven stops, terminating in Ashton-under-Lyne, providing a corridor from the city centre which has seen significant investment interest.
- 2.30 Ashton-under-Lyne, alongside being the borough's municipal hub, is also the borough's transport hub, providing connectivity between bus, light rail and heavy rail. Indeed, bus services across Tameside recently joined the Bee Network as part of the final phase of franchising roll out across Greater Manchester, where every bus in Tameside is now back under local control.
- 2.31 Tameside has well over 150miles of public rights of way across footpaths, bridleways and byways and three promoted paths, including the Pennine Bridleway, TransPennine Trail and the Tameside Trail. However, the topography of the borough, particularly to the east, can present challenges for some active travel users.
- 2.32 **Places**
- 2.33 Tameside's historic environment comprises a rich blend of settlements, transport routes, waterways and landscapes. The character of which emerged in the medieval period through the piecemeal division of large manors and estates, giving way to agricultural hamlets and where Ashton-under-Lyne and Mottram-in-Longdendale were the only settlements of notable size.
- 2.34 However, it was the late 18 and 19 century expansion of textile production and its mechanisation which resulted in the rapid growth and industrialisation of Tameside. Cotton spinning mills and their chimneys together with hatting, agriculture, coal mining, iron production and engineering transformed the borough into the nine towns of today.
- 2.35 The need to house the rising urban working population is reflected in a legacy of pre1919 grid iron terraces still evident in many of the borough's towns alongside many impressive civic buildings, places of worship, educational establishments, leisure facilities and formal public parks and gardens.
- 2.36 The architectural and historic interest of a number of Tameside's preindustrial and industrial buildings and structures are recognised through their national and local designations, including four scheduled monuments, 331 listings, nine conservation areas and one registered park & garden.

¹³ <https://thetrupgrade.co.uk/>

2.37 Although many of Tameside’s heritage assets are in a good state of repair, there are a small number of buildings, including, Hyde Hall, Old Hall Chapel and Apethorn Farmhouse, which are on the Heritage at Risk Register. However, a positive strategy for the conservation of Apethorn Farmhouse is set out within the Places for Everyone, South of Hyde, allocation policy.

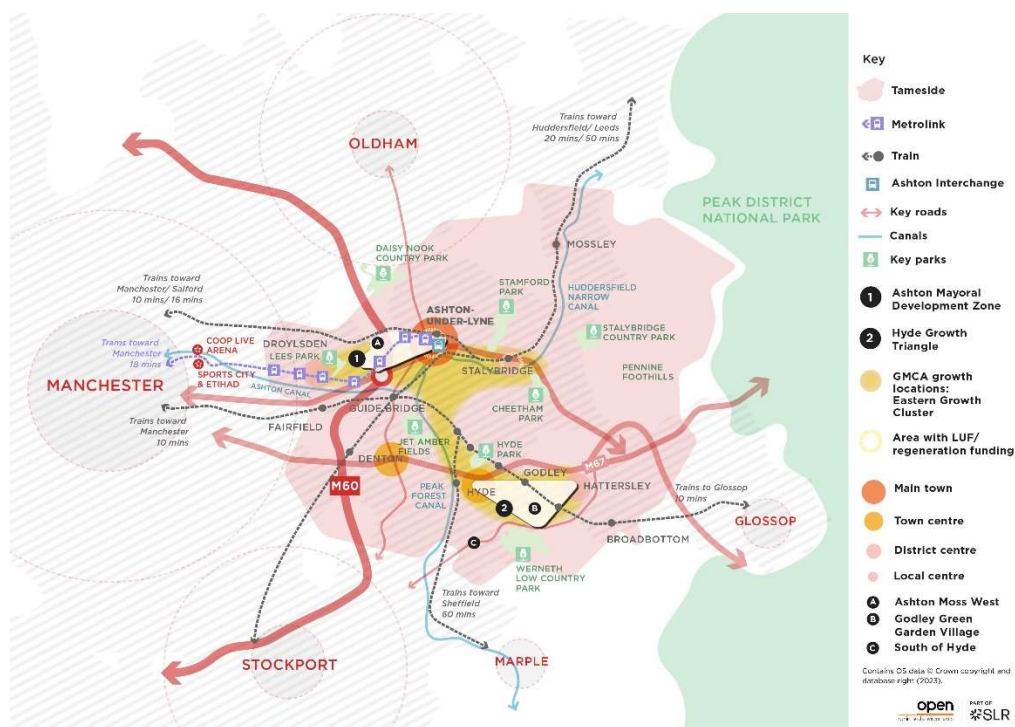
2.38 **Centres**

2.39 Of the nine towns in Tameside outlined above, seven are designated centres in planning terms, these are Ashton-under-Lyne, Hyde, Denton, Droylsden, Stalybridge, Mossley and Hattersley. Alongside these, numerous local parades of shops exist which support meeting community needs and day to day shopping and services. The towns of Ashton-under-Lyne and Hyde are the only centres which currently have defined primary shopping areas.

2.40 All of the borough’s centres have faced challenges due to the changing nature of shopping habits, firstly influenced by a trend toward out of town outlets, then online trading and home delivery, accelerated by the global COVID-19 pandemic. Many of the centres have however been resilient during this time, supported by independent traders, established markets in Ashton-under-Lyne and Hyde, a range of social activities and events, the development of masterplans and investment currently being brought forward.

Spatial Portrait Plan

Figure 2.0 Spatial portrait key diagram (see Appendix A for full version)



3 Spatial Vision

3.1 Places for Everyone

3.2 PfE identifies that it is committed to delivering the vision for Greater Manchester which is set out within the Greater Manchester Strategy (GMS). This vision is to make Greater Manchester one of the best places in the world to grow up, get on and grow old.

3.3 The GMS vision is supported by the following priorities:

- A place where all children are given the best start in life and young people grow up inspired to exceed expectations.
- A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand, you'll get it.
- A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent.
- A place where people live healthy lives and older people are valued.
- A place at the forefront of action on climate change with clean air and a flourishing natural environment.
- A place where all voices are heard and where, working together, we can shape our future.

3.4 Tameside Corporate Plan

3.5 Tameside Council has an overall vision to be '**a place where everyone can achieve their hopes and ambitions**'. To achieve this vision, the Tameside Corporate Plan 2024-27, identifies 5 interconnected priority areas, as shown below, underpinned by providing financially sustainable public services.

Figure 3.0 The 5 interconnected priority areas of the Council's Corporate Plan.



3.6 The Corporate Plan does not sit or operate in isolation. It nests within a wider regional and local framework. The Council's whole development plan, plays a crucial role in achieving these priorities, making sure that growth is delivered in an inclusive way. The development plan cannot, however, be achieved alone and a range of business, residents, investors and infrastructure providers will, for example, be key to achieving it. Having regard to the GMS, PfE and Tameside's corporate plan, the spatial vision for Tameside is set out below.

3.7 **HSP vision**

3.8 Tameside in 2042 will be:

- **Homes:** A place where people are proud to live, with a range of attractive and affordable homes that meet local needs.
- **Jobs:** A place with a strong local economy where businesses choose to remain, invest and grow, and where residents can learn and earn.
- **Centres:** A place with a range of strong, vibrant and diverse centres which serve their local communities and where people want to spend time.
- **Travel:** A well-connected place, where active travel is the first and natural choice, with high quality public transport connections, where people can travel safely and conveniently to destinations both within and beyond the borough.
- **Places:** A place where our cultural and built heritage are cherished, and where good design creates sustainable, safe, inclusive and accessible places.
- **Environment:** A greener place with a thriving natural environment and clean air, where communities and infrastructure are sustainable and climate resilient.
- **People:** A place where children are given the best start in life, are able to exceed expectations and where everyone is able to live a healthy, happy and active life within thriving supportive communities, supported by the services they need.

3.9 The plan is committed to supporting the achievement of the Council's corporate priorities articulated through the above vision. However, much like the corporate plan, HSP is just one of the many ways by which this vision will be delivered and many of the necessary actions lie outside the scope of this plan.

3.10 ***The alternatives are:***

- To not propose a vision for the plan
- To propose a vision which seeks to achieve different things and is not based upon the Council's corporate priorities nested within an appreciation of the wider vision of Places for Everyone and the Greater Manchester Strategy.

4 Strategic Objectives

4.1 The Homes, Spaces, Places, strategic objectives are intended to help deliver the vision for Tameside by 2042. Therefore, for each of the seven parts of the vision an objective has been developed. The objectives have been moulded by what people told us during the Scoping and Issues consultation they wanted Tameside to be like by 2042. The objectives also lead on from the strategic objectives established by PfE.

4.2 PfE Strategic Objectives:

1. Meet our housing need.
2. Create neighbourhoods of choice.
3. Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.
4. Maximise the potential arising from our national and international assets.
5. Reduce inequalities and improve prosperity.
6. Promote the sustainable movement of people, goods and information.
7. Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.
8. Improve the quality of our natural environment and access to green spaces.
9. Ensure access to physical and social infrastructure.
10. Promote the health and wellbeing of communities.

4.3 Homes, Spaces, Places, strategic objectives:

1. **Homes:** To ensure that new housing provides a range of suitable and affordable homes to meet residents' needs, whilst making efficient use of land.
2. **Jobs:** To enable all residents to share in the benefits of economic growth.
3. **Centres:** To support the borough's centres to thrive, be vibrant and attractive and safe spaces where people choose to spend time.
4. **Travel:** To enable everyone to travel safely, conveniently and reduce congestion.
5. **Places:** To deliver development that makes a positive contribution to the character, heritage and identity of Tameside.
6. **Environment:** To ensure that new development responds positively to climate change and ecologically sensitive locations.
7. **People:** To reduce health inequalities, improve health outcomes and enable the provision of services and infrastructure to support new and existing communities.

4.4 ***The alternatives are:***

- To not define strategic objectives for the plan
- To propose objectives which seek to achieve different outcomes and are not based an appreciation of the wider strategic objectives of Places for Everyone.

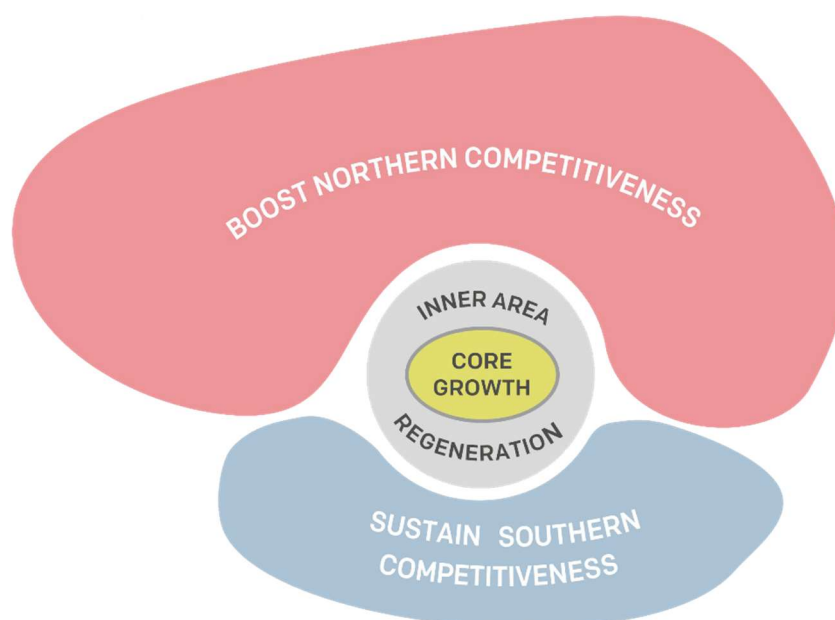
5 Spatial Framework

5.1 The spatial framework reflects the vision and the objectives set out within the earlier chapters of this plan. It spatially outlines the direction as to how they apply to the borough and how they will be achieved.

5.2 Places for Everyone

5.3 Places for Everyone establishes an overall Spatial Strategy for the 9 districts it is relevant to. This is set out within figure 4.1 of that plan, as replicated below.

Figure 5.0 Places for Everyone Spatial Strategy



5.4 Paragraph 4.21 of PfE is clear that the areas identified in Figure 5.0 do not have firm boundaries. In broad terms however, the paragraph goes on to state that the areas can be described as follows:

- **Core Growth Area:** central Manchester, south-east Salford, and north Trafford
- **Inner Area Regeneration:** surrounding inner parts of Manchester, Salford and Trafford
- **Boost Northern Competitiveness:** Bolton, Bury, Oldham, Rochdale, Tameside, Wigan, and west Salford

- **Sustain Southern Competitiveness:** Most of Trafford and south Manchester but also Stockport, who will play a vital role in this through its own Local Plan

5.5 Given the above, the spatial strategy from PfE as it applies to Tameside relates to:

- **Boost Northern Competitiveness:** all of Tameside

5.6 As outlined in paragraph 4.23 of PfE, the policies in chapter 4 of PfE establish an overall spatial strategy, with policies JP-Strat1 to JP-Strat11 in particular, identified as providing a strategic framework for local plans, such as this Plan. Having regard to this, the PfE policies which provide a strategic framework for this plan are as follows:

- **JP-Strat6: Northern Areas**

5.7 While PfE does not clearly define the boundaries for the spatial policies, it has been determined that all of Tameside is defined as being within the strategy approach to boost northern competitiveness and policy JP-Strat6 relating to Northern Areas.

5.8 **Other considerations**

5.9 In addition to the spatial strategy provided by PfE, the overall spatial framework in this Plan is based on several other considerations including:

- The December 2023 National Planning Policy Framework
- The Tameside Corporate Plan 2024-27
- The Spatial Vision and Objectives set out in the earlier chapters of this Plan
- Relevant policies within PfE, including where applicable their vision, objectives, development requirements, designations and allocations
- The availability and deliverability of land for development

Policy approach HSP S1: Overall Spatial Strategy

1. The Council intends to support sustainable growth, over the period 1 April 2022 to 31 March 2042 where provision will be made for:

- At least 9,700 net additional dwellings**
- At least 17,055 square metres of gross office floorspace**
- At least 277,930 square metres of gross new industrial and warehousing floorspace**
- At least 3 additional pitches for gypsy and traveller accommodation**
- At least 1 additional plot for travelling showpersons**

2. Deliver sustainable patterns of growth by:

- a. Being in conformity with the spatial strategy set out in Chapter 4 of PfE, particularly Tameside being within the Northern Areas;**
- b. Maintaining a strong focus on making as much use as possible of suitable previously developed brownfield land and vacant buildings, to meet development needs**
- c. Directing development toward accessible locations**
- d. Allocating sites for development**
- e. Improving transport connections and accessibility by public transport, cycling and walking to ensure access to key employment opportunities**

5.10 *The alternatives are:*

- To not establish a spatial strategy for this plan
- To solely rely on the spatial strategy established by part 1 of the borough's local plan, Places for Everyone
- To not establish a spatial strategy for this plan which is consistent with the strategic policies in chapter 4 of Places for Everyone and other relevant policies within that plan, including where applicable their vision, objectives, development requirements, designations and allocations

5.11 *Number of new homes*

5.12 The number of new homes that are required for Tameside (and the other eight PfE districts that are part of the plan area) has been established through PfE for the period 2022 to 2039.

5.13 As identified in PfE policy JP-H1, at least 8,245 (an annual average of 485 homes) of the total minimum 175,185 homes across the plan area are to be provided in Tameside by 2039. Within Tameside, this is to be delivered in a phased approach as it is in all boroughs except for Bolton, Manchester and Salford. For Tameside, the target steps incrementally from 236 homes, to 485 and then 568 homes over the PfE Plan period.

5.14 However, Homes, Spaces, Places will cover the period up to 2042, therefore extending beyond the end of the PfE Plan period of 2039. Paragraph 1.56 of PfE identifies that if in the event that a local plan looks beyond 2039, the minimum requirement figures set out in policy JP-H1 should be used to inform local plan targets. A footnote to that paragraph is clear that the annual average figure for 2022 to 2039 in policy JP-H1 Table 7.2 should be treated as a minimum requirement for each year after 2039.

5.15 Given this, it is considered appropriate to apply the annual average figure of 485 homes to the period 2039 to 2042 and to add this to the existing PfE requirement

for 2022 to 2039. Adding a total of 1,455 homes for the period 2039 to 2042 to the requirement for 2022 to 2039 results in an overall housing requirement of at least 9,700 net additional homes for Tameside over the period 2022 to 2042. This is set out in the table below.

Table 5.0 Overall Tameside housing requirement

PfE Requirement 2022 to 2039	Additional requirement 2039 to 2042	Total HSP requirement 2022 to 2042
8,245	1,455	9,700

5.16 **Supply of new homes**

5.17 The supply of new homes is set out in the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA)¹⁴. Although the SHELAA covers the period from 2024 to 2039, the identified supply can be applied up to 2042.

5.18 The overall housing supply for the period 2022 to 2042 is 10,083 This comprises:

- Net additions (completions) between 1 April 2022 and 31 March 2024
- Specific sites in the supply between 1 April 2024 to 31 March 2039
- An allowance for windfall homes on small sites during the SHELAA period.
- An allowance for windfall homes on small sites after the SHELAA period.
- Some homes allocated through PfE at Godley Green and other specific sites expected to be delivered after the SHELAA period

5.19 An additional supply of new homes is also expected to come forward over the plan period in the borough’s town centres, subject to masterplans and development frameworks being prepared.

Table 5.1 Overall Tameside housing supply

Net additions between 1 April 2022 and 31 March 2024	Specific sites in the supply between 1 April 2024 and 31	Allowance for windfall sites between 1 April 2024 and 31	Allowance for windfall sites after the SHELAA period	Specific sites expected to be delivered after the	Total

¹⁴ <https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment>

	March 2039	March 2039		SHELAA period	
1,110	7,848	451	138	536	10,083

5.20 **Types of new homes**

5.21 PfE policy JP-H3 relates to the type, size and design of new homes. It does not identify housing requirements by type but does stipulate that housing provision to accommodate specific groups of people will be addressed through local plans. To achieve this, development management policies are provided within this plan which relate to the provision of different types of homes.

5.22 **Employment floorspace requirements**

5.23 PfE policies JP-J3 and JP-J4 identify minimum gross floorspace requirements covering the whole plan area for offices, and industry & warehousing development respectively over the period 2022 to 2039. The requirements are for at least 2,019,000 sqm of office floorspace and 3,513,000 sqm of industrial and warehousing floorspace. These requirements are not however broken down to a district specific level. Table 6.1 and 6.2 in PfE do however set out the distribution of identified supply for offices and industry and warehousing.

5.24 In order to ensure that Tameside makes a sufficient contribution to meeting the overall employment requirements identified in PfE, at least 17,055 sqm of office floorspace and at least 277,930 sqm of industrial and warehousing floorspace will be provided in Tameside over the period 2022 to 2042.

5.25 These requirements have been determined by:

- Calculating Tameside's proportion of the total supply of floorspace across the 9 districts as shown in PfE tables 6.1 and 6.2
- Applying this proportion to the policy requirement figures in JP-J3 and JP-J4
- Making an additional allowance to cover the period from 2039 to 2042, given the supply figures and overall requirement in PfE are for the period 2022 to 2039. This allowance has been derived by simply applying the annual average requirements for 2022 to 2039 to the 2039 to 2042 period¹⁵.

¹⁵ The approach is consistent with paragraph 1.56 of PfE which states that in the event that a local plan looks beyond 2039, the minimum requirement figures set out in policies JP-J3 and JP-J4 should be used to inform local plan targets

5.26 The approach taken to disaggregating the overall employment requirements to a district level is that which was put forward by the 9 PfE districts¹⁶ through main modifications proposed during the examination of the Plan. Although ultimately the inspectors determined that such a modification was not necessary to make PfE sound. Notwithstanding this, the methodology is considered to remain an appropriate strategy for disaggregating the employment requirements set out in PfE for this Plan.

5.27 **Supply of new employment floorspace**

5.28 The overall office supply for the period 2022 to 2042 is around 23,381sqm of floorspace. This is comprised of:

- Gross completions between 1 April 2022 and 31 March 2024
- Specific sites in the supply between 1 April 2024 to 31 March 2039
- Gross completions expected beyond the SHELAA period

Table 5.2 Overall Tameside office supply, all figures are sqm

Gross completions between 1 April 2022 and 31 March 2024	Specific sites in the supply between 1 April 2024 to 31 March 2039	Gross completions expected beyond the SHELAA period	Total
1,771	17,817	3,793	23,381

5.29 The overall industry & warehousing supply for the period 2022 to 2042 is around 287,728sqm of floorspace. This is comprised of:

- Gross completions between 1 April 2022 and 31 March 2024
- Specific sites in the supply between 1 April 2024 to 31 March 2039
- Gross completions expected beyond the SHELAA period

Table 5.3 Overall Tameside industry and warehousing supply, all figures are sqm

Gross completions between 1 April	Specific sites in the supply between 1 April	Gross completions expected beyond	Total
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¹⁶ GMCA15, 29 Nov 2022 - https://www.hwa.uk.com/site/wp-content/uploads/2022/10/Proposed-PfE-employment-land-requirement-calculation_Nov2022-1.pdf

2022 and 31 March 2024	2024 to 31 March 2039	the SHELAA period	
3,404	284,324	0	287,728

5.30 ***Distribution of Development***

5.31 A large proportion of new housing is directed to the south-eastern part of the borough to the broader neighbourhood of Hyde, principally because of the two allocated sites within Places for Everyone, at Godley Green and the South of Hyde.

5.32 In addition, the borough’s centres are expected to be locations where large proportions of new housing are expected to be directed to. This is because they are well suited to the provision of higher density housing and accessible locations, enabling large numbers of new homes to be provided. In particular, Ashton-under-Lyne and Stalybridge are locations where multiple opportunities exist.

5.33 There is a general presumption that existing employment areas will be retained. The Tame Valley, Ashton Moss and Denton are particularly notable locations for their density of employment premises. These traditional employment areas have been bolstered by the designation of an employment allocation through Places for Everyone, at Ashton Moss West. It is expected that these locations will continue to provide much valued employment opportunities and jobs for residents.

5.34 Office development is expected to be largely directed toward the borough’s municipal centre of Ashton-under-Lyne, with other centres making much more modest contributions. Beyond Ashton Moss West, industrial and warehousing opportunities are expected to be directed around traditional concentrations of employment through the Tame Valley from Mossley through Stalybridge, Ashton-under-Lyne, Dukinfield, Hyde and Denton.

5.35 ***Accommodation for gypsies and travellers and travelling showpeople***

5.36 The latest 2024 gypsy and traveller accommodation assessment¹⁷ (GTAA) covers the period between 2023 and 2041. Table 7.6 of the assessment sets out a minimum need for 3 new permanent pitches in Tameside.

¹⁷ Arc4 (October 2024) Greater Manchester Combined Authority Gypsy and Traveller Accommodation Assessment 2024

- 5.37 Currently there is no allocated site to meet this identified additional need in the borough, nor any pending planning application. There is however a single site with consent for no more than 5 caravans (of which no more than 4 shall be a static caravans or mobile homes), for specifically identified people and their dependents. Further discussions with the landowner of the site are required. In particular, the GTAA recommends that to meet need for additional pitches, authorities should consider intensifying, expanding, or regularising temporarily authorised existing sites where possible.
- 5.38 The 2024 Gypsy and Traveller Accommodation Assessment (GTAA) does not identify a need for additional travelling showpeople plots. As identified in the 2024 GTAA however, the needs of Travelling Showpeople are presented in the 2018 GTAA and this remains appropriate evidence for the preparation of local plans.
- 5.39 The 2018 GTAA identifies a need for 1 new travelling showpeople plot in Tameside up to 2036. There are two existing travelling showperson yards in Tameside. Further discussions with landowners are therefore required to confirm respective potential future yields.

Policy approach HSP S2: Neighbourhood Spatial Policies

Having regard to the above, the Council proposes to develop spatial policies in this plan reflective of its growth ambitions and the 9 towns of Tameside, relating to:

1. Growth Priorities

- a. Eastern Growth Cluster**
- b. Ashton Mayoral Development Zone**
- c. Hyde Triangle**

2. Neighbourhood areas¹⁸

- a. Ashton-under-Lyne**
- b. Audenshaw**
- c. Denton**
- d. Droylsden**
- e. Dukinfield**
- f. Hyde**
- g. Longdendale**
- h. Mossley**
- i. Stalybridge**

¹⁸ As shown within figure 5.0

5.40 ***The alternatives are:***

- To not reflect the strategic growth priorities of the Council
- To not spatially reflect the functional geographies of Tameside as a borough of 9 towns

5.41 Figure 5.0 below shows the neighbourhood areas and their relationship to the borough's growth priorities. The different neighbourhoods in Tameside are defined by combinations of ward boundaries but also reflective of more localised functional geographies.

5.42 As set out within chapter 1, details of the allocations within this Plan will be set out within the neighbourhoods' policies, including criteria for their development. The allocation policies should be read alongside other policies in Tameside's development plan, this includes the part 1 plan, Places for Everyone alongside the other policies within this plan.

5.43 Development yields will be identified based on assessment of minimum densities required by policy JP-H4 of PfE.



Figure 5.0 Tameside's Neighbourhood Areas

6 Centres

6.1 Introduction

6.2 Tameside's main town centres are Ashton-under-Lyne, Denton, Droylsden, Hyde, Hattersley, Mossley and Stalybridge. They provide a unique and complementary offer and are crucial components to the economic, environmental and social success and wellbeing of the borough. They are locations for businesses to grow and residents and visitors to access services and facilities.

6.3 Towns and high streets nationally are facing challenges and have rapidly changed in response to shifting shopping habits and working patterns, these patterns and changes were exacerbated by the significant impact of the COVID-19 pandemic with rising retail vacancies, declining footfall and increased online shopping. Tameside's centres will need to rebuild and reinvent themselves to adapt through a diversification of offer and increase of other uses, such as residential, to continue to be relevant, active and vibrant places.

6.4 Through the scoping consultation we asked

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

6.5 You said

6.6 You raised concerns about-declining shopping choice in Tameside's town centres, including less choice at markets than in recent years. You expressed support for the provision of more homes in centres and more easily accessible services, such as health services. There was also support for more entertainment and leisure facilities to encourage people back into centres, particularly children and young people, creating more footfall and better use of empty buildings and vacant land.

- 6.7 Concern was expressed about the number of empty older buildings and an increasing number of vacant shop units on the high street. You emphasised the need for ongoing property maintenance to ensure that town centres don't look tired in appearance as a result. You felt that these empty buildings could be used for a range of leisure and community venues, such as warm spaces or meeting places for older or more vulnerable persons, helping to reduce loneliness.
- 6.8 Views were also expressed that some young people and adults do not feel safe in centres, particularly at night and the nighttime economy should be supported, with activity helping to make places feel safer. Alongside this, a range of leisure and entertainment uses were identified by respondents as being needed to encourage young people back into centres, in addition to the need to provide higher density new homes.
- 6.9 **Background and context**
- 6.10 Non-food online shopping has grown rapidly; up from 3.4% of retail sales in 2007 to 27.9% of sales in 2020 and with the closure of large retail stores in Tameside's centres, these trends have also been exacerbated by the COVID-19 pandemic. Over time, this has resulted in a reduction in 'in-store' purchases and footfall within centres, which has resulted in the North-West having the highest concentration of retail and leisure vacancies (15.1%) with persistent vacancies of 7%, compared to 4.5% across the UK in 2024.
- 6.11 In Tameside, a rise in retail vacancies is evident in many of the town centres, with Droylsden's commercial vacancies (E Class) reaching over a third of shop units in 2024, followed by Stalybridge at 30.7% of units and Ashton at 19%. A high level of persistent vacancies or continual turnover of businesses can lead to a rundown environment due to lack of property maintenance.

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

The Council proposes to maintain and enhance the role of Ashton-under-Lyne as the borough's main town centre in accordance with PfE policy JP-P4, Denton and Hyde as town centres, Stalybridge, Droylsden and Hattersley as district centres and Mossley as a local centre. Revised boundaries for the centres are as shown on the Policies Map.

In accordance with national planning policies, these centres will be protected and strengthened, supporting thriving communities relative to their size and role. They will be the main locations for investment with an emphasis on making them safe, inclusive and welcoming places.

6.12 ***The alternatives are:***

- To be inconsistent with national planning policy and not designate and define the network and hierarchy of the borough's centres
- To be inconsistent with PfE and not reflect Ashton-under-Lyne as the borough's main town centre
- To present an unjustified policy by not following the most up to date available evidence which has informed the policy

6.13 ***Reasoned justification***

6.14 National policy highlights the important role that town centres play at the heart of local communities. Places for Everyone recognises town centres as local economic drivers, with Ashton-under-Lyne designated as a Main Town Centre in policy JP-P4, New Retail and Leisure Uses in Town Centres. The policy requires that Ashton-under-Lyne be maintained and enhanced in accordance with national planning policy.

6.15 PfE is clear in policy JP-P4 that the boundaries of the centres and detail of other centres at lower levels of the hierarchy are defined through district local plans such as this Plan, consistent with the NPPF, that requires local authorities to identify a network and hierarchy of centres to promote their long-term vitality and viability, to allow them to grow and diversify.

6.16 HSP needs to positively plan for the long-term vitality and viability of Tameside's centres. To ensure vibrancy, they need to evolve as community hubs, offering a mix of employment, homes, leisure, community facilities and services, where retail is increasingly a smaller part of a wide range of complementary uses, under-pinned by quality places and spaces. Residential provision is a vital part of this, as it provides footfall and increases the sense of safety in centres.

6.17 Whilst maintaining Ashton-under-Lyne as the borough's principal centre, evidence presented in the 2018 Tameside Retail and Leisure Study (TRLS) recommends adjustments to the network and hierarchy of centres as shown in table 6.0. The proposed hierarchy recognises the growth and changing roles of centres such as Denton, now with a wider sphere of influence reflecting the wide range of comparison shops on offer at Crown Point Shopping Park and the

growth in convenience goods function of Hyde town centre, which now has a range of supermarkets serving local needs.

- 6.18 The district centres of Stalybridge, Droylsden and the emerging district centre at Hattersley have a more limited retail offer, serving immediate residential catchments and are therefore considered to be district centres. However, Droylsden’s unique advantage is its close proximity to Manchester and excellent accessibility with Metrolink and high-frequency bus routes. Allied to this, Droylsden has notable opportunities for new development of residential and mixed-use developments on key sites within the town and at the Marina. Hattersley’s emerging district centre is currently led by Tesco and the Hattersley Hub with the former district centre having been redeveloped for housing. Permission exists for a second phase of development including a discount supermarket and a range of trade counters south of Ashworth Lane. This will benefit residents, providing a complementary offer and improve pedestrian connectivity from residential areas to the west of the centre. Mossley is defined as a local centre, known locally as top Mossley, which is compact, walkable and offers a good range of shops with many independent outlets.
- 6.19 Reflecting the above, Tameside’s proposed network and hierarchy of main centres is set out below:

Table 6.0 Network and Hierarchy of Tameside’s main centres, as recommended in Tameside Retail and Leisure Study 2018

Centre	UDP 2004	TRLS Recommendation
Ashton-under-Lyne	Sub Regional Centre	Principal Town Centre
Hyde	Large District centre	Town Centre
Denton	District Centre	Town Centre
Stalybridge	District Centre	District Centre
Droylsden	District Centre	District Centre
Hattersley (replacement centre)	Small District Centre	Replacement District Centre
Mossley	Small District Centre	Local Centre

- 6.20 In response to regional and national trends, the TRLS 2018 also recommends a contraction of the town centre boundaries to encourage investment and ensure that town centre uses are more concentrated and to improve the operation of the sequential test for all main town centre uses. The proposed boundaries are set out on the Policies Map.

Policy approach HSP C2: Primary Shopping Areas

- 1. The Council proposes to define Primary Shopping Areas, as shown on the Policies Map, within the following six designated centres identified in policy HSP C1:**
 - a. Ashton-under-Lyne**
 - b. Denton**
 - c. Hyde**
 - d. Stalybridge**
 - e. Droylsden**
 - f. Mossley**
- 2. Within Primary Shopping Areas, the council is carefully considering the appropriate range and balance of uses, particularly where non-retail uses are proposed, to ensure there is a continuity to the shopping environment whilst maintaining a vibrancy and activity to centres.**

6.21 *The alternatives are:*

- To be inconsistent with national planning policy and not consider the definition of primary shopping areas and not consider the range of uses to be appropriate in such locations
- To present an unjustified policy by not following the most up to date available evidence which has informed the policy

6.22 *Reasoned Justification*

6.23 The TRLS provides recommendations in relation to the definition and review of Primary Shopping Areas (PSAs) which are defined areas where retail development is concentrated. National Planning Policy directs that policies should define the extent of primary shopping areas and doing so aid the effective and consistent application of the sequential test in driving investment of town centre uses into preferable locations. Additionally for the purposes of applying the sequential test for retail purposes, edge of centre locations are those well connected to, and up to 300m from, the primary shopping area. Only Ashton-under-Lyne and Hyde currently have defined PSAs.

6.24 The TRLS recommends the establishment / alteration of PSAs for 6 of the borough's 7 defined centres. The situation in Hattersley as a replacement district centre is different than in the other centres and therefore no PSA is proposed here as the new district centre is not yet fully established. As part of a positive strategy for each of the borough's centres, the Council will give careful consideration to the range of uses permitted within the borough's PSAs. This will recognise the need for diversification and vibrancy alongside supporting the

ongoing shopping function of PSAs, including reflecting the differences between the type and relative sizes of the borough's centres.

Policy approach HSP C3: Local Shopping Areas and Parades

- 1. The Council proposes to support local shopping areas and parades as shown on the Policies Map containing 4 or more adjacent or closely associated shop units, requiring changes of use from retail premises in those locations to other uses, to demonstrate that:**
 - a. The current use is no longer viable,**
 - b. The day-to-day needs of the local population can still be met from other facilities in the area, and**
 - c. The introduction of the proposed alternative use would reduce the extent of vacant properties and have a positive impact on the local environment.**

6.25 *The alternatives are:*

- To be inconsistent with national planning policy and not reflect the important contribution which local shopping parades can play in meeting people's day to day needs
- To use an alternative parameter to defining local shopping areas and parades
- To set specific parameters necessary to be met to demonstrate that a current use is no longer viable

6.26 *Reasoned Justification*

6.27 National policy recognises that the planning system can play an important role in supporting healthy and inclusive communities and that there is a need to guard against the unnecessary loss of valued local facilities and services including shops.

6.28 A network of smaller scale local shopping parades has an important role in providing shops, services and community facilities to those communities away from Tameside's designated centres. These are the smallest clusters of highly accessible shops and services, often including newsagents, small food stores, takeaways, pharmacies and laundrettes for example, and are places where communities interact. They serve an incredibly localised catchment, with most trips made by foot, are supportive of making fewer journeys by car and are relied upon by people who are less mobile.

- 6.29 The Council recognises a need to strike a balance between retaining facilities to meet valuable community needs and avoiding long term vacancies which lead to decay and become a blight upon areas.

Policy approach HSP C4: Development Involving Retail and Leisure Uses

1. **The Council proposes for retail and leisure developments that are planned outside of the borough's designated centres, that an impact assessment be required where development is over the following locally set gross floorspace thresholds:**
 - a. **Ashton-under-Lyne 1,750sqm**
 - b. **Denton and Hyde 1,250sqm**
 - c. **Droylsden, Stalybridge and Hattersley 750sqm**
 - d. **Mossley Local Centre 500sqm**
2. **The relevant threshold to apply will be identified in consultation with the Council and will be determined by:**
 - a. **The location and the identification of nearest centre(s) by road or foot (rather than as the crow flies), and**
 - b. **The identification of centre(s) for which the proposal could affect in terms of investment and impact on vitality and viability, as detailed within the NPPF.**

6.30 ***The alternatives are***

- To continue to apply nationally prescribed floorspace thresholds in relation to the application of the impact test required by the NPPF
- To present an unjustified policy by not following the most up to date available evidence which has informed the policy

6.31 ***Reasoned Justification***

6.32 Proposals for retail and leisure development outside of Tameside's designated centres, are required to submit an assessment of their likely impact on the borough's existing centres. As set out in the NPPF, this should include the impact the proposal is likely to have:

- on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

6.33 The NPPF offers the opportunity to introduce a proportionate, locally set threshold for when an impact assessment is required. Nationally the default threshold is 2,500sqm gross floorspace, meaning that proposals which are below this threshold would not need to prepare an impact assessment. The TRLS considered this matter, including appreciation of the existing viability and vitality, cumulative effects and vulnerability of the borough's centres. Considering these, alongside a number of other factors, it is proposed that a locally set threshold, which varies for different centres in the hierarchy is introduced.

Policy approach HSP C5: Markets

The Council proposes to retain and enhance existing markets and where appropriate introduce new ones, including creating spaces and places within centres through improved public realm, to encourage community events, activities and temporary markets.

6.34 ***The alternative is:***

- To not acknowledge the important contribution which both permanent and temporary markets and events make to the success of the borough's centres

6.35 ***Reasoned Justification***

6.36 Tameside's markets play an important role in the distinctiveness of towns. Temporary food and drink markets such as Stalybridge Street Fest and permanent markets including those at Ashton-under-Lyne help make the towns distinctive and broaden the attractiveness and offer of centres to shoppers and visitors. Investment in markets such as within Ashton Market Hall and the associated market square are critical to enhancing vibrancy, as well as a centres brand and identity.

Policy HSP C6: Healthier Food Environments

- 1. The Council proposes to introduce several safeguards in relation to the provision of new hot food takeaways. Healthier food and drink options will be encouraged through Healthy Menu schemes run by the Council and organisations, with the aim of improving the borough's health and well-being. Hot food takeaways in particular, will be permitted where they:**
 - a. do not result in more than 2 consecutive units in such use,**
 - b. do not result in an over concentration of such uses in identified locations¹⁹,**

¹⁹Which are to be determined and will be guided by further evidence

- c. do not fall within a Health Improvement Zone²⁰ (excluding within designated centres) or
- d. are not within 400m of a secondary school, college or place that young people congregate and would be open during the operational hours of that facility (excluding within designated centres).

6.37 ***The alternatives are:***

- To not establish a policy position in respect of hot food takeaways
- To establish different policy parameters regarding groups and concentrations of hot food takeaways
- To not specifically identify locations where certain policy considerations would apply

6.38 ***Reasoned Justification***

6.39 Across the Borough Tameside generally has poor health outcomes and health inequalities, with higher-than-average levels of obesity, including childhood obesity, heart disease and lower than average life expectancy. Tameside’s Health and Well-being Board is committed to delivering healthier Places as one of the key priorities for residents.

6.40 In 2024, the Tameside Healthy Places Strategic Framework was adopted as a whole system approach to addressing some of the health challenges and supporting local action to improve the health and wellbeing of anyone who lives, works or is educated in Tameside. The Healthy Places Partnership aims to promote and create healthier food environments, working with partners, in a way that impacts individuals positively, ensuring employability, reducing demand on social care and the NHS.

6.41 Tameside has the eighth highest density of Hot Food Outlets per 100,000 head of population in England, with 151 takeaways per 100,000 residents in Tameside, higher than the average in England of 96.1 per 100,000 residents (OHID, 2024). This data includes HFTs and restaurants selling certain types of fast food. There is strong evidence linking the density of fast food outlets and the regular consumption of fast food with levels of those living with obesity in an area.

6.42 The outlets are generally concentrated in electoral wards with the highest levels of multiple deprivation, such as those within town centres including Ashton St Peter’s (5.72 outlets per 1000 population) and Denton North East (3.06 outlets per 1000 population) (FEAT, February 2025).

6.43 Childhood obesity continues to be an issue in these areas, for Year 6 (ages 10-11 years) only 62%²¹ of young people are a healthy weight and, although improving, this can lead to significant health issues which can follow onto adulthood.

²⁰ Which are to be defined and will be guided by further evidence

²¹ Tameside Joint Strategic Needs Assessment 2024/25

National research shows that children living in most deprived areas are at the highest risk of obesity.²²

- 6.44 The 2018 TRLS considered appropriate policy mechanisms for controlling hot food takeaways both within primary shopping areas and outside of defined centres, making recommendation of a double limbed policy approach within PSAs. The Council is currently updating this evidence. Additionally, the PPG²³ states that, where justified, limiting the proliferation of particular uses is appropriate.

²² Public Health England National Child Measurement Programme (NCMP)

²³ National Planning Policy Guidance paragraph 004 Ref ID: 53-004-20190722 Revision: 22 07 2019

7 Environment

7.1 Introduction

7.2 There is a need to protect and enhance Tameside's natural environment, to mitigate the impacts of climate change, to protect against flood risk, to improve air quality and protect development from pollution. As part of the Scoping and Issues consultation, we asked a number of specific consultation questions as set out below.

7.3 Through the scoping consultation we asked

- Does the plan need to set specific carbon and 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 in Tameside?
- How should the plan ensure biodiversity and geodiversity is preserved and enhanced across Tameside?

7.4 You said

7.5 You said you do not want to see development in the Green Belt or on green spaces and want to see our existing green and blue infrastructure protected, with a strong preference for development to be on brownfield sites. You want to see more and better-connected spaces for nature and cleaner green spaces, rivers and canals. You want new developments to consider sustainability, flood risk, water efficiency and nature and for new housing to be energy efficient. You also wanted to see more trees planted.

7.6 In response to this the following policies are proposed to ensure the vision and objectives of the plan are achieved.

7.7 Background and context

7.8 The policies in this chapter should be read alongside the requirements of the NPPF and other documents that comprise Tameside's local plan. Where policies in these plans already address strategic issues or requirements for development, they are not repeated by policies in this chapter.

7.9 Climate change

7.10 Addressing climate change is a cross-cutting theme throughout this plan, with policies in all chapters contributing to either mitigating or adapting to climate change impacts. In determining planning applications, development proposals

will be required to comply with PfE Policies JP-S2 and JP-S3 which set the approach, consistent with the NPPF, which the council will take in relation to renewable and low carbon energy schemes, requirements for energy efficiency in new developments, and the consideration of the opportunities presented by heat and energy networks.

7.11 Flood risk

7.12 In managing flood risk from all sources, when considering proposals for development the council will apply a risk-based approach, applying the sequential and then exceptional test in accordance with PfE Policy JP-S4, consistent with the NPPF.

7.13 Environmental impacts

7.14 The NPPF is clear that planning policies and decisions should prevent new and existing development from being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Development should, where possible, help to improve local environmental conditions, consistent with the NPPF, which is further supported by PfE Policy JP-S1 and JP-S5.

7.15 Biodiversity

7.16 The council will continue to protect biodiversity, geodiversity, trees and woodland by applying PfE Policies JP-G7 and JP-G8 and in accordance with policies in the NPPF. The Environment Act 2021 introduced a mandatory scheme of Biodiversity Net Gain which came into force in April 2024. Qualifying developments must provide a minimum 10% net gain in biodiversity, as measured by the DEFRA metric. The council will seek a net gain in biodiversity in accordance with the national requirement and PfE Policy JP-G8.

Policy approach HSP E1: Renewable Energy Opportunities

The council proposes that future development for renewable and low carbon energy sources, in support of PfE policies JP-S2 and JP-S3, should have regard to the potential opportunities identified with the Tameside Local Area Energy Plan and any subsequent revisions to it.

7.17 *The alternative is:*

- To not establish a policy position in relation to renewable energy opportunities.
- To not specifically identify opportunities for renewable energy in the borough based on the most up to date evidence.

7.18 *Reasoned Justification*

- 7.19 National policy requires the plan to support the transition to net zero, taking account of climate impacts including overheating, water scarcity, storm and flood risks and coastal change. The NPPF states plans should provide a positive strategy for energy from renewable and low carbon energy and heat.
- 7.20 In 2020 Tameside council, in association with the other Greater Manchester boroughs, declared a climate emergency which included a commitment to reduce the borough’s carbon impact to ‘net zero’ by 2038. In 2021, the council adopted its Climate Change and Environment Strategy which set a framework to determine actions the council could take in response to the climate emergency.
- 7.21 In support of PfE policies JP-S1 and JP-S2, the transformation needed across the borough to become carbon neutral by 2038, has been identified in the Tameside Local Area Energy Plan (LAEP). A study to determine the areas of land suitable for renewable technologies including ground mounted solar PV, small scale hydroelectric and wind turbines was carried out as part of the LAEP. The study found substantial opportunities for solar, very limited opportunities for hydro developments, and none for wind, but this does not preclude individual sites coming forward. The opportunity locations for large scale ground-mounted solar PV in Tameside are shown in figure 7.0. Development proposals for renewable technologies will be assessed against all other relevant planning policies within the Development Plan.

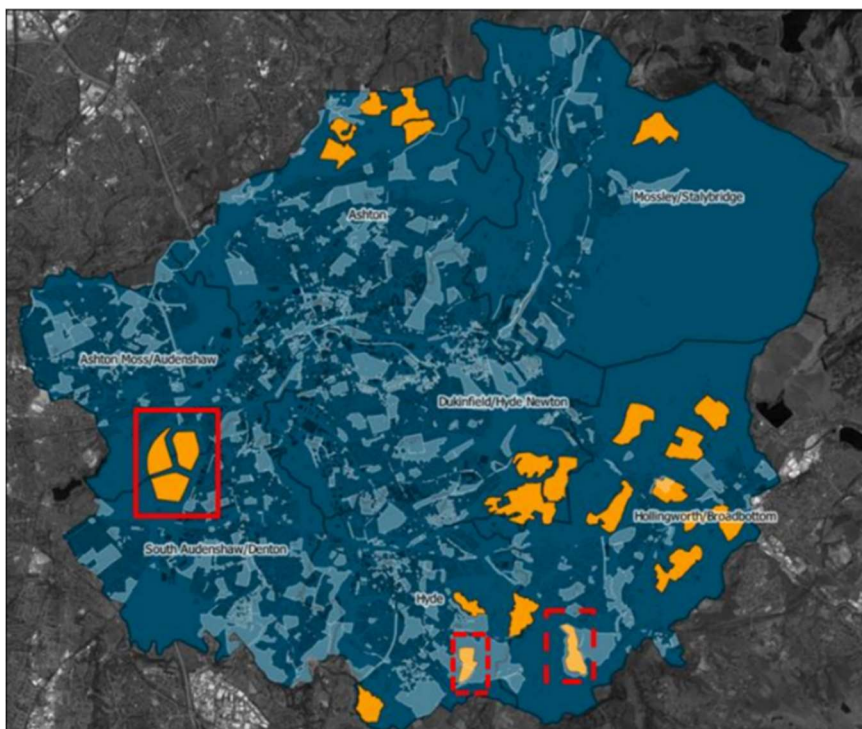


Figure 7.0 Opportunity locations for large scale solar PV in Tameside identified in yellow as shown in the Council's Local Area Energy Plan.

Policy approach HSP E2: Critical Drainage and Water Demand

- 1. The council is considering the need for setting more detailed surface water runoff rate requirements than PfE policy JP-S4 for new development.**
- 2. The council is considering the need for setting tighter water efficiency standards than PfE policy JP-S4 for residential development.**

7.22 *The alternative is:*

- To not consider setting more detailed surface water runoff rates and instead rely on the PfE policy approach in JP-S4 of seeking to achieve greenfield runoff rates on new development unless impracticable.
- To not consider setting more ambitious local water efficiency standards and instead rely on the PfE policy approach in JP-S4 of 125 litres/person/day and the building regulations.

7.23 *Reasoned Justification*

7.24 A key element of managing flood risk and the impact on the water environment is the sustainable management of surface water. Surface water flooding, unlike other forms of flooding, is much harder to predict and can often happen in places where it is not expected. Sustainable Drainage Systems (SuDS) are designed to control surface water runoff close to where it falls, combining a mixture of built and nature-based techniques not only providing benefits for water quantity but also wider benefits to water quality, biodiversity and amenity. The Flood and Water Management Act 2010 introduced a mandatory requirement for the use of SuDS in developments in excess of 100sqm in area. The NPPF and PfE also set an expectation that development sites will include SuDS to control flow rates and reduce volumes of runoff.

7.25 PfE Policy JP-S4 requires developments to manage surface water runoff through SuDS and achieve greenfield runoff rates unless it is demonstrated to be impractical. It instructs district local plans, such as this Plan, to consider setting more detailed surface water discharge rates such as in areas with critical drainage issues.

7.26 Surface water flows are larger than foul flows and have a greater impact when discharged to the public sewers, increasing the likelihood of sewer overflows

and consequential impacts on water quality. Given the risk surface water flooding poses to parts of Tameside, it will be important to minimise the amount of runoff and discharge from development sites across the borough.

- 7.27 In addition, the effects of climate change and population growth will continue to put pressure on water resources. Reducing the amount of water used in new development would help alleviate demand and reduce discharge to the sewer network. PfE Policy JP-S4 requires development to meet, as a minimum, the mandatory water efficiency standard of 125 litres/person/day but there is potential, through development of this plan, to set tighter standards if such an approach is justifiable.

Policy approach HSP E3: Biodiversity

The council proposes to protect and enhance existing sites designated for nature conservation. In making planning decisions about nature conservation, the Council will apply PfE policies JP-G5 and JP-G8, recognising designated Sites of Biological Importance (SBIs), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNRs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) as shown on the Policies Map.

7.28 ***The alternative is:***

- To be inconsistent with national planning policy and not conserve and enhance the importance of designated nature conservation assets within the borough.

7.29 ***Reasoned Justification***

- 7.30 Biodiversity is the variety of all life on Earth. It includes all species of animals and plants, and the natural systems that support them. Biodiversity matters because it supports the vital benefits we get from the natural environment. It contributes to our economy, our health and wellbeing, and it enriches our lives.
- 7.31 The UK has experienced a significant loss in biodiversity and is now one of the most nature-depleted countries on earth. To address nature loss the UK has set legally binding targets through The Environment Act 2021 and subsequent regulations to increase species abundance and create and restore more wildlife-rich habitats.
- 7.32 Around 15% of Tameside is protected for nature conservation across a variety of designations from a local to an international level. Protected sites in Tameside currently include:

- 11 Local Nature Reserves
- 56 Sites of Biological Importance (SBI)
- 3 Sites of Special Scientific Interest (SSSI)
- 1 Special Area of Conservation (SAC) and Special Protection Area (SPA)

7.33 Tameside also contains several Regionally Important Geological Sites (RIGS) that are designated for their geological or geomorphological importance alongside a number of Local Nature Reserves.

7.34 The council will continue to work in partnership with the Greater Manchester Ecology Unit to conserve and enhance designated wildlife sites and seek opportunities to expand the network of such sites. The GMCA is in the process of producing a Greater Manchester Local Nature Recovery Strategy (LNRS) which, once published, will guide this process. The Greater Manchester LNRS will also be a material consideration in the determination of planning applications.

8 Homes

8.1 Introduction

8.2 Housing plays a central role in achieving our corporate vision to enable people to ‘start well, live well and age well.’ Policies in this plan will seek to support the choice of safe, well-designed homes that meet the housing need of all groups in our community including, but not limited to, those who require affordable housing, single persons, couples, families with children, looked after children, people with disabilities, service families, travellers and older people.

8.3 New homes, alongside an existing housing stock that is fit for purpose, are an important part of ensuring that we can meet the housing demands of existing and prospective residents in Tameside and enable reductions in dependency on expensive public services by better matching our residents’ changing housing needs.

8.4 Through the scoping consultation we asked

- If the plan should allocate specific land to meet the Tameside’s housing requirements?
- If there were additional areas of land which may have the potential for new homes that we didn’t already know about?
- How the plan should meet the needs of specific people or communities, particularly given the demographic trend of an ageing population?
- How affordability is best addressed?

8.5 You said

- **Truly Affordable homes:** priority needs to be given to the provision and investment in affordable housing across Tameside, this should be truly affordable for residents, with a particular emphasis on the need for more social rented homes or rented homes.
- Build homes on **brownfield, not greenfield** and save the Green Belt from development; the ‘brownfield first’ approach was responded to as a ‘brownfield only’ preference and the overwhelming majority of responses made on this topic were to retain green spaces and save the Green Belt from housing development. This was considered as critical for health and well-being.
- **Quality homes through good design;** quality housing design, as well as the incorporation of active design and accessibility was mentioned frequently in the comments; a focus on sustainable construction with more energy efficiency measures to save on energy costs for new residents, as well the

need to ensure resilient design, through the incorporation of sustainable drainage; water efficiency. In addition, many commented on the need to incorporate active design for health and well-being (including green spaces); connectivity to ensure access for all (particularly wheelchair users, pushchairs and bikes).

- **Homes in town centres and at higher densities**, including flats; a priority identified was to build at higher densities within town centres (to increase footfall) or to accommodate more homes and save green spaces and the Green Belt from development pressure. It was suggested this could accommodate a growing number of single householders, young or couples, or older persons close to existing shops and amenities.
- **Fill empty homes and shop units**: respondents want to see any empty stock including for housing, offices or shop units being converted into new homes to meet local needs; if this requires working with private landlords or Compulsory Purchase Orders (CPOs), then the Council should be proactive. This overlaps with the comment that the Council should look to replace any existing poor housing stock.
- **Homes for ageing population**: with an ageing demographic, respondents said there should be focus on homes suitable for older persons and provision of specialist homes – recognising the social and economic benefits of doing so. In addition, the plan could require new homes to meet adaptable and accessible standards, including wheelchair accessibility and set a requirement for all new developments.
- **Allocate new housing sites** – with the update to the NPPF, some felt that HSP provides the opportunity to identify and allocate new housing sites in the plan to align with the NPPF; whilst a minority wished for the Council to consider a further Green Belt review.

8.6 **Background and context**

8.7 To achieve this plan’s objective to be ‘A place where people are proud to live, with a range of attractive and affordable homes that meet local needs’, alongside the potential re-purposing of existing stock, the Council needs to have a clear understanding of the sites and broad locations in the borough that can accommodate new homes. It achieves this through the preparation of its Strategic Housing and Economic Land Availability Assessment (SHELAA). The 2024 SHELAA identifies a range of sites deemed to possess residential development potential. As outlined within chapter 5 of this plan, the assessment identifies a significant proportion of sites that are brownfield in nature. In accordance with PfE Policy JP-S1, the council will continue to make as much use as possible of suitable previously developed brownfield land and vacant

buildings to meet development needs, as reflected by the policy approach of HSP S1 in this plan. 105 sites are currently identified on the Council's 2024 Brownfield Land Register with the potential to deliver new homes. Most of these sites are located within the urban area of Tameside. The development yields within the SHELAA and Brownfield Land Register have been informed by the application of PfE Policy JP-H4. This ensures that the density of new housing makes the most efficient use of land within accessible locations.

- 8.8 It will also continue to be important to make the most of the borough's existing housing stock. Vacant homes that have been unattended for an extended period can result in neglect, lower property values, blight and anti-social behaviour. Therefore, returning empty homes back into use is not only a sustainable way of meeting local housing need, but it can also benefit the local community by reducing the negative impacts that often surround empty homes.
- 8.9 Empty homes can be defined as those which are unoccupied and substantially unfurnished and empty homes can be subject to an empty home premium as a tool which Councils can use to encourage owners to bring their empty property back into use by adding an additional council tax charge. In Tameside there are 616 properties currently subject to a premium at the start of the 2025/26 tax year. However, it is also important to note that a functional transactional vacancy rate of around 3%²⁴ is required to allow for movement within the housing market and so there will always be a number of vacant properties in the borough at any one time – known as 'market churn'.
- 8.10 Ensuring sufficient homes come forward, the Council will boost the supply of well designed and adaptable homes in accordance with PfE Policy JP-H3 requiring new dwellings to be built to both the nationally described spaces standards and applying the accessible and adaptable standard in Part M4(2) of the Building Regulations. Alongside this, the council will, in accordance with PfE Policy JP-H2, seek to maximise the delivery of additional affordable homes through policies within this plan, setting targets for the provision of affordable housing for sale and rent as part of market led developments based on evidence relating to need and viability. And in accordance with PfE Policy JP-H3 this plan will also ensure housing is provided to meet the needs of specific groups of people.

²⁴ Arc4 (2017) Tameside Housing Needs Assessment

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

In accordance with PfE Policies JP-H2 and JP-H3, the council proposes to bring forward policy to ensure that it maximises the delivery of additional affordable homes. This will include setting targets for the provision of affordable housing for those whose needs are not met by the market, provide plots for custom, self-build and community led housing, and ensure that housing is provided to meet the needs of specific groups of people including but not limited to singles, couples, families with children and older people, including other specialist forms of housing, to better enable those who want to, to remain within their localities and maintain important community connections.

8.11 *The alternatives are:*

- To be inconsistent with the NPPF and not reflect the housing needs of different groups in the community in a locally specific policy.
- To be inconsistent with PfE and not reflect the need to provide more local detail through this Plan in respect of housing need and affordability.

8.12 *Reasoned Justification*

8.13 The Council recognises the requirement to support a housing market that delivers the right size, type and tenure of homes, in the right places to meet needs. The choice of the location, size and type of home people want to live in depends on many factors including, where they work, where they have social connections, how old they are, how much money they earn, how big their household is and where their children go to school.

8.14 Reasons for unmet housing need are, therefore, often associated with the mismatch of dwelling locations, type and size, for example due to overcrowding, sharing facilities and unsuitable accommodation, in addition to issues with tenure and affordability. Consequently, the Council wants to ensure that people who live in Tameside now and in the future have access to a choice of property size, types and tenures to meet their needs as they move through their lives.

8.15 The Tameside Specialist Housing Needs Review (SHNR) (2020) sets out the borough's broad housing needs into the following key groups:

8.16 *Age Related*

8.17 The Council's past Housing Needs Assessment (2017) identified singles, couples and families with children as the main household groups driving demand for housing in Tameside currently. However, it is the number of older

households of people aged 65+ that are projected to increase proportionately the most in the borough over the plan period.

8.18 Because of this increase, the SHNR identified that demand for specialist older person dwellings (C3 use class) and residential care spaces (C2 use class) for people aged over 75 is estimated to increase significantly.

8.19 This plan will support a range of quality homes of varying sizes and types to meet the needs of all age-related groups within the community; with a particular emphasis on accommodation for older people to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish.

8.20 Health Related

8.21 Unfortunately, as a person's health deteriorates with age, the limitation on normal day-to-day activities also increases. The SHNR reports that 15.6% of those aged 65-74 in the borough consider themselves to have bad or very bad health. This rises to 21.0% for 75-84-year-olds and further rises to 28.0% for those aged 85 and over.

8.22 The SHNR also identified that an estimated 21% of people in Tameside were living with a disability, projecting this to rise by 0.4% by 2025 where the most prevalent conditions for illness or disability were longstanding illness or a health condition, followed by a physical or mobility impairment.

8.23 Recognising this position, the Council will plan for and support new residential developments which provide appropriate housing for people with disabilities. This will include specialist and supported housing to accommodate those living with a disability to remain in the borough and be safe and independent within their own home.

8.24 Life Experience Related

8.25 There is a need for housing to support those with life experience, including looked after children, care leavers and armed forces veterans and their families.

8.26 Under the Children's Act 1989, local authorities have a duty to provide accommodation to children in need in specific circumstances. Tameside's Children's Social Care Improvement Plan Vision is for 'all children, young people and families to have the best start in life, to grow, thrive and achieve their best outcomes'. The Council also pledges to 'support young people in care to remain in their foster care placements beyond the age of 18 and up to the age of 21.'

8.27 Consequently, access to suitable accommodation; intensive and safeguarding support to particularly vulnerable children and young people, is a critical part of Tameside's Housing Strategy. To ensure that the housing needs of our 'looked

after' children and young people are met, the Council will plan for this accommodation in the borough. This will include accommodation, which is preferably in a family environment, close to home, places of education, employment or training, that will enable children and young people to remain within their communities and support networks, ensuring meaningful relationships are maintained.

8.28 Life experience related housing also extends to include armed forces veterans and their families. The Ministry of Defence estimated that 4.2% of people living in Greater Manchester have served in the armed forces and in 2016 there were approximately 7,500 people living in Tameside who have served in the UK's Armed Forces.

8.29 The University of Salford's 2017 report on Meeting the Housing Needs of the Armed Forces Community in Tameside, acknowledges that many ex-armed forces personnel face difficulties after returning to civilian life. Housing is identified as a key area where the armed forces community require support. This includes help for veterans and service leavers to access longer term housing options, such as social housing, a route into home ownership or supported housing for vulnerable veterans.

8.30 **Custom, Self-build and Community Led housing**

8.31 National planning policy supports self-build and custom house building, enabling individuals to build their own homes as an alternative housing option. Community led housing is another alternative provision of housing, where residents come together to take on a lead role in the delivery of their new homes. Being involved in designing and building their own home enables some people to afford a housing which better suits their needs, has a unique identity and diversifies the borough's housing market.

8.32 The Council will therefore support individual custom, self-build and community led housing developments by actively identifying sites where there is a demand for this type of housing.

8.33 **Affordable Homes**

8.34 Delivering more affordable homes is central to creating a balanced housing market in Tameside. Where people need affordable homes, delivering housing for affordable rent is the Council's priority, but demand for intermediate homes for sale such as shared ownership is also recognised. Evidence from the 2017 assessment, suggests that of all new homes built, 15% should be delivered for affordable accommodation, including for social rent, affordable rent and low-cost homeownership options.

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

The Council proposes that the conversion of existing, or construction of new buildings, to be used as Houses in Multiple Occupation, will be supported where they meet the functional and locational tests outlined below:

1. Functionally

- a. **Implement a management plan**
- b. **Ensure habitable rooms have access to natural light that is not solely reliant on roof lights or light wells**
- c. **Have appropriate provision of communal facilities and storage space**
- d. **Ensure adequate provision of outdoor amenity space, including separate space for waste and recycling storage**
- e. **Have secure storage for cycles**
- f. **Ensure there is adequate car parking provision for the intended number of occupants**

2. Locationally

- a. **Do not result in three or more adjacent properties within the street scene being HMOs, and**
- b. **Do not result in the proportion of properties in use as HMOs being more than 10% of all properties within a 50-metre radius.**

8.35 *The alternative is:*

- To not have a specific policy for the assessment of proposals for HMOs and instead rely on other policies in the plan and other material considerations to assess such proposals.
- To have a specific HMO policy but utilise different parameters to assess the acceptability of proposals.

8.36 *Reasoned Justification*

8.37 Houses in multiple occupation (HMO) are properties occupied by at least three individuals, forming more than one household, who share facilities such as a kitchen or bathroom. Although they can be purpose built, a traditional source of HMOs in Tameside are larger, older properties which are converted into this accommodation. They form a part of the borough's housing supply, contributing to more affordable market choices for some residents.

8.38 In December 2024, there were 169 HMOs known to the Council through the process of mandatory licencing, these are those HMOs which require a licence because they potentially have five or more tenants. However, this is an estimate

of the total number of HMOs, given that HMOs smaller than this do not currently need to have a licence in the borough. In addition, those which have 6 or fewer tenants do not need to obtain planning permission to change the use of a dwelling house to a HMO, although the Council is considering the use of an Article 4 direction which would remove such specific permitted development rights in locations where it would apply.

- 8.39 HMOs do make an important contribution to the housing market in Tameside, generally providing lower-cost and flexibly rented private sector accommodation. This can be for people whose housing options may be limited or for people requiring more short-term accommodation than typical rental periods. However, high concentrations of HMOs can have a negative impact on their local areas including additional noise, waste collections, parking pressures and potentially a more transient resident population.

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

- 1. The Council proposes to support new sites to meet the needs of gypsies, travellers and travelling show people where they:**
 - a. Have a lower than 1 in 100-year flood risk**
 - b. Have good access to local facilities and services**
 - c. Are designed and laid out in accordance with best practice, including making adequate provision for the parking, servicing and turning of vehicles and or equipment**
 - d. Are properly serviced with the necessary utilities infrastructure**
 - e. Are easily accessible from the strategic highway network**
 - f. Make adequate provision for storage of equipment, vehicles and other business needs**
 - g. Ensure that the amenity of residents both on the site and in the surrounding area are protected**

8.40 ***The alternative is:***

- To not have a specific criteria-based policy for the assessment of sites that may come forward for gypsies, travellers or travelling showpeople, instead relying on other policies in the plan and other material considerations.

8.41 ***Reasoned Justification***

- 8.42 It is important in delivering an inclusive Tameside that appropriate sites are available for travelling people. The Council has one existing site for gypsies and travellers and two sites for travelling show people. As identified in Policy Approach HSP: S1, and through the latest needs assessment, there is an identified need for additional pitches and plots. While many gypsies, travellers and travelling showpeople live in settled accommodation and do not travel, or do not travel all the time, they nonetheless consider travelling to be part of their identity and the Council will plan to meet existing and future needs based on the evidence and in accordance with national planning policy.
- 8.43 Additionally, the Council recognises that demand may change over time and the plan needs to have the flexibility to accommodate this. National policy recognises that criteria-based policies, like that being proposed, enable decision making on a case by case basis. Such an approach should facilitate the traditional and nomadic life of travellers, while respecting the interests of the settled community.

Policy approach HSP H4: Back Land and Garden Development

New development within the curtilage of an existing dwelling, or on sites considered to constitute infill and backland development will be supported where:

- 1. appropriate arrangements can be provided for access and parking for both proposed and existing dwellings**
- 2. the character of the area is not detrimentally impacted, ensuring appropriate plot and boundary widths, scale and mass, and architectural styles and materials which align with surroundings**
- 3. appropriate garden areas can be retained and provided for existing and proposed dwellings, and**
- 4. privacy can be maintained between existing and proposed dwellings**

8.44 ***The alternative is:***

- To not have a specific policy on back land and garden development and instead rely on other policies in the plan when assessing such proposals.

8.45 ***Reasoned Justification***

- 8.46 Backland development is that which is located to the rear or side of an existing property and is often hidden from the highway. It can comprise vacant underutilised land or sections of residential gardens. Proposals to split off part

of an original housing plot for the building of one or more additional dwellings require particularly careful consideration, even where the plot is larger than average.

- 8.47 Appropriately designed infill and backland development can make efficient use of underutilised land. However, when developing such sites proposals must ensure that they do not harm the existing character of an area and ensure there are appropriate safeguards for existing uses, particularly in relation to access, privacy and outlook which could otherwise be easily compromised. Where a number of such developments take place, it is possible that the general character of an area could be adversely affected.

9 Jobs

9.1 Introduction

9.2 Tameside's employment areas are broadly distributed across the borough, being concentrated along the Tame Valley, M60 corridor and around the borough's town centres. They play a critical role in the economic prosperity and social welfare of Tameside. They provide employment opportunities for many residents, but over recent decades the distribution of employment has been subject to change, including contraction in traditionally strong employment sectors, such as manufacturing, textiles and food processing. This has seen many traditional employment areas regenerated for residential development, particularly where industrial premises were in predominantly residential areas.

9.3 However, this has also changed the pattern of employment opportunities in the borough and in some instances transformed areas from a traditional mix of land uses to being more exclusively residential in character. This change has happened alongside the continued concentration of employment development in certain areas of the borough as investors seek highly accessible locations for new development.

9.4 Through the scoping consultation we asked

- Is there enough of the right land in the right places to encourage local and inward investment, therefore encourage 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 quality and quantity of office stock in all Tameside's town centres, or should the emphasis 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?

9.5 You said

9.6 In response to the scoping consultation there was a clear view expressed that the skills level of the borough's working age population needs to be raised. This should take place through motivating younger people to learn a trade or go to university, but also through supporting employers to provide training and apprenticeship opportunities.

- 9.7 There was a particular emphasis on the barriers faced by many seeking to enter employment, these ranged from the difficulties in gaining work experience, access to childcare and its cost, to the need to create more job opportunities particularly for young people and stay at home parents. This approach was also backed by a feeling that there should be more help for those entrenched in worklessness, including the long-term sick, and that there should be targeted support and incentives that encourage them to return to work.
- 9.8 Opportunities to improve economic activity were also highlighted. These included encouraging more business start-ups and inward investment, including high-end companies and growth sectors, focusing on town centres and their improvement as local engines of growth, whereby regeneration would encourage new businesses to locate in them, and support local traders and employers. It was generally felt that these approaches would create new jobs across a range of categories and that they would be well paid.
- 9.9 A whole range of other ideas were raised by respondents and in summary these included the need for employers to be flexible with their workforce, focusing on creating local employment opportunities, retaining existing employment areas, ensuring there is employment space for businesses to expand so they don't leave the borough, creating more IT and digital hubs, and ensure that new development includes sustainable transport options from the outset that help remove the barriers to accessing jobs.

9.10 **Background and context**

- 9.11 A decline in the quantum of industrial and warehousing floorspace in the borough has been consistent over the two decades from 2003. According to Valuation Office Agency data for industrial floorspace there was 2,085,000 sq.m in 2003, 1,702,000 sq.m in 2013 and 1,576,000 sq.m in 2023, a loss of over half a million sq.m (24%) over a 20 year period. During the same period office floorspace has grown from 109,000 sq.m to 131,000 sq.m, a gain of 22,000 sq.m (20%).
- 9.12 However, when compared to job density within the borough over a similar period there appears to be little correlation between the significant loss of industrial floorspace and the number of jobs:

Year	Tameside	Tameside (density)	North West (density)	Great Britain (density)
2002	80,000	0.59	0.77	0.80
2012	76,000	0.54	0.75	0.78
2022	79,000	0.55	0.84	0.87

Table 9.0 Job Density in Tameside, the North West and Great Britain

- 9.13 What the table does however show is that although the total number of jobs in the borough has only declined marginally, the job density has declined more significantly. This can be explained by growth in the borough's working age population over the same period, while the number of jobs has remained relatively static. Concerningly, there has also been a continued divergence of the job density recorded in the borough when compared to both North West and Great Britain levels over this same period. There is a need to reverse this trend to ensure that the borough provides greater economic opportunities, which in turn supports wage growth, education and skills attainment.
- 9.14 Not including recent completions, the existing employment land supply in the borough totals around 306,000 square metres and has been significantly boosted through the adoption of Places for Everyone and the allocation of land at Ashton Moss West for employment development of around 160,000 square metres (Policy JP Allocation 27). This allocation has significantly boosted the amount of land available for employment development in Tameside. It is ideally located to deliver a significant quantum of employment generating floorspace and is within the Ashton Mayoral Development Zone. In tandem with policies aimed at protecting existing employment areas the boosted land supply will help to address the decline in available floorspace, support economic growth, Tameside's existing sectoral strengths, generate jobs and therefore support an improvement of the job density for Tameside.

Policy approach HSP J1: Existing Employment Areas

- 1. The Council proposes to support business stability and economic growth across the borough, in planning for existing employment areas as identified on the policies map, and smaller employment areas or individual premises, to improve and enhance their economic and employment generating functions. Modernisation, renewal and environmental improvement will be encouraged and supported where it enables employment areas to support emerging business needs in both traditional and emerging growth sectors.**
- 2. The following employment uses will be encouraged within existing employment areas:**
 - a) Industry and warehousing, and other employment uses that are of a similar nature (including for example, Research and Development - Egii, Light Industrial - Egiii, General Industrial - B2, B8 – Storage or Distribution and Sui Generis commercial uses with similar characteristics to industrial and warehousing uses).**

- b) **Office that is of a scale that is ancillary to existing employment and does not detract from the role of the borough's designated centres as the primary location for office activity (Use Class Egi).**
- c) **Training facilities and similar uses that are ancillary to existing employment uses.**
- d) **Waste management development that promotes re-use and recycling and delivers high environmental standards, and that are consistent with the relevant policies in the Greater Manchester Joint Waste Development Plan Document or any subsequent version of that plan.**

9.15 ***The alternatives are:***

- To not designate areas of specific employment uses on the policies map.
- To determine proposals for employment development on an individual basis against other policies in the plan.

9.16 ***Reasoned Justification***

9.17 The amount of industry and warehousing employment floorspace in Tameside has long been in decline, with a net loss of over 500,000 sq.m in the borough since 2003. To some extent the degree of loss has been tempered by the delivery of new floorspace, and data from the council's own monitoring indicates that in excess of 187,000 gross sq.m of industry and warehousing floorspace has been delivered since 2004. The degree of floorspace loss has also been accentuated by the development of numerous larger single occupier employment sites to residential redevelopment. These have included former employment sites with a loss of floorspace at Robertsons Jam (36,000 sqm), Christy Towels (26,000 sqm), Mono Pumps (21,000 sqm), and Toray Textiles (19,000 sqm), for example.

9.18 The policy approach aims to recognise areas where employment development is acceptable in principle to support the development of new employment premises, and to promote the retention, renewal and improvement of existing employment areas and premises. The priority is to support existing jobs and to create new employment opportunities in order to improve the number of employee jobs within the borough.

Policy approach HSP J2: New Employment Development

The Council proposes to take a positive approach when considering proposals for new employment developments, including offices, which contribute to the innovation, growth and diversity in the borough's economy that are located outside of existing employment areas identified on the policies map. It will be supportive of such applications unless there are

clear policy reasons or other material considerations as to why those proposals would be unacceptable in planning terms.

9.19 *The alternative is:*

- To not plan positively for new employment development that may come forward outside of existing employment areas, thereby relying on policies elsewhere in the plan to determine such proposals.

9.20 *Reasoned Justification*

9.21 There is potential for employment development or mixed-use development to take place in areas outside of existing employment areas. These opportunities have the potential to nurture economic growth and employment in areas where it may have become less prominent or even disappeared. Therefore, the policy aims to support new employment development that will help to address spatial inequalities in the provision of flexible new employment space that creates new employment opportunities, boosts economic growth and job creation.

9.22 For instance, while the quantum of office floorspace has increased over the past 20 years by around 20% in Tameside, this has been from a relatively low base, as despite efforts to boost the office sector through the redevelopment of the St Petersfield area of Ashton-under-Lyne, there is still not a significant commercial office market in Tameside. Economic activity and job growth would benefit from greater success in building a broader office market. It would enable support of growth sectors and support town centre regeneration.

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

- 1. The Council proposes that non-employment proposals in existing employment areas, or at individual employment sites or premises not shown on the policies map, will not be permitted, unless it can be demonstrated that following assessment of the site through a detailed market appraisal, that there is no current or likely future demand for the premises or site.**
- 2. Market appraisals would need to clearly set out:**
 - a. why the land or premises are no longer suitable for employment use,**
 - b. why it's not possible to retain or replace existing business occupiers,**
 - c. detailed consideration of the potential for refurbishment or redevelopment,**
 - d. a thorough marketing exercise for employment use for a period of not less than 12 months, and**

- e. a detailed assessment of the impact of the proposed loss on the economic health of the wider employment area.
3. Where it has been clearly demonstrated that it is not possible to retain, either in full or in part, the employment land or accommodation, the council would require that:
- a. Where practicable that part of the land or buildings is retained for future redevelopment for employment purposes; or
 - b. Where this is not practicable, that a financial contribution is provided to fund the development of new employment premises or the improvement of existing employment premises.

9.23 ***The alternatives are:***

- To not set criteria by which to assess proposals for non-employment uses on employment land.
- To be inconsistent with PfE Policy JP-J2 and not seek to protect existing employment sites from redevelopment to other uses.

9.24 ***Reasoned Justification***

- 9.25 The purpose of this policy is to set criteria by which proposals for non-employment development uses in existing employment areas (including those not shown on the policies map) will be assessed and determined. There is a clear need to maintain a diverse range of types and geographical distribution of sites to facilitate both the retention and expansion of employment opportunities across a wide area of the borough. This approach supports the aims of PfE Policy JP-J2: Employment Sites and Premises, which recognises that there is a need for a varied portfolio of employment sites and premises, ranging from modern buildings in highly accessible locations to more affordable premises that support start-ups and businesses working on tighter margins.
- 9.26 Maintaining and enhancing a range of sites and premises is important to the delivery of the Council's Corporate Strategy aim to provide the opportunity to learn and earn. In particular, the proposed approach aims to maintain the ability of local businesses to grow and therefore create job opportunities alongside promoting entrepreneurship and business growth.
- 9.27 For the purposes of applying this policy, non-employment uses are considered to be any use other than those defined in Policy HSP J1, which are Egi (Office), Egii (Research and Development, Egiii (Light Industrial), B2 (General Industrial), and B8 (Storage or distribution) and Sui Generis commercial uses, assessed on a case by case basis, with similar characteristics to industrial and warehousing uses.

Policy approach HSP J4: The Visitor Economy

The council proposes to support the growth of Tameside's visitor economy by taking an approach that protects and enhances the tourism function of special features of the borough. The borough is well placed to take advantage of its proximity and excellent transport linkages to attractions and facilities, particularly in east Manchester, including the Etihad Stadium and Campus, Co-op Live Arena, and the National Cycling Centre.

9.28 *The alternative is:*

- To not have a specific policy on the visitor economy and instead rely on other policies in the plan to protect the special features of the borough for tourism.

9.29 *Reasoned Justification*

9.30 Tameside has many visitor and cultural attractions, such as Portland Basin Museum, Cheetham's Gallery, Stamford Park, Cheetham Park, Trans-Pennine-Trail, Pennine Bridleway, Huddersfield Narrow Canal, Peak Forest Canal and the river valleys. These existing attractions underpin the current visitor economy, but there is potential for them to generate more jobs and investment. Town centre regeneration has the potential to provide additional cultural attractions and showcase the cultural heritage of the borough's towns. The Borough is also well placed to capitalise on the proximity of the accessible natural environment through enhancing the public rights of way network and other recreation routes, such as the canal network.

9.31 Further, creating linkages with destinations in Manchester also has the potential to generate jobs and investment. This could be particularly relevant to the Metrolink corridor between Manchester and Ashton-under-Lyne. This route allows access to multiple tourist and cultural destinations and therefore the Council is considering how these can bring investment into the Borough.

10 People

10.1 Introduction

10.2 Tameside’s Healthy Places Strategic Framework (March 2024) identifies a need to improve health and reduce inequalities for the borough’s residents. This need is reflected in the vision and objectives of this Plan.

10.3 In the ten years (2011-2021) since the last Census, Tameside’s population has grown by 6%. Following this growth, 8% of the GM total population lives at an address in Tameside. Population growth is expected to result in a rise in demand for additional services. As outlined in chapter two, and in line with national trends, Tameside’s population is ageing, with the largest element of the population growth being within the age groups 45-65 (+26.47%) and 65+ (+17.58%).

10.4 In combination with an ageing demographic, evidence demonstrates that those living in the most deprived areas of Tameside are more likely to have a range of health conditions than those who do not. Over half of Tameside’s wards fall within the top 30% of the most deprived wards in England and its population suffers from poorer physical and mental health compared to the rest of the England and Wales as a whole.

10.5 A significant concern is the sizable disparity in life expectancy in Tameside compared to the national average. People’s healthy life expectancy in Tameside (the age at which one can expect to live healthily) is no exception with males living in the most deprived wards living for fewer years than those in less deprived areas and 9.2 years for women.²⁵

10.6 Through the scoping consultation we asked

- How can the plan help 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 green spaces, parks, gardens and support the provision of new green spaces where needed?

10.7 You said

10.8 During the consultation, the most common view expressed was that people value their local accessible green spaces. There was support for the protection -

²⁵ ONS, 2021 and Tameside’s Joint Strategic Needs Assessment

and potentially the creation of - new open spaces. Reference was made to both formal parks and wild spaces and countryside, which people felt were valuable for leisure and recreation, for both their physical and mental health.

10.9 Concern was raised about the loss of community venues and the need to protect important community venues and spaces in the future; emphasis was placed on the important role these play in providing opportunities for local activities and events aimed at both younger and older age groups.

10.10 There was also support for a diverse range of recreational and leisure facilities for all ages, with the aim of improving the health and well-being of Tameside's communities.

10.11 **Background and context**

10.12 The built and natural environments are major determinants of health and wellbeing, and planning has an important role to play in supporting healthy behaviours and lifestyles through good patterns of development, good urban design and good access to local services and facilities.

10.13 PfE policy JP-P6 positively supports tackling health inequalities by requiring new developments to maximise their positive contribution to health and well-being, incorporating active design principles. It also requires developers to demonstrate that new development has considered potential health effects by undertaking a Health Impact Assessment (HIA), depending on the size and nature of the proposal.

10.14 This plan needs to be considered as a whole. Earlier policies within this Plan have the potential to play an important role in tackling commercial determinants of health through the borough's high streets and town centres regarding the over prevalence of hot food takeaways.

10.15 Through the application of PfE Policy JP-D1, the council will continue to work with infrastructure providers including the Greater Manchester Integrated Care Partnership and the NHS to promote the collaboration and synchronisation of investment plans to support the delivery of growth.

10.16 Tameside Council will continue to work with partners towards a Healthy Places Strategic Framework to fully understand the specific health and well-being needs of those that live, work and are educated in Tameside. The integrated approach is to support the creation of healthy, safe and inclusive places that support healthy lifestyles protecting and enhancing recreational, cultural and community spaces and health facilities. Policies will ensure that children have the best start in life and that there are ample school places for the borough's growing population.

Policy approach HSP PE1: Development and Healthier Environments

The Council proposes, in supporting the application of PfE policy JP-P6 to tackle health inequalities, to define Health Improvement Zones to help improve the health of Tameside residents and reduce health inequalities. Developments within such zones should be supported by a Health Impact Assessment.

10.17 *The alternative is:*

- To be inconsistent with the NPPF and PfE Policy JP-P6 and not seek to support healthy lifestyles through this plan.
- To not provide certainty for applicants on what the council expects to see submitted as part of a Health Impact Assessment.

10.18 *Reasoned Justification*

- 10.19 It is essential that all plans and strategies seek to narrow the gap in health inequalities in the Borough. HIAs help ensure that health and well-being is properly considered and can be done at any stage of the planning process, but the earlier it is done the better. HIAs assess the positive and negative implications for the community of a development and potential indirect implications and seeks to find ways to maximise positive opportunities arising from development whilst seeking to avoid potential adverse impacts.
- 10.20 The built and natural environment are considered as ‘major determinants’ of health and well-being so policies within the Plan have the potential to help create healthier environments and lifestyles. New developments will need to consider how they impact on the health of communities and how they can for instance, through good urban design, encourage active travel and physical exercise and mitigate against harmful impacts on the community.
- 10.21 Places for Everyone supports healthier lifestyles through PfE policy JP-P6, requiring development to positively contribute to health and well-being and to support healthy lifestyles through active design. Developments are required to consider the positive and negative implications on the health of the community by undertaking a Health Impact Assessment in specific instances.
- 10.22 To support the broader application of HIAs the council considers it necessary to establish Health Improvement Zones where there are areas of poor health outcomes. Such an approach allows for certain safeguards and considerations to be applied to particular proposed uses to minimise harm.
- 10.23 Harm can occur from a range of sources and gambling is for instance an increasingly important health issue in Tameside. It is estimated that there are

over 3,000 adults who are experiencing harm from gambling in the borough. This figure is growing and it is estimated that more are at risk of gambling harm. In addition, the Gambling Commission has released results of a survey conducted with young people in November 2018 and 1.7% of young people are problematic gamblers where there is an estimated spend on gambling activities by Tameside young people of over £34,000 per week or £1.7m a year.

- 10.24 Alongside potential harms arising from the provision of hot food takeaways as outlined in chapter 6, those from gambling premises would potentially form part of the policy mechanism in establishing health improvement zones in the Borough.

Policy approach HSP PE2: Publicly Accessible Green Spaces

The Council proposes to protect publicly accessible green spaces, which will be shown on the policies map, that functionally benefit the borough's communities from alternative uses or development, unless it can be demonstrated that certain criteria are met.

This policy will also apply to areas of land in similar use but are too small to be shown on the proposals map or may have come into being since the adoption of this Plan. These open spaces are considered vital for recreation, healthy lifestyles and mental well-being.

10.25 ***The alternatives are:***

- To not designate protected green spaces to protect them from alternative development but to rely solely on other policies in the plan.
- To designate all green spaces, including those which also offer visual amenity benefit.

10.26 ***Reasoned Justification***

- 10.27 This policy applies to Tameside's publicly accessible green spaces which include:

- Parks and formal gardens
- Natural spaces and countryside
- Amenity spaces
- Play areas
- Allotments
- Cemeteries and churchyards
- Green corridors

- 10.28 According to the Tameside Open Space and Recreation Study 2017, Tameside generally has adequate provision of publicly accessible functional open space, although there are deficiencies at a local level for certain types of uses such as children’s play areas. It is important that such spaces continue to be protected and that residents continue to have access to open space of the right type, quantity and quality in an appropriate proximity to home.
- 10.29 The borough is unique in that most of its towns have municipal town parks, of which the 19th Century Stamford Park is listed as a Park of Special Historic Interest by Historic England. In addition, the canal and river valley network mean that many residents have adequate access to natural space and accessible countryside. These spaces also help to define the distinctive character of Tameside and play an important role in the borough’s tourism and leisure offer.
- 10.30 The Council is proposing to update the Open Space Assessment which will help inform further iterations of this policy.

Policy approach HSP PE3: Green Space Standards

The council proposes to ensure that developments positively contribute to the provision of publicly accessible functional green space provision with the aim of addressing shortfalls and to meet additional demands. New residential development shall contribute toward the achievement of adequate quantity and accessibility standards alongside the ongoing management and maintenance of any facilities, commensurate with the additional demand they would be expected to generate.

10.31 ***The alternative is***

- To not have clear green space standards to apply to new residential development within the borough for the provision of green space and to meet the needs of the community, but instead to rely on other policies within the development plan to identify requirements.

10.32 ***Reasoned justification***

- 10.33 Accessible and functional green spaces form an important part of sustainable neighbourhoods. Access to green spaces can encourage people to be physically active and improve health and well-being. Networks of linked open space are additionally important for their contribution to nature conservation, biodiversity and recreation.
- 10.34 PfE sets out the vision of a network of high quality accessible green spaces within a Green Infrastructure Network in PfE policy JP-G6 that support quality of life and are easy to use and access by walking and cycling. It is important to

create spaces that are both functional and inclusive to a broad range of residents and visitors, as well as interesting and stimulating visually.

- 10.35 The Tameside Open Space Assessment identifies gaps in provision across the borough and the Council will set out standards for new development to provide new or improved provision with the aim of contributing to the adequate quantity and accessibility standards. This contribution will include the ongoing management and maintenance of any facilities, proportionate to the additional demand they would be expected to generate. The Council is updating its 2017 Open Space Assessment, the outcomes from which will be used to determine open space requirement standards.

Policy approach HSP PE4: Strategic Recreation and Countryside Access

The Council proposes to protect and enhance Tameside’s network of informal routes, canal towpaths, bridleways, country parks and rural spaces, which provide informal recreation and provide access to open countryside areas. Where practicable, new development will improve connections between places by enhancing pedestrian and cycling routes.

10.36 ***The alternative is:***

- To not have a specific policy that protects strategic recreation assets, routes and countryside access, instead relying solely on other policies in the plan.

10.37 ***Reasoned Justification***

- 10.38 Tameside is particularly rural in character toward its eastern fringe and contains a number of areas of open countryside which are available for recreation, many of which are country parks. These include Daisy Nook, Stalybridge and Werneth Low. There are also substantial areas of river valleys and informal footpaths that link residents to these valuable open countryside areas.

- 10.39 It is important to protect and enhance these valued areas, whilst also improving access to them for users through improvements to bridleways, cycleways, canal footpaths and disused railways. Long distance and nationally significant trails cross through Tameside. These include the Pennine Bridleway, which runs north-south from the Peak District and is designed for the horse rider and mountain biker in mind and linking tracks and lanes on the moorland slopes of Mossley, Stalybridge and Hollingworth. Also, the Trans-Pennine Trail, running east-west runs from Liverpool to Hull and is promoted as a footpath, bridleway and cycleway.

10.40 Proposals should consider the potential impacts that development is likely to have on these areas and if necessary, provide suitable mitigation or compensatory measures. There is also the opportunity for development to contribute positively to the enhancement of these important links to informal recreational areas.

10.41 This policy approach supports PfE Policy JP-P7 in relation to protecting Greater Manchester's public rights of way network and increasing opportunities for walking and cycling.

Policy approach HSP PE5: Outdoor Sport and Recreational Facilities.

The Council proposes that development of existing recreational land or facilities for non-recreational purposes, will only be permitted where:

- 1. It is ancillary to the recreational use and does not reduce the overall recreation function of the sites or**
- 2. Replacement recreation provision of at least the same quantity, quality, community benefit and management level is made in a suitable location having regard to accessibility, or**
- 3. It has been clearly demonstrated that the site is surplus to recreational requirements, or**
- 4. The site has been allocated for alternative purposes**

10.42 ***The alternative is:***

- To not designate any sports and recreational facilities in order to protect them from other development.

10.43 ***Reasoned Justification***

10.44 Tameside offers a range of recreational and leisure facilities that support a range of activities. The availability of sports facilities varies in quality and quantity across the borough. There is a need to protect existing sports facilities provision where it meets needs and to address the quantitative shortfalls in pitch provision and improve the quality and management of sites, where required²⁶. Recreation and leisure facilities benefit residents by offering the opportunity for physical exercise, social and community development and improved mental well-being. Leisure uses also support the local economy, create jobs for residents and bring in visitors as well as broadening spend in the borough. Consistent with PfE policy JP-P7 it is therefore important to protect and enhance

²⁶ Tameside Playing Pitch Strategy 2015

the borough's sports and recreational facilities, supporting opportunities to address deficiencies and meet envisaged demand.

Policy approach HSP PE6: Peak District National Park

The Council will continue to assess the impacts of development on the Peak District National Park and restrict development that has the potential to adversely affect the purposes of the National Park in terms of its special qualities of natural beauty, wildlife and cultural heritage.

10.45 ***The alternative is:***

- To not have a policy that requires the consideration of the impacts of development on the Peak District National Park and to rely on the wider policies of HSP to minimise impacts.

10.46 ***Reasoned Justification***

10.47 Containing some of the country's most beautiful landscapes, the Peak District National Park directly borders Tameside to the north-eastern corner of the Borough and is clearly visible from much of Tameside's eastern fringe. When considering development which has the potential to have a negative impact on the National Park, the Council will consult the National Park Authority and will have regard to the appearance and valued characteristics of it. The land within Tameside is important in terms of the setting of the National Park, particularly in relation to nature recovery and managing and mitigating visitor pressures. Proposals that negatively impact the purposes of the National Park in relation to its special qualities including its natural beauty, wildlife and cultural heritage, would be unlikely to be supported.

11 Travel

11.1 Introduction

11.2 Improving travel options and infrastructure are key to tackling issues of social exclusion and deprivation and are an important driver of growth and economic ambition in the Borough. Travel accessibility and availability creates greater opportunities for social mobility, access to employment and services. It supports healthy lifestyles through promoting active travel, improving air quality and contributing to the transition to a zero-carbon future.

11.3 Policies to support these ambitions are, at a strategic scale, set out in the Connected Places chapter of Places for Everyone. For example, PfE Policy JP-C1: An Integrated Network sets out how a range of measures will deliver an accessible, low carbon Greater Manchester with world-class connectivity. PfE Policy JP-C5: Streets for All sets out the approach to designing and managing streets so that they make a positive contribution to the quality of place and support high levels of walking, cycling and public transport use. Whilst PfE Policy JP-C8: Transport Requirements of New Development, establishes the policy framework for the location and design of new development that enables and encourages walking, cycling and public transport use to reduce the negative effects of car dependency. However, at a local level, further detail is required in some policy areas to articulate how these priorities will be delivered in practice in Tameside.

11.4 Many of the council's existing policies aimed at delivering specific transport projects have now been successfully implemented. These include the extension from the City Centre of Metrolink to Ashton-under-Lyne, which opened in 2013, and for which the UDP safeguarded the route, part of the Mottram Tintwistle Bypass and the Glossop Spur (both now included in the A57 Link Road Scheme), and Phase 2 of the Ashton Northern Bypass, both road infrastructure projects supported by planning policies.

11.5 Where infrastructure projects have progressed to completion or are consented and committed, supporting policies are no longer considered necessary. However, HSP will promote new transport priorities and, where identified, promote new transport projects and schemes.

11.6 Through the scoping consultation we asked

- 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 by 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 developments?

11.7 **You said**

- 11.8 There was a clear message of the need to invest, expand and improve the reliability, affordability and connectivity of all public transport. Particular views were expressed that the tram network should be expanded and improved with better connections and integration to other public transport modes to increase the range of the network. These proposals were seen as essential to provide an alternative to private car use.
- 11.9 Many people stated that there was a need for more investment in safe and well-maintained active travel infrastructure, that links to and from workplaces, reduces severance, and with accessible, safe and secure cycle parking. This was supplemented by comments that suggested that active travel should be considered at the earliest stages of planning, enabling the location of trip generators within the catchment of local walking and cycling journeys and where opportunities for new active travel routes have been identified.
- 11.10 To some extent this view was countered by a number of respondents who thought that Tameside should be made more car friendly, for example by improving roads and removing bus lanes.
- 11.11 Safety was also highlighted as key concern for many, particularly with regards to those using public transport. In addition, there were many comments regarding the importance of improving road safety for all users, particularly for vulnerable road users, including those with mobility issues and visual impairment.

11.12 **National Trends and Local Context**

- 11.13 Notably the 2021 census highlights Tameside is above both the regional and national average for the number of households with no access to a car or van (Tameside 26.1%, NW 24.7%, and England 23.5%). Although in terms of how people travelled to work, the census revealed that driving or travelling as a passenger in a car or van was above the regional and national averages

(Tameside 57.1%, NW 54.3%, and England 48.4%). And correspondingly public transport use was above the regional average, but below that for England (Tameside 7.6%, NW 6%, and England 8.2%).

- 11.14 The other key characteristic of the census travel to work data is that 24.6% of Tameside residents in employment classified themselves as mainly working from home. Although the data was captured during the COVID-19 pandemic it does show a level significantly above the historic level.
- 11.15 Data from the 2021 census provides an insight into travel behaviour in Tameside. The following excerpt from the ONS data visualisation for travel to workflows indicates that Tameside has a net outward commuting flow of just over 16,000 people. For example, more Tameside residents travel to Manchester to work than travel from Manchester to work in Tameside highlighting the importance of having excellent transport connectivity within Tameside and Greater Manchester.



Figure 11.0 Workplace flow data represent usual residents aged 16 and over who were working in the week before Census Day (Source: ONS).

Policy approach HSP T1: General Approach

The Council proposes to maintain, manage and where necessary improve transportation infrastructure as part of a balanced sustainable transportation strategy that is in accordance with the objectives of Transport for Greater Manchester’s Local Transport Plan.

The borough’s transport system will become increasingly sustainable, whilst providing safe and efficient access to, from and within Tameside, enabling access to employment, services, and leisure, whilst also assisting in attracting investment.

This will be achieved through an approach to development that:

1. **Through location, density and mix of uses helps to reduce the overall need to travel;**
2. **Is more sustainable by supporting and enabling a modal shift to public transport, walking, wheeling and cycling;**
3. **Minimises any adverse impact on transport networks; and**
4. **Includes transport infrastructure and services in phases to support delivery and to embed sustainable travel behaviour.**

11.16 ***The alternative is:***

- To not have a local policy that sets out our approach to transportation infrastructure and instead rely on the application of policies in PfE, namely those in the Connected Places chapter.

11.17 ***Reasoned Justification***

11.18 This policy approach sets out how the Council will promote sustainable transport through the management of development. Fundamental to supporting this will be the implementation of PfE Policy JP-H4: Density of New Housing and the continued growth and improvement of the Bee Network, Greater Manchester's integrated transport system.

11.19 PfE Policy JP-H4 seeks to focus higher density new development in locations that are more accessible by walking, cycling and public transport. It is important to note that PfE JP-H4 sets minimum densities and therefore opportunity to exceed these may exist. This is welcomed, particularly where they would support the regeneration of designated centres subject to other material planning considerations.

11.20 Greater Manchester is ambitious, seeking to grow the Bee Network and see an expansion of coverage. Bus franchising has already seen improvements to service reliability and punctuality. In addition, the Bee Network will be further enhanced through the plans set out in the Draft Rapid Transit Strategy.

11.21 For Tameside this will mean enhanced services on Metrolink and the implementation of Bee Network rail on the Victoria to Stalybridge, Piccadilly to Hadfield/Glossop, and Piccadilly to Rose Hill Marple rail lines by 2028. This expansion and improvement to the Bee Network is critical in underpinning the general approach to transportation in Tameside.

Policy approach HSP T2: Trunk Road Developments

The Council proposes that it will protect the line of the remaining element of the Mottram to Tintwistle Bypass, as previously proposed by Highways England as a trunk road scheme, from the intersection with the A57 Link Road to the Derbyshire border as shown on the Policies Map.

11.22 ***The alternative is:***

- To not protect the line of the remaining element of the Mottram to Tintwistle Bypass thereby failing to support the objectives of the Greater Manchester Transport Strategy as set out in the Tameside Local Implementation Plan.

11.23 ***Reasoned Justification***

11.24 The initial element of the Mottram to Tintwistle Bypass, now referred to as the A57 Links Road Scheme, was granted a Development Consent Order that came into force in December 2022 and construction is programmed to commence in 2025. However, the previous proposal, as shown on the 2004 UDP Proposals Map included a further element that bypassed the settlements of Hollingworth and Tintwistle. This proposal is identified in The Greater Manchester Transport Strategy 2040 Implementation Plan and is indicated on Map 1: Strategic Transport Interventions in Tameside. Therefore, the current alignment identified in the Tameside UDP 2004 will remain protected to allow for future consideration of interventions on this section of the A628 Trans-Pennine corridor.

Policy approach HSP T3: Rail Infrastructure

The Council proposes that it will permit, and where necessary, facilitate the provision of new rail stations, improved facilities at existing stations including attention to all access needs, and additional local station car parking and cycle storage facilities, including small scale park and ride where appropriate.

Proposed station schemes include:

- 1. New Droylsden/Ashton Moss West station east of Littlemoss Road Bridge and west of the M60, as identified within PfE Policy JP Allocation 27 – Ashton Moss West.**
- 2. New Dukinfield/Dewsnap station.**
- 3. Continued improvements and enhancements at and around Stalybridge and Ashton-under-Lyne stations.**
- 4. New accessible Mossley station north of the current location.**
- 5. Enhancement of Hattersley station, including a new access bridge from Godley Green Garden Village and other accessibility improvements.**

11.25 ***The alternative is:***

- To not improve the quality and quantity of stations within the borough thereby failing to support the objectives of the Greater Manchester Transport Strategy as set out in the Tameside Local Implementation Plan.

11.26 ***Reasoned Justification***

- 11.27 The Greater Manchester Local Transport Plan sets out an ambition to develop a rail network that is high-capacity, reliable, resilient, accessible and fully integrated with other rail-based services and the wider transport network. For Tameside the Greater Manchester Transport Strategy 2040 Implementation Plan identifies a number of rail infrastructure improvements on Map 3: Tameside Local Implementation Plan Schemes. These include a number of new stations (Ashton Moss West and Dewsnap) and accessibility improvements to Fairfield Station. In terms of Strategic Transport Interventions these are set out on Map 1: Strategic Transport Interventions in Tameside (2040 5-Year Delivery Plan 2021-2026, and include Trans-Pennine Route upgrade electrification to Stalybridge, Mossley Station accessibility improvements and the footbridge connecting Godley Green to Hattersley Station.
- 11.28 There is a need to support further improvements and investment in the rail network. This approach will support the strategy of delivering sustainable development, where the need to travel by private car is reduced, by providing a high quality, reliable and accessible integrated public transport network, with rail as a key element. The council will proactively support the proposed roll out of Bee Network rail with the first tranche, including the Victoria to Stalybridge rail line due by 2028 and the whole suburban rail network due to be included by 2030. This will also enable seamless travel across all Bee Network public transport modes with the introduction of ‘tap in, tap out’ style ticketing.

Policy approach HSP T4: Rapid Transit

The Council proposes to support the expansion of the rapid transit network servicing the borough. Where necessary, land will be reserved for potential future routes, which will be identified on the policies map in due course.

11.29 ***The alternative is:***

- To not identify opportunities for expanding the rapid transit network within the borough thereby failing to support the objectives of the Greater Manchester Transport Strategy and the Draft GM Rapid Transit Strategy.

11.30 ***Reasoned Justification***

11.31 Rapid transit is a public transport service that caters primarily for middle distance trips, providing faster journeys with fewer stops. This includes all Metrolink services, busway services and some national rail services.

11.32 The current vision for an expanded rapid transit network is set out in the draft Greater Manchester Rapid Transit Strategy. This was published in 2024 and is being used to inform the refresh of the GM 2040 Transport Strategy, it will help to

shape the next iteration of the Five-Year Delivery Plan covering the period 2027 to 2032.

- 11.33 Rapid transit forms a key element of the Bee Network, an integrated transport system that will support sustainable travel across Tameside, the city-region and allow access to opportunities beyond. This will directly deliver on the ambition of delivering sustainable growth through the ‘Right Mix’ transport vision and rapid transit trips will need to double by 2040 to achieve this target.
- 11.34 As well as supporting the ‘Right Mix’, rapid transit is envisaged as being transformational by providing opportunities for connecting everyone with jobs, education, healthcare and leisure opportunities. For Tameside this means providing a critical part of the transport infrastructure that underpins the regeneration and growth envisaged in the Eastern Growth Cluster.

Policy approach HSP T5: Facilities for Buses

The Council proposes to facilitate the provision of high quality, safe and accessible bus passenger waiting and interchange facilities, in association with Transport for Greater Manchester.

On-highway bus priority measures, such as those proposed in connection with Quality Bus Transit corridors, will be supported. These could include, where feasible, bus lane measures which support more reliable journey times and a higher quality experience for passengers.

11.35 ***The alternative is:***

- To not identify opportunities for Quality Bus Transit corridors or to support the improvement of bus passenger experiences in the borough thereby failing to support the objectives of the Greater Manchester Transport Strategy and the GM Bus Strategy.

11.36 ***Reasoned Justification***

- 11.37 Bus is the most important element of the public transport network, Bus travel accounts for 80% of the public transport journeys in Greater Manchester. At the last census over 70% of travel to work by public transport was by bus. Consequently, it plays a key role in reducing congestion whilst also improving accessibility for people who have no access to a car (ONS Census 2021 recorded this as 26% of households in Tameside). Supporting the delivery of improved bus infrastructure is essential in tackling transport related issues of inequality and reducing barriers to social mobility.

- 11.38 The improvement of bus facilities is also a cornerstone of the Greater Manchester Transport Strategy 2040 ‘Right Mix’ aim of achieving 50% of journeys

being made by sustainable modes in Greater Manchester by 2040. The GM Transport Strategy 2040 Implementation Plan for Tameside highlights the challenge of modal shift which is required to achieve this, with 69% of all journeys starting in Tameside being made by either a car or a van. Therefore, improving the quality of bus services and infrastructure is key to increasing bus patronage and this overarching policy goal. In addition, the GM Bus Strategy, GM Transport Strategy 2040 Implementation Plan for Tameside identifies two Quality Bus Transit corridors, one north connecting Ashton-under-Lyne to Rochdale, via Oldham, and one south connecting Ashton-under-Lyne to Stockport, via Hyde by 2027.

Policy approach HSP T6: Walking, Wheeling and Cycling

The Council proposes that a boroughwide network of walking, wheeling and cycling routes will be defined and that both new development and transport infrastructure schemes shall contribute to the delivery of this network, to support a significant increase in the proportion of journeys made by walking, wheeling and cycling.

Where necessary, development of the network will be co-ordinated with neighbouring authorities to improve cross boundary linkages and assist with the completion of the Bee Active Network and national cycle network utilising off highway routes where appropriate.

Public Rights of Way will be protected and enhanced, particularly where they fall within sites proposed for development, subject to consideration of opportunities for local re-routing where this would improve quality, convenience and safety for users.

11.39 *The alternative is:*

- To not identify or deliver a boroughwide or cross-boundary network of walking, wheeling and cycling routes and to not protect public rights of way.

11.40 *Reasoned Justification*

11.41 The Greater Manchester Local Transport Plan has a clear ambition to create a comprehensive network of on and off-road walking and cycling routes that make it easy and safe for people to walk and cycle to key local destinations. This approach reflects the national ambitions set out in Cycling and Walking Investment Strategy (CWIS1 and the updated CWIS2) and the aims set out in national planning policy.

11.42 The Greater Manchester Transport Strategy 2040 Implementation Plan for Tameside sets out a series of outcomes that the Council wishes to see achieved by 2026:

- Increasing the number of neighbourhood journeys made by foot and by bicycle;
- Enhanced connections to/from and within Tameside's town centres, employment sites and key destinations by foot, bicycle, and public transport to support regeneration;
- Streets in Tameside will be clean, green and relieve local communities from the impacts of congestion; and
- Streets in Tameside are safe, well maintained and in good condition for all people who live in or travel within Tameside and current and future assets are looked after.

11.43 The Implementation Plan also highlights that increasing levels of walking and cycling will also be required in order to achieve the 2040 Right Mix target, whereby 50% of all journeys within GM are made by sustainable modes. Additionally, increased walking and cycling can also deliver improvements to quality of life, through producing health benefits, assisting in reducing air pollution and addressing issues of lack of car ownership.

11.44 However, to achieve this, some of the barriers to walking and cycling need to be addressed, including severance where there is a lack of safe crossing points, traffic volumes and speed, footway accessibility, including issues brought about by pavement parking and infrastructure quality. These issues can be addressed and as set out in proposed policy approach HSP T8 it is expected that new development will assist in providing the funding required to address localised issues.

Policy approach HSP T7: Freight Movement and Deliveries

The Council proposes that traffic management measures will be taken to prevent the use of unsuitable roads by heavy lorries where necessary, particularly within residential areas, and to maximise the use of the strategic highway network for this purpose.

New local freight and logistics facilities will be supported where they do not have an impact on the overall functioning of existing employment areas and where they do not generate significant levels of traffic that would impact on the local highway network or create on-street parking issues.

11.45 ***The alternative is:***

- To not apply policy that manages the movement of freight on roads that are unsuited to that purpose or to employment areas where they may impact on the broader economic function of that area.

11.46 ***Reasoned Justification***

11.47 Freight is essential to the local economy and to improving productivity. Not only does it support a wide range of sectors, including manufacturing and retail, it is important as an employer in its own right. Places for Everyone Policy JP-C7: Freight and Logistics gives the required high level strategic policy guidance and supports a sustainable and efficient freight sector. However, there remains a need for local policy given the characteristics of the employment land distribution and the relative constraints of the local highway network.

Policy approach HSP T8: Parking

The Council proposes to revise the parking standards as currently set out in UDP Policy T10. These will take into account the aim of achieving the Right Mix 2040 ambition of 50% of all trips being made by either public transport or by active travel, changes to the Use Classes Order, including providing standards for previously omitted categories of development, such as Houses in Multiple Occupation (both Use Class C4 and Sui Generis). The Council may also consider lower parking standards in certain locations, reflective of the availability of alternative transport options.

11.48 ***The alternative is:***

- To retain the existing parking standards as set out in Tameside UDP Policy T10 thereby not taking into account city region policy goals and previously omitted categories of development.

11.49 ***Reasoned Justification***

11.50 The NPPF makes it clear that there are a number of considerations that need to be taken into account when setting local parking standards. These include, the accessibility of the development, the type/mix/use of development, the availability and opportunities for public transport, local car ownership levels, and the need to ensure an adequate provision of spaces for charging ultra low emission vehicles. Taking this and the policy aims of achieving the Right Mix 2040 into account, careful consideration will need to be given to setting revised parking standards. The Council may consider a differential zonal system of parking standards reflecting areas with good public transport access. This could include for example town centres and public transport hubs.

Policy approach HSP T9: EV Charging Infrastructure

The Council proposes that the development of a network of electric vehicle charging points across Tameside will be implemented, with publicly accessible charging infrastructure focused in safe, convenient and accessible locations.

11.51 ***The alternative is:***

- To not support the development of additional EV charging infrastructure capacity and not to support the transition to net-zero.

11.52 ***Reasoned Justification***

11.53 There is a need to develop electric vehicle (EV) charging infrastructure across the borough. Although changes to Building Regulations will bring more capacity where new development or refurbishment takes place, there are still large areas of Tameside that face difficulties with installing or accessing EV charging provision. This is particularly relevant in communities where there is little or no off-road parking that would enable the installation of EV charging points.

12 Places

12.1 Introduction

The historic environment is one of Tameside's most precious, finite assets, contributing to the borough's cultural and social identity, economy and sense of place; key elements of which include:

- Transport routes such as former packhorse trails and turnpike roads and the canal and rail networks and their supporting infrastructure.
- Pre-urban agricultural buildings, weavers' cottages and settlements.
- Buildings and structures associated with industry, textiles production and other forms of manufacturing.
- Dense gridiron terraced streets and the juxtaposition with large villas set within spacious gardens.
- Designated centres, market squares, public buildings, places of worship and buildings and places of education, learning, leisure and entertainment.
- Formal parks, gardens and memorials.
- Other buildings, sites and areas considered to have historic significance.

12.2 Those buildings, monuments, sites, places, areas or landscapes within the wider historic environment, identified as having a degree of significance meriting consideration in planning decisions, are defined as heritage assets. Heritage assets are either designated or non-designated.

12.3 Designated heritage assets include, for example scheduled monuments, listed buildings, registered parks and gardens included on the National Heritage List for England, and conservation areas. While non-designated assets are those identified locally having a degree of local heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

12.4 PfE Policy JP-P2 establishes a positive strategy for the conservation and enjoyment of Tameside's historic environment, which is further endorsed by HSP's Vision for the borough to be a place where cultural and built heritage are cherished. To realise this, the Council will assess the impact of development on the significance of the borough's heritage assets, including development within their setting, and ensure that great weight is given to their conservation when determining planning applications.

12.5 This Plan also advocates good design that creates sustainable, safe, inclusive and accessible places, and champions development that makes a positive contribution to the character, heritage and identity of Tameside. Good urban

design creates better places in which to live and work and helps make development acceptable to communities, including addressing how people perceive and use their environment. Good urban design can also improve physical and mental health and wellbeing by ensuring developments:

- Function well and add to the quality of an area.
- Are visually attractive because of good architecture, layout and landscaping.
- Are sympathetic to local character and history.
- Establish or maintain a sense of place by creating attractive places to live, work and visit.
- Optimise the use of land and sustain a mix of development type.

12.6 **Through the scoping consultation we asked**

- 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 the high-quality architectural features and enhance the character of conservation areas?
- How should the plan promote quality design of buildings and spaces that also respects local character and distinctiveness?
- How should the plan seek to raise design standards?

12.7 **You aid**

12.8 **Preserve and protect the historic environment**

The historic environment contributes towards making Tameside unique and distinctive. As such there was support for the preservation and protection of historic buildings, mills, marketplaces, structures (including memorials), waterways and places of value. Support for appropriate policy and levels of protection also extends to heritage assets 'at risk'.

12.9 **Make town centres desirable**

Whilst Tameside has many towns, each is distinct and there was a desire to protect and promote the attractiveness of towns and cultural assets including conservation areas, waterways, cultural zones and heritage action zones. To make town centres desirable again there is a need to consider the appearance of towns.

12.10 **Regular, preventative maintenance and care of historic buildings**

Support was given to the regular repair and maintenance of historic buildings, noting that reduced spending and lack of regular preventative maintenance causes damage and leads to more costly repairs.

12.11 Bring historic buildings back into use

Those vacant older buildings including homes, public (former libraries and town halls), commercial and industrial buildings (including mills) alongside places of worship should be made accessible and brought back into use, for example, as affordable homes.

12.12 Waterways

It was proposed that canals be considered as non-designated heritage assets as they are distinctive and aid local place making. It is also suggested that canals can become leisure destinations by improvements to access for walking and wheeling. As such it has been recommended that a specific policy to guide and manage development affecting waterways and specifically their connectivity, surveillance and sustainable development be included within the plan.

12.13 Design and design codes

There was support for high quality and well-designed homes with areas of new public realm and open spaces within strong urban design frameworks to create distinctive and well-connected places with a strong sense of place. Whilst clear policy on design expectations and use of design codes would help to achieve this aspiration, there is concern that these should not be overly prescriptive but provide a good framework for good design and not negatively affect the viability of the site.

12.14 Site Allocations

There was support both for and against the allocation and redevelopment of brownfield land and greenfield sites. However, any allocations should consider the impact on heritage assets using up-to-date evidence.

12.15 Historic Environment Assessment

The Plan needs a proper description and assessment of the historic environment and the contribution it makes to the area. For example, the industrial legacy of textile mills as part of Tameside's identity and opportunities. The contribution of historic environment to character of areas, economic well-being and quality of life of communities should feature in the Plan's vision and objectives for its contribution to place making, economy and culture and provide a firm base for the rest of the Plan and policies.

Policy approach HSP PL1: Archaeology and Scheduled Monuments

The Council proposes to protect and conserve the borough's heritage assets of archaeological interest. Development that will result in either harm to or

loss of significance of, a scheduled monument or nationally important remains, should be wholly exceptional and will require clear and convincing justification in accordance with national planning policy.

Where development is proposed on other sites which include or have the potential to include archaeology of importance, the Council will support proposals for development where:

1. Consultation is undertaken with the Greater Manchester Historic Environment Record, resulting in submission of an appropriate desk-based survey and, or field evaluation where appropriate,
2. Archaeological significance is not needlessly harmed or lost, and any unavoidable damage is clearly justified and mitigated,
3. Where applicable, exceptional circumstances, necessary for the removal of archaeological remains in situ, which require clear and convincing justification in addition to a detailed methodology for excavation and recording before and during development, have been demonstrated, and
4. Measures are taken to facilitate the conservation, accessibility and interpretation of archaeological remains within the adjacent public realm, in light of the educational, recreational and tourism potential which they may have.

12.16 ***The alternative is:***

- To not have a specific policy on development affecting assets or potential assets of archaeological importance and schedule monuments.
- To establish different criteria to ensure that development is acceptable in planning terms
- To rely on the NPPF and PfE Policy JP-P2 to protect the assets of archaeological interest and schedule monuments in Tameside.

12.17 ***Reasoned Justification***

12.18 **Scheduled Monuments**

Scheduling is the selection of nationally important archaeological sites and is carefully restricted to the most important examples of each type of monument and to those for which this type of designation provides the most appropriate protection. It is important, therefore, that this Plan recognises that Scheduling not only makes a site worthy of protection in law but also brings it under the consideration of the planning system. Scheduled monuments are not always

ancient; some contain standing buildings or ruins, whereas others are not visible above ground, and it is the buried remains that are of national importance. All entries for scheduled monuments are available to view on the National Heritage List for England which is hosted by Historic England.

12.19 There are four schedule monuments in Tameside, namely:

- Buckton Castle a ringwork and site of 17th century beacon, Stalybridge;
- Round cairn west of Hollingworth Hall Moor, Longdendale;
- Post-medieval glassworks, Denton; and
- Section of an early medieval boundary ditch known as the Nico Ditch, Denton.

12.20 Protection is afforded to everything that forms part of the land and buildings included within the schedule, unless specifically excluded. Protection extends not just to known structures above ground, but also to the soil under or around it. An owner of a scheduled monument who wishes to carry out works to the monument either above or below ground, must first apply for prior written permission known as Schedule Monument Consent from the Secretary of State for Digital, Culture, Media and Sport (not the local planning authority).

12.21 Where development proposals affecting a scheduled monument also require planning permission from the Council, this does not remove the need to apply for Scheduled Monument Consent from the Secretary of State.

12.22 **Areas of Unknown or Suspected Archaeological Importance**

Most archaeological sites are undesignated, meaning that many archaeological remains are not protected by listing or scheduling in Tameside. Their location, scale, quality and significance are often unknown before a site is considered in the planning process. As archaeology is a finite resource, their potential interest and significance is subject to planning policy and guidance.

12.23 When archaeological sites are discovered in advance of development, options for dealing with them include excavation before construction begins, moving the development to a different location, or trying to find a design solution that allows the archaeological remains to be retained in situ beneath or adjacent to the development. Which method is chosen will depend on the significance of the site as well as a clear justification for any proposed works and mitigation; however, the choice will ultimately be made by the Council, with input from our archaeological advisors.

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

The Council proposes to protect, conserve and enhance listed buildings, and their setting, in a manner appropriate to their significance. Works to and development of listed buildings will be supported where there is clear evidence and justification for:

- 1. Alternative uses where the original or current use is no longer viable and a new use is necessary to support the continued occupancy, and conservation of the heritage asset,**
- 2. Repairs which preserve and enhance the essential character and appearance of the listed building and are in keeping with its architectural style, design features and traditional materials,**
- 3. Alterations, extensions and or additions that provide a modest backdrop against the original in terms of scale, massing, form and siting and where design and materials accord with the existing,**
- 4. Assertive, high quality design solutions, where the combination of old and new are of greater lasting value together,**
- 5. Where harm to significance, from partial or complete demolition, is required to achieve substantial public benefit, that provision can be made to record the detail of the heritage asset prior to demolition and an acceptable alternative form of development can go ahead on the site as soon as practical,**
- 6. Where any use of a heritage asset by protected species has been considered and mitigated for,**
- 7. New development that preserves and enhances and does not detract from the setting of the listed building by way of scale, mass, form, siting, proportions, details and materials.**

12.24 *The alternative is:*

- To not have a local policy that sets out the requirements expected from development affecting listed buildings.
- To rely on the NPPF and PfE Policy JP-P2 to determine development proposals affecting listed buildings.

12.25 *Reasoned Justification*

12.26 **Listed Buildings**

Tameside has over 330 listings on the National Heritage List for England ranging from Grade I, II* and II, with some listings containing one or more building and, or structure. These listings range, for example, from agricultural buildings, weavers' cottages, period houses, places for worship, public houses, public or civic buildings and mills to water troughs, telephone kiosks, canal locks, gates, walls, railings and memorials.

12.27 Listed buildings are not only nationally important, but they are important key features within Tameside's historic environment contributing to the character, appearance and identity of the borough. Therefore, the Council will seek to ensure that listed buildings are conserved in a manner appropriate to their significance and celebrated for the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

12.28 A building or structure is listed when its special architectural or historic interest is of national importance and is included on the National Heritage List for England; making it worthy of protection in law or policy and bringing it under the consideration of the planning system. The listing covers the whole building, including the interior, unless parts of it are specifically excluded in the list description. Listing also covers:

- Other attached structures and fixtures;
- Later extensions and additions; and
- Pre 1948 buildings on land attached to the listed building. In planning the term 'curtilage' is used to describe this attached land.

12.29 **Change of Use of a Listed Building**

Whilst continuation of the use for which the building was originally designed is the most desirable, it is recognised that demand for, and, or use of a building or structure can change over time. Therefore, to avoid long term vacancy and decay the Council's approach will be to support alternative viable new uses consistent with the building's conservation.

12.30 **Repairs to a Listed Building**

Whilst regular, simple maintenance required to keep a listed building in good order, should not normally need listed building consent, repairs often will, as they involve specific works to mend a defect caused by decay, damage or use, which, if ill-considered or unsympathetic, may result in harm to the significance of the listed building or structure.

12.31 The Council's preferred approach will be to support repairs that will make a positive contribution towards the conservation of heritage assets in accordance

with national planning policy and guidance. Repairs will be required to match the original, traditional materials used in construction as closely as possible.

12.32 Additions, Alterations and Extensions to a Listed Building

Whilst designation of a heritage asset ensures its special interest is a material consideration in determining applications, it does not mean that it must be preserved in its original form at all costs. Conversely, the cumulative impact of even minor changes over time can result in harm to significance. Therefore, the Council will support new additions, alterations or extensions that do not dominate or harm the significance of the heritage asset by virtue of scale, massing or location.

12.33 Whilst it is the Council's preference that new development is carefully designed, using matching or complementary materials; thoughtfully chosen contrasting materials in a modern design may also work well in certain instances, where the new can then be clearly 'read' as different to the original. However, the Council will not support development where the effect is so different that the new is more prominent than the original.

12.34 The Council's preferred approach will be to balance any harm, by way of the proposed development against the new development, making a positive contribution to local character and distinctiveness in accordance with national planning policy.

12.35 Demolition of a Listed Building

As listed buildings are an irreplaceable resource and fundamental elements of the historic environment, the Council will seek to conserve listed buildings in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Therefore, any harm to or loss of a listed building or structure through demolition works will require a clear and convincing justification in line with national planning policy, as once lost they can never be replaced.

12.36 Development within the Setting of a Listed Building

The setting of a listed building which closely resembles the setting at the time the asset was constructed or formed is likely to contribute particularly strongly to significance. Therefore, when assessing any application for development which may affect the setting of a listed building, the Council will seek to balance any potential harm to significance against the desirability of new development making a positive contribution to local character and distinctiveness.

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

The Council proposes to protect, conserve and enhance conservation areas in a manner appropriate to their significance. Development either within or adjoining conservation areas will be supported where there is clear evidence and justification that:

- 1. Proposals make a positive contribution by way of siting, scale and massing; and enhance the area through design and materials that accord with the character and appearance of adjacent buildings and features of interest and the wider area, and**
- 2. Proposals for partial or complete demolition of a building or structure, resulting in harm to significance, achieve substantial public benefit and an acceptable alternative form of development can be delivered as soon as practicable.**

12.37 *The alternative is:*

- To not have a policy on development within or adjoining conservation areas, instead relying on the NPPF and P/E Policy JP-P2 to determine such proposals.

12.38 *Reasoned Justification*

12.39 Designation of a conservation area makes an area worthy of protection in legislation and policy giving them weight in plan making and decision taking. Conservation areas give broader protection than listing individual buildings and all features within the area, listed or otherwise, are recognised as part of its character and overall significance.

12.40 Conservation areas come in a wide variety of types and sizes, ranging from small villages through to urban neighbourhoods, town centres, areas of industry and historic transport links. There are currently nine conservation areas in Tameside:

- Ashton Town Centre;
- Carrbrook;
- Copley;
- Fairfield;
- Millbrook;
- Mottram-in-Longdendale;
- Portland Basin;
- St Anne's, Haughton; and
- Stalybridge Town Centre

12.41 The Council will seek to ensure that the character and appearance of conservation areas, including any additional areas designated during the life of this Plan, are not diluted through incompatible development or unsympathetic cumulative change over time. However, the Council recognises that conservation areas and the wider historic environment can be a catalyst for regeneration and will look to support new development that will make a positive contribution either through enhancement or by better revealing the significance of the heritage asset.

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

- 1. The Council proposes to support new development either in or within the setting of a Registered Historic Park and Garden where it:**
 - a. Preserves, conserves and enhances its overall significance as a designated heritage asset, and**
 - b. Where applicable, any harm or loss of significance by way of alteration or demolition can be clearly justified, exceptional circumstances exist, and substantial public benefit can be achieved.**
- 2. The Council proposes to support new development affecting local historic parks and gardens where it:**
 - a. preserves, conserves or enhances the local historical significance of the park or garden, and**
 - b. where applicable, any harm or loss of local significance by way of alteration or demolition can be clearly justified and circumstances exist which outweigh the harm and public benefit can be achieved.**

12.42 ***The alternative is:***

- To not have a local policy that sets out the requirements expected from development within, or which affects, historic parks and gardens.
- To rely on the NPPF and PfE Policy JP-P2 to determine development proposals affecting historic parks and gardens.

12.43 ***Reasoned Justification***

12.44 **Registered Parks and Gardens**

National policy defines registered parks and gardens as designated heritage assets and as such brings them under the consideration of the planning system. Designed landscapes are an important and distinctive part defining the

character of a place and take many forms including being public parks, grounds of historic houses, cemeteries, institutional landscapes and town squares. As designated landscapes often have listed buildings within their boundaries development that affects their significance, including their setting, will require consent from the Council.

- 12.45 Although Registration is a statutory designation there are no specific controls in place for parks and gardens unlike those for listed buildings and scheduled monuments. However, the NPPF requires local planning authorities to make provision for the protection of the historic environment in policy, making them a material consideration in the planning process. The Council will, therefore, take into consideration the historic interest of Stamford Park, a grade II Registered Park or garden, when determining any applications for development which may affect its historic interest.
- 12.46 There are also several other parks in Tameside which have local heritage importance, including, for example Hyde Park in Hyde and Cheetham's Park in Stalybridge. In many cases it is likely to be the Council itself which carries out work within historic parks and gardens, although proposals bordering these sites may sometimes have an impact.

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

The Council proposes to support measures that lower carbon emissions, promote energy efficiency and integrate renewable energy sources with designated heritage assets where they align with national policy and guidance and:

- 1. A clear and convincing justification is provided that the proposed works and or development will mitigate climate change, make a meaningful, long-term improvement to the heritage asset's performance in terms of energy and carbon efficiency,**
- 2. Can be designed and, or modified to avoid maladaptation, minimise and mitigate harm to the significance of the heritage asset or development within its setting, in terms of scale, siting and appearance,**
- 3. Can be reversible on the basis that the intervention may no longer be needed or desirable in the future,**
- 4. Any remaining harm to the significance of the heritage asset can be justified in a clear and convincing way, including how the proposed works or development will achieve public benefit, and**

5. Consideration is given to mitigate the impact of the works and or development on protected species.

12.47 ***The alternative is:***

- To not set detailed policy requirements by which to assess proposals for energy efficiency measures and renewable energy development that would affect a designated heritage asset.
- To rely on the NPPF, PfE Policy JP-P2 and other policies in this plan to assess such proposals.

12.48 ***Reasoned Justification***

12.49 The Council will seek to support measures that lower carbon emissions, promote energy efficiency and integrate renewable energy sources within designated heritage assets, in recognition of the positive impact this will have on their long-term viable use and conservation.

12.50 As designated assets continue to change and evolve, they will also need to contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. It is important that changes to historic buildings are undertaken carefully and with thought. However, improving the energy performance of designated assets and adapting to climate change is complementary to the ambition to also protect Tameside's heritage if done so appropriately.

Policy approach HSP PL6: Designated Heritage Assets and Enabling Development

The Council proposes to support applications for enabling development where the proposed development is limited to the minimum necessary to secure the future conservation and reuse of designated heritage assets identified as 'at risk' because of neglect, decay, or inappropriate development; or are vulnerable to becoming so, in accordance with the most up to date national planning policy and guidance.

12.51 ***The alternative is:***

- To not set a local policy approach to the use of enabling development limiting it to buildings 'at risk'.
- To rely solely on the NPPF when determining proposals for enabling development.

12.52 ***Reasoned Justification***

- 12.53 Keeping heritage assets in good repair and, where possible, in use, is fundamental to their preservation. Although most heritage assets remain in use and are well-maintained, others become redundant, vacant and neglected; resulting in decay that without timely action are ‘at risk’ of their permanent loss.
- 12.54 The Council proposes, in the first instance, to positively engage and work with the owners of heritage assets that are ‘at risk’ to ensure that they are conserved in a manner appropriate to their significance in accordance with planning policy and guidance. However, the Council will consider the use of enabling development to secure the future of heritage assets ‘at risk’ when all other reasonable efforts have failed and the public benefit of conserving the heritage asset outweighs the disbenefits of conflicting planning policies.

Policy approach HSP PL7: Non-Designated Heritage Assets

The Council proposes to consider the local significance of non-designated heritage assets in determining applications for development.

- 1. Non-designated assets will be identified through:**
 - a. A local list, based on the publication of selection criteria,**
 - b. An assessment of potential candidate assets, undertaken in partnership with the community, heritage champions and other organisations, in accordance with the published selection criteria, and**
 - c. By the local planning authority as part of the decision-making process on planning applications, where the building or structure meet the published selection criteria for local listing.**
- 2. Where non-designated heritage assets have been identified, the Council will support:**
 - a. Their sensitive conservation and reuse; or**
 - b. Development where there is a clear justification that a public benefit can be achieved, that will outweigh any harm to or loss of a non-designated heritage asset, resulting from a proposal.**

12.55 ***The alternative is:***

- To not support the identification of the borough’s non-designated heritage assets on a local list.
- To be inconsistent with PfE and not identify elements that contribute to the district’s identity, character and distinctiveness.

12.56 ***Reasoned Justification***

12.57 Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important and play a local role in Tameside's historic environment.

12.58 Non-designated heritage assets can be locally identified buildings, monuments, sites, places, areas or landscapes as having a degree of heritage significance, but which do not meet the higher criteria for being designated heritage assets. However, non-designated heritage assets are key elements of Tameside's local historic environment and contribute to the borough's sense of place. Therefore, non-designated heritage assets will be protected from harm and conserved in a manner appropriate to their local significance.

Policy approach HSP PL8: Landscapes, Townscape and Urban Form

The Council proposes to support new development that respects and, or enhances Tameside's distinct natural environment of landscapes, topography and waterways, and built environment of townscapes, settlement patterns, landmarks, building vernacular, historic environment and heritage assets.

Urban design codes will be prepared for areas and corridors of the Borough, setting out fundamental principles which should be followed and from which detailed design may be interpreted.

12.59 ***The alternative is:***

- To not have a specific policy on landscapes, townscape and urban form, instead relying on the NPPF and other policies in this plan to ensure development respects and enhances the borough's natural and other assets.

12.60 ***Reasoned Justification***

12.61 The topography, waterways and access to natural resources in and around the borough have influenced humans' interaction within the landscape for thousands of years and shaped Tameside's distinct pre urban and urban settlements, road hierarchy and layout patterns, industry and manufacturing, building types, construction materials and design.

12.62 To align with national policy the Council will seek to achieve well designed places and ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting.

Proposals for new development should understand and reflect key built elements and natural features to enhance the character and interest within the area.

- 12.63 To realise the ambition for well-designed places the Council will develop design codes for areas and corridors in the borough, providing a level of detail and design guidance tailored to local circumstances.

Policy approach HSP PL9: Design and Amenity

The Council proposes to ensure that all development ensures prospective occupiers and users with a good level of amenity, whilst ensuring that the amenity of neighbouring residents and uses, properties and spaces are not adversely disrupted either directly or indirectly by way of:

- 1. Space, both internal and external,**
- 2. Layout, scale, massing, design, materials and appearance,**
- 3. Accessible to all users,**
- 4. Safe, encourage natural surveillance, reduce crime and the fear of crime and anti-social behaviour,**
- 5. Privacy, including separation distances between windows and habitable rooms and windows and walls of other buildings,**
- 6. Views and outlook,**
- 7. Sunlight and daylight,**
- 8. Traffic and access arrangements,**
- 9. Car parking,**
- 10. Operational hours,**
- 11. Pollution, including for example noise, vibration, dust, fumes, water and light, and**
- 12. Ground conditions including contamination and stability.**

12.64 ***The alternative is:***

- To not have an overarching policy that sets out the amenity requirements from all types of development, instead including the requirements within other policies in this plan that are tailored to specific development types.
- To set out the requirements in a separate borough-wide design code.

12.65 ***Reasoned Justification***

- 12.66 Amenity refers to the quality or character of an area and includes those elements that contribute to an area's overall enjoyment. Amenity also has a significant and valuable impact on the way in which people live, and the health

and well-being of individuals is often directly related to the level of amenity that can be enjoyed. Therefore, impact on amenity is a material consideration in the development management decision making process and it is important that amenity values are appropriately considered.

Policy approach HSP PL10: Design of All Types of New Residential Development

The Council proposes to support the design of all types of new residential development which, where applicable, will:

- 1. Ensure suitable access arrangements to and from the highway with no unacceptable impact on the surrounding highway network,**
- 2. Incorporate an effective water management and draining system.**
- 3. Provide an effective layout including, but not limited to, the efficient use of land, clear street patterns and circulation routes, building lines and retention of important views.**
- 4. Accord with the scale, height and massing of neighbouring homes, properties and the wider area.**
- 5. Be designed to encourage natural surveillance and reduce crime and anti-social behaviour.**
- 6. Positively respond to local building vernacular including architectural styles, details and consistent pallet of materials that enhance the character and appearance of the street scene and wider area.**
- 7. Include adequate provision of and access to private or shared outdoor amenity space appropriate to the type and size of residential accommodation, such as gardens, terraces and balconies.**
- 8. Maintain privacy distances and orientate homes to maximise natural light and reduce overlooking into habitable rooms²⁷, private gardens.²⁸**
- 9. Clearly define and locate communal entrances.**
- 10. Incorporate well-designed car parking spaces and garages of an adequate size that reduce on street parking, do not dominate frontages or gardens, are secure and accessible to all uses.**
- 11. Integrate existing landscape features such as mature trees and hedgerows to provide immediate enhancement and visual maturity**

²⁷ For the purposes of this policy habitable rooms are considered to be living rooms, dining rooms, kitchens, bedrooms, home offices and conservatories, including where there is no internal separation, and such rooms are effectively open plan.

²⁸ For the purposes of this policy private gardens are considered to be spaces provided for intended occupants for either private or communal use.

- 12. Ensure historic buildings, boundary treatments and features of interest are incorporated into the overall development to conserve the historic built environment.**
- 13. Provide boundary treatments and a high-quality public realm (not ‘left over land’) that utilises a consistent pallet of both hard and soft landscaping across the development.**
- 14. Where appropriate, include public outdoor amenity space and play equipment.**
- 15. Consideration of infill, back-land or garden development and their impact on neighbouring amenity.**

12.67 ***The alternative is:***

- To not have an overarching policy that sets out the detailed design requirements for all types of residential developments, instead relying on general design policies and principles in national policy, PfE and elsewhere in this plan.
- To set out these requirements in a separate borough-wide design code.

12.68 ***Reasoned Justification***

12.69 The creation of high quality, sustainable buildings and places is fundamental to achieving the ambitions of national planning policy and is a material consideration in determining planning applications. Good residential design not only delivers homes and neighbourhoods where people want to live but can also enhance and regenerate areas that have suffered from economic and social decline.

12.70 However, it is important that residential developments are not designed in isolation. An understanding and respect for the existing landscape and townscape will ensure that new development responds positively to the character and identity of the local streetscape, township and wider borough.

Policy approach HSP PL11: Design of Residential Additions, Alterations and Extensions

The Council proposes to support the good design of householder applications relating to additions, alterations and extensions which, where applicable:

1. Do not harm the amenity of neighbouring properties by way of location, scale or orientation.
2. Are not disproportionate to the original dwelling by way of scale or massing and do not obscure or harm architectural features of interest.
3. Ensure architectural styles, details, fenestration, roofline, building line and pallet of materials used are complimentary to the original dwelling and positively respond to the character and appearance of the street scene and wider area.
4. Ensure the orientation of windows maintain privacy distances to reduce overlooking into habitable rooms²⁹ and private gardens³⁰.
5. Ensure dormer windows are not disproportionate in size to the existing roofscape, and compliment the architectural style of the original dwelling or neighbouring dwellings.
6. Retain adequate off-street car parking that does not result in parking spaces that dominate the main frontage of the property.
7. Ensure adequate provision of and access to private or communal outdoor amenity space, appropriate to the type and size of residential accommodation, such as gardens, terraces and balconies is retained.
8. Ensure mature trees and natural features that contribute towards visual amenity can be retained.
9. Do not result in external bin storage being relocated to the front of the dwelling.

12.71 ***The alternative is:***

- To not have a detailed policy on design requirements for residential alterations, instead relying on general design policies and principles in national policy, PfE and elsewhere in this plan.

12.72 ***Reasoned Justification***

12.73 The Council will seek to support residential additions, alterations and extensions of good architectural design that are functional, durable and attractive, relate well to the original dwelling and are able to demonstrate that they:

²⁹ For the purposes of this policy habitable rooms are considered to be living rooms, dining rooms, kitchens, bedrooms, home offices and conservatories, including where there is no internal separation, and such rooms are effectively open plan.

³⁰ For the purposes of this policy private gardens are considered to be spaces provided for intended occupants for either private or communal use.

- Show an understanding of and are complimentary to the character and appearance of the original dwelling and its setting;
- Seek to minimise any harm to neighbouring amenity.
- Play a subordinate role and do not dominate the original dwelling, including proposals for assertive contrasting designs which will be considered objectively and on an individual basis.
- Fulfil a function that is in the long-term interest of the dwelling.
- Sustain and add value to the dwelling by being of high-quality design, craftsmanship and materials.

Policy approach HSP PL12: Design of Employment Sites

The Council proposes to support employment developments where the layout, design, external appearance and operation align with relevant planning policies and guidance, including TFGM Streets for All Design Guide.

All new employment development, where applicable, should:

1. **Ensure suitable access arrangements to and from the highway with no unacceptable impact on the surrounding highway network,**
2. **Be accessible by sustainable modes of travel; including public transport, walking, wheeling and cycling,**
3. **Incorporate an effective water management and draining system,**
4. **Provide an effective layout including, but not limited to, the efficient use of land, clear circulation routes, building lines and retention of important views,**
5. **Design buildings, layouts and lighting schemes that encourage natural surveillance and reduce crime and anti-social behaviour,**
6. **Positively respond to local building vernacular using high quality design and materials that will complement and, or enhance the character and appearance of neighbouring properties and the surrounding area,**
7. **Incorporate a design that has the potential to adapt to future employment sectors and needs,**
8. **Incorporate energy efficient and low carbon heating technologies.**
9. **Provide adequate, secure and well-designed parking provision, cycle storage and servicing areas,**
10. **Incorporate high quality hard and soft landscaping, tree planting, screening and boundary treatments including retention of existing natural and or historic built features, to enhance the appearance of the development and minimise the visual impact of plant machinery, open storage and service areas,**

- 11. Ensure there is no unacceptable impact on neighbouring properties because of overlooking, overshadowing, noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and hours of operation,**
- 12. Consult with the Health and Safety Executive in instances where new development will involve quantities of hazardous substances and, or is located within the consultation zones around major hazard sites,**
- 13. Provide a clear, undeveloped buffer between new development and the top of the bank of a main river, and**
- 14. 'Open up' culverted watercourses to improve biodiversity and reduce overall flood risk.**

12.74 ***The alternative is:***

- To not have a detailed policy on design requirements for employment sites, instead relying on general design policies and principles in national policy, PfE and elsewhere in this plan.

12.75 ***Reasoned Justification***

12.76 To achieve the government's ambition for sustainable development, this plan will support growth, innovation and improved productivity by creating the conditions in which businesses will want to invest, expand and adapt. This growth ambition will be supported by a policy approach which advocates high quality urban design which will allow Tameside to retain and attract new business and commerce into the borough.

12.77 Many of the borough's employment areas are historic in nature, having been developed through the period when cotton production, and associated industries, dominated local commerce. This legacy remains present in the Tame Valley and beyond. It is important to the distinctiveness and character of Tameside that new and converted buildings are designed using materials that relate well to local vernacular, meaning that modern development should complement and enhance the character of these traditional employment areas, rather than detracting from them.

12.78 For employment areas that have been developed in more recent decades, and where there are opportunities for development of modern employment premises, careful consideration should be given to the design of buildings to ensure that they are adaptable to the evolving demands of employers. This will avoid unnecessary redevelopment whilst contributing towards carbon net zero targets.

Policy approach HSP PL13: Design within Centres, Retail and Leisure Developments

The Council proposes to support centres, retail and leisure developments which align with relevant planning policies and guidance, including TFGM Streets for All Design Guide, as well as meeting the following design criteria where applicable:

1. Ensure suitable access arrangements to and from the highway with no unacceptable impact on the surrounding highway network,
2. Be accessible by sustainable modes of travel; including public transport, walking, wheeling and cycling.
3. Incorporate an effective water management and draining system.
4. Provide an effective layout including, but not limited to, the efficient use of land, clear circulation routes and building lines.
5. Provide adequate, secure and well-designed parking provision, cycle storage and servicing areas.
6. Positively respond to local building vernacular using high quality design and materials that will complement and/ or enhance the character and appearance of neighbouring properties and the surrounding area.
7. Design buildings, layouts and lighting schemes that encourage natural surveillance and reduce crime and anti-social behaviour.
8. Incorporate high quality hard and soft landscaping, tree planting, screening and boundary treatments including retention of existing natural and or historic built features, to enhance the appearance of the development and minimise the visual impact of plant machinery, open storage and service areas.
9. Ensure there is no unacceptable impact on neighbouring properties because of overlooking, overshadowing, noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and hours of operation.

12.79 ***The alternative is:***

- To not have a design policy that encourages good design in Tameside's designated centres, retail and leisure developments but to rely on other policies to achieve this aim.

12.80 ***Reasoned Justification:***

12.81 To drive a positive improvement in design quality to support the regeneration and growth of Tameside's centres, it is important to set out clear design expectations for town centre uses. Development should help create distinctive places in a way that reflects the local character of each area of the borough. Developments should not only function well and add to the quality of the area but also be visually attractive, because of good architecture, layout and landscaping. Additionally a safe, inclusive and accessible place will promote the health and wellbeing of those that live, work and visit the borough.

Policy approach HSP PL14: Design of Commercial Frontages

The Council proposes to support the restoration, alteration or renewal of commercial frontages, including fascias, canopies and shutters that enhance the building, streetscape and wider area, provided:

- 1. Existing frontages are retained and restored in a way that is sympathetic to their historic value or architectural composition of the building, respecting the style, period, and materials wherever possible,**
- 2. The design and materials used integrate with the design, scale and character of the existing building, streetscape and wider area,**
- 3. Public entrances are clearly located and designed to ensure safety, convenience and are accessible to all,**
- 4. All outdoor advertisements make a positive contribution to the appearance and character of the street scene of an area and are not visually intrusive, nor have an impact upon pedestrian or vehicular safety.**
- 5. Signage and advertisements incorporated within secondary elevations should be subordinate to that used within the principal elevation.**

12.82 ***The alternative is:***

- There are not considered to be any reasonable alternatives as the policy aims to improve the quality of commercial frontage design, particularly in conservation areas.

12.83 ***Reasoned Justification***

12.84 Poor quality commercial frontages can appear incongruous and out of scale and proportion with the design, appearance and character of a building and result in the negative perception of the streetscape and wider area. Supporting the installation of high quality, well designed, attractive commercial frontages can increase business for both the individual and the wider area leading to more

investment in the area, attracting more visitors and shoppers. Particular attention should be paid to preserving traditional shop fronts in Conservation Areas (including Listed Buildings) that help contribute to the history and quality aesthetic of the area. A specific heritage shopfront design guide may be required to provide this detail.

- 12.85 New signs of timber construction are preferred. Raised lettering on existing fascia will also be considered. Ideally, plastic, sheet metal and neon should be avoided. The content of signs should be kept to a minimum; any lettering and, or graphics should be in proportion to the dimensions of the fascia board. Oversized letters in garish colours or materials will not be supported and should be avoided, as should the repetition of a name on a single fascia.

Policy approach HSP PL15: Outdoor Sports, Recreation and Play Space

The Council proposes to support new, replacement and improved or extended provision of outdoor sport, recreation or play space developments, provided, where applicable, schemes:

- a. do not result in unacceptable impacts on the occupiers of nearby dwellings through visual amenity, noise, lighting, traffic or other forms of disturbance, including consideration of hours of use where appropriate,**
- b. ensure adequate access arrangements into the site from the highway and provide appropriate provision for car parking, maintenance, emergency or other vehicles,**
- c. provide changing, club and spectator facilities, that are suitably located and are of good design, and**
- d. ensure landscaping and fencing and boundary treatments are of a suitable quality.**

This policy relates to all aspects of recreation and leisure including ancillary changing rooms, car parks and club buildings.

12.86 *The alternative is:*

- To not have a policy that positively guides the design of outdoor sport, recreation or play spaces and to rely on other policies in the plan.

12.87 *Reasoned Justification*

12.88 The quality of local recreational and play space facilities varies across Tameside and opportunities should be taken to upgrade existing facilities and provide new facilities where there are deficiencies. New leisure and play facilities should be suitably located and well-designed to ensure that schemes do not have an unacceptable adverse impact on their surroundings.

Policy approach HSP PL16: Design and Enhancement of the Waterside

The Council proposes to support new development which enhances the Borough's waterside environments which where applicable:

- a. Positively address the waterside location,**
- b. Is of good design, relates well to local scale, massing, character, history of the environment and landscape setting,**
- c. Provides an effective layout including, but not limited to, the efficient use of land, clear street patterns and circulation routes, building lines and retention of views along the waterway,**
- d. Incorporates and or reuses existing buildings, structures and features of heritage value,**
- e. Incorporates, opens up and or improves public access to the waterside by walking, wheeling and cycling and provides links to other foot and cycle paths to enhance opportunities for promoting leisure, health and wellbeing through exercise, and**
- f. Ensures waterways are well signed and illuminated, where this is appropriate.**

12.89 *Reasoned Justification*

12.90 Waterways are defining physical features that traverse Tameside's rural and urban landscapes. Not only do they support biodiversity, provide wildlife corridors and help to mitigate flood risk, they also create diverse environments and places with unique and interesting characteristics.

12.91 Waterways are important to the historic development of the borough and are closely linked to the early settlement and later growth and industrialisation of Tameside's towns. Canals are important heritage assets and make a positive contribution to the significance of several conservation areas including Portland Basin which is the meeting point of the River Tame and the Huddersfield Narrow, Ashton and Peak Forest Canals. Furthermore, many of Tameside's waterways, associated bridges, structures, locks and buildings are statutorily listed, bringing them under the consideration of the planning system.

12.92 However, development has often turned its back on watercourses, with the result that unattractive and inaccessible sections of waterside have been created and neglected. Whilst considerable enhancements have been made in recent years, there remains considerable opportunity to embrace the Borough's waterside environments.

12.93 The Council will seek to support new development that enhances the waterside environment and is mutually beneficial to wildlife and recreation, taking advantage of opportunities which may arise through redevelopment or other proposals affecting adjacent sites.

Policy approach HSP PL17: Design of Public Realm and Urban Spaces

The Council proposes that the design of the public realm, streets and urban spaces are safe, accessible to all, provide a clear purpose and function and form an integral part of new development whilst enhancing the wider area. Development should:

- a. **Be designed to maximise opportunities for walking, cycling, wheeling and enabling all to connect to public transport.**
- b. **Enhance and connect green routes and urban spaces to destinations, services and points of interest.**
- c. **Be welcoming and designed to promote leisure, and public spaces as places to spend time, providing inclusive seating at frequent intervals.**
- d. **Provide natural surveillance and lighting schemes to encourage safe use and design out crime.**
- e. **Relate well to the surrounding buildings and their uses.**
- f. **Retain mature natural and historic built features of interest.**
- g. **Use both soft and hard landscaping, boundary treatments and palette of materials that enhances local character and aids legibility.**
- h. **Rationalise the use of signage, bollards and guard rails and other street furniture.**
- i. **Include well designed, considered and located public art that harmonises with the surrounding.**

12.94 ***The alternative is:***

- To not have a policy that supports the design of public realm including walking, cycling and wheeling and urban spaces to rely on other policies in the plan.

12.95 ***Reasoned Justification***

12.96 Well-designed and considered public realm works and urban spaces can make a positive contribution to the character and appearance of an area, contribute to vitality, assist in regeneration and enhance the significance of civic buildings, heritage assets and their setting. Conversely, hidden, cluttered, poorly defined or ill lit spaces that have no obvious use can result in anti-social behaviour and fear of crime or safety. Therefore, the design of Tameside's public realm and urban spaces should form an integral part of the overall design process rather than something separate or overlooked.

Glossary

Amenity: The quality or character of an area and the elements that contribute to the overall enjoyment of those who live and work there.

Ashton Mayoral Development Zone (AMDZ): approved in September 2023 and bringing together Tameside Council, the Greater Manchester Combined Authority, Transport for Greater Manchester, Homes England and the private sector to work in partnership and deliver a joined-up approach to realising the full potential of Ashon-under-Lyne.

Allocated site: A site identified in the Local Plan as being appropriate for a specific land use or land uses in advance of any planning permission.

Ancillary Use: A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Net Gain (BNG): Approach to development that seeks to leave the environment in a measurably better state than beforehand, using a standardised method for quantifying biodiversity which is based on the type and area of habitats present at a site level.

Building Regulations: Ensures that the policies set out in legislation regarding building standards are carried out. Building Regulations approval is required for most building work in the UK.

Centres: Refers to town centres, district centres and local centres as shown on the Policies Map which are defined Town Centres, as recognised in definitional terms by the National Planning Policy Framework.

Change of use: A change of use of land or buildings from one use class into another.

Community Facilities: Includes, but is not limited to, facilities such as community centres and other community meeting places, healthcare facilities, education facilities, childcare facilities, public houses, the voluntary sector, public service providers, places of worship and cultural facilities including theatres and arts centres.

Conservation Area: Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment.

Conversion: The sub-division of a single property into two or more properties within the same use class.

Curtilage: The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Design Code: A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise and build upon a design vision such as a masterplan or other design and development framework for a site or area.

Eastern Growth Cluster: Refers to a collection of major development and regeneration projects located in Tameside, including those focused with the AMDZ but also the Hyde Triangle and town centres of Droylsden and Stalybridge.

Exception Test (Flood Risk): The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance, and should be applied by decision-makers in relation to site allocations and development proposals only after the sequential test has been applied.

Green Belt: A national designation of land around certain cities and large built-up areas, which aims to prevent urban sprawl by keeping land permanently open. Green Belt is not an environmental designation. Tameside's Green Belt is defined by Places for Everyone.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Hyde Triangle: Refers to a number of key projects that will deliver regeneration, homes, jobs and transport infrastructure improvements, including Godley Green Garden Village, Hattersley regeneration and station improvements and the Hyde town centre masterplan.

Listed building: Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: Grade I - buildings of exceptional interest, Grade II*- buildings of more than special interest, Grade II – buildings of special interest.

Local Nature Reserve (LNR): A site with wildlife or geological features that are of special interest locally. Local Nature Reserves are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by local authorities.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Planning Practice Guidance: Provides further detailed guidance relating to national planning policy as set out in the NPPF.

Regionally Important Geological Site (RIGS): Locally designated non-statutory areas selected to protect the most important places for geology and geomorphology in Greater Manchester.

Scheduled Monument: Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Sequential Test (Flood Risk): A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

Sites of Biological Importance (SBI): Locally designated non-statutory areas of substantive nature conservation importance within Greater Manchester.

Sui Generis: A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Sustainable Drainage Systems (SuDS): The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems.

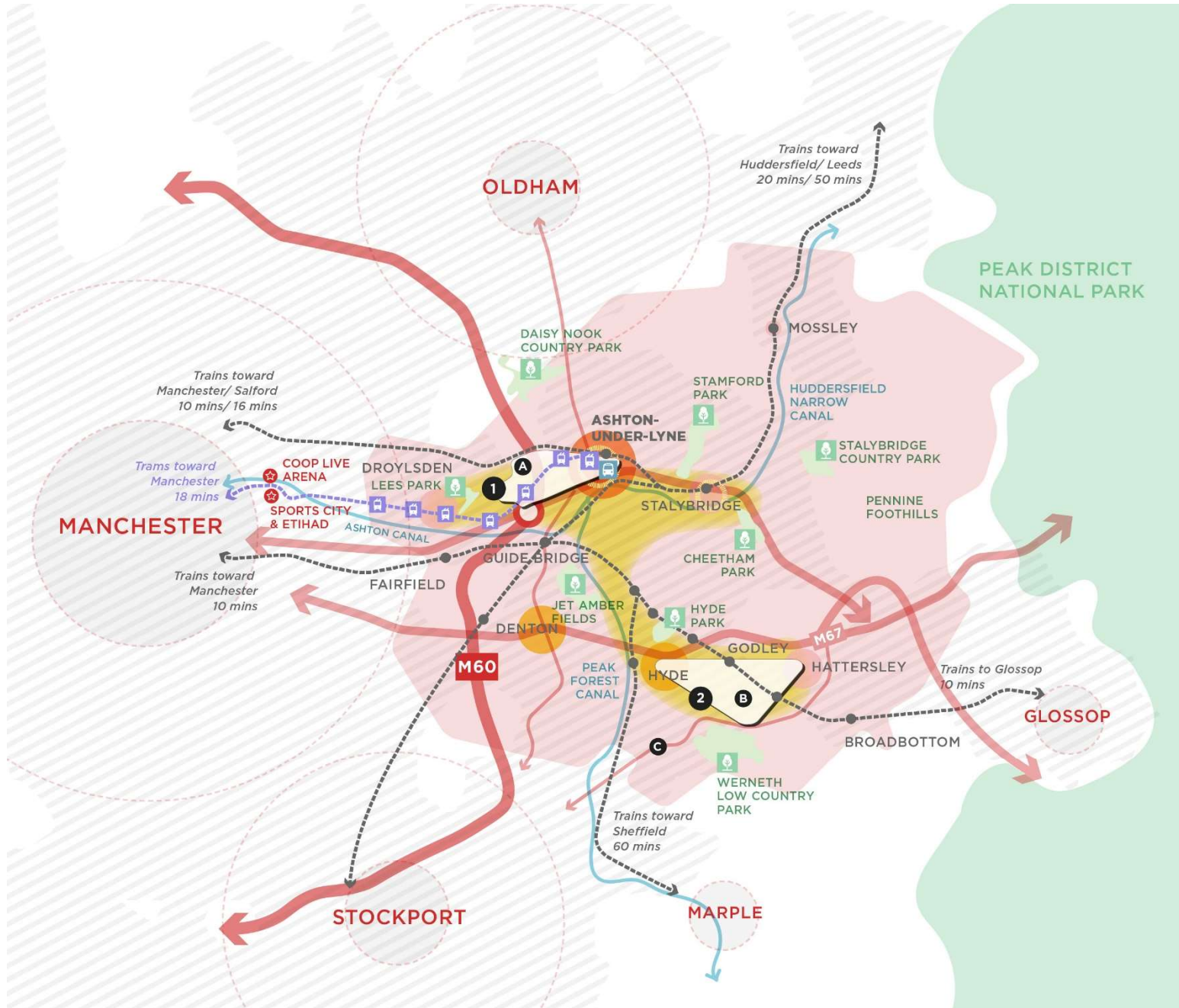
Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 (as amended) essentially categorises different types of property and land into classes. Change between uses within the same class does not constitute development and therefore does not require planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) identifies some

permitted development rights allowing the change of use from one class to another, subject to conditions, limitations and/or a prior approval process.

Windfall Sites: Sites which come forward for development that normally comprise previously developed sites that have unexpectedly become available.

Appendix A – Spatial Portrait Key Diagram

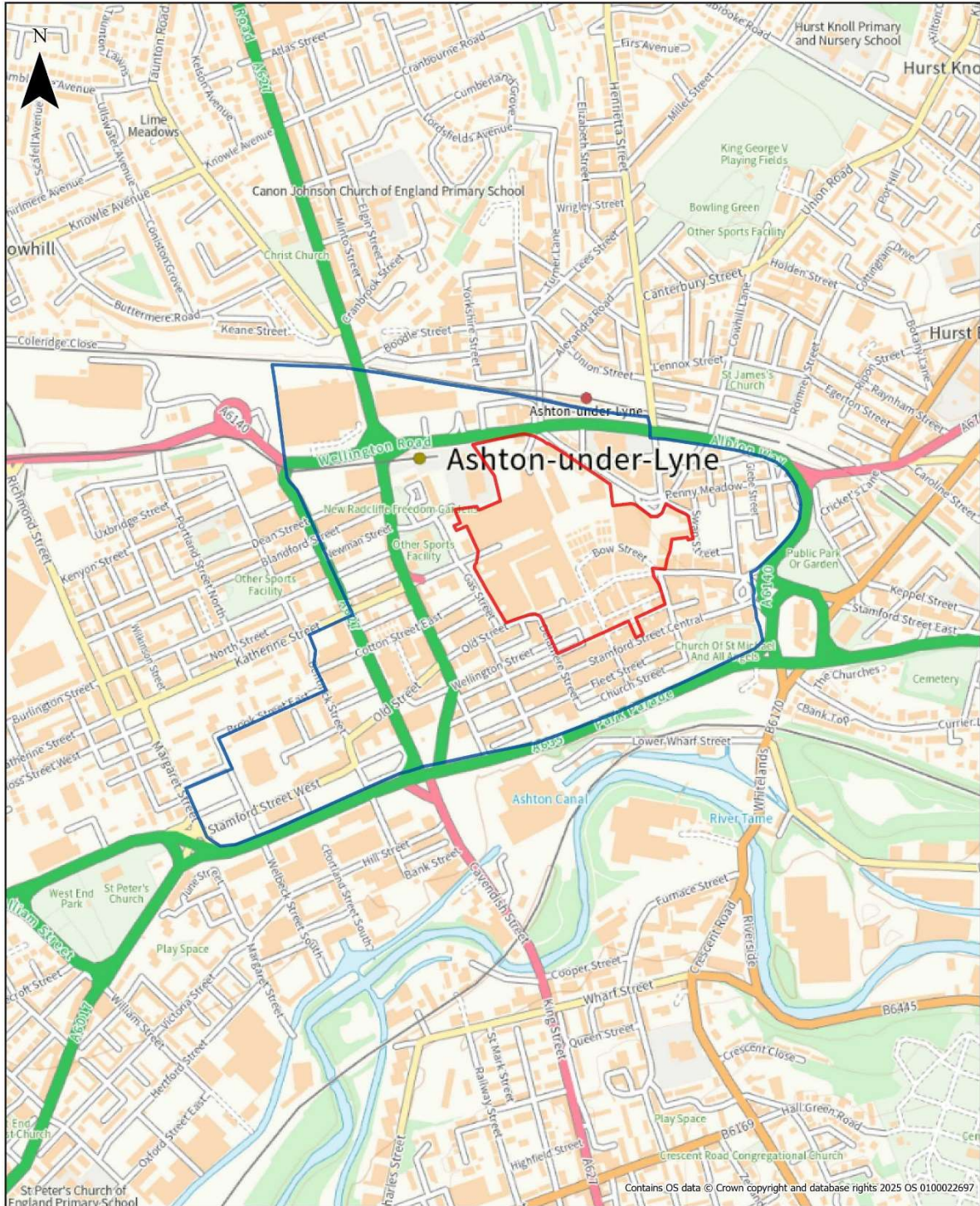


- Key**
- Tameside**
 - Metrolink**
 - Train**
 - Ashton Interchange**
 - Key roads**
 - Canals**
 - Key parks**
 - 1 Ashton Mayoral Development Zone**
 - 2 Hyde Growth Triangle**
 - GMCA growth locations: Eastern Growth Cluster**
 - Area with LUF/regeneration funding**
 - Main town**
 - Town centre**
 - District centre**
 - Local centre**
 - A Ashton Moss West**
 - B Godley Green Garden Village**
 - C South of Hyde**

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Appendix B – Town Centre insets

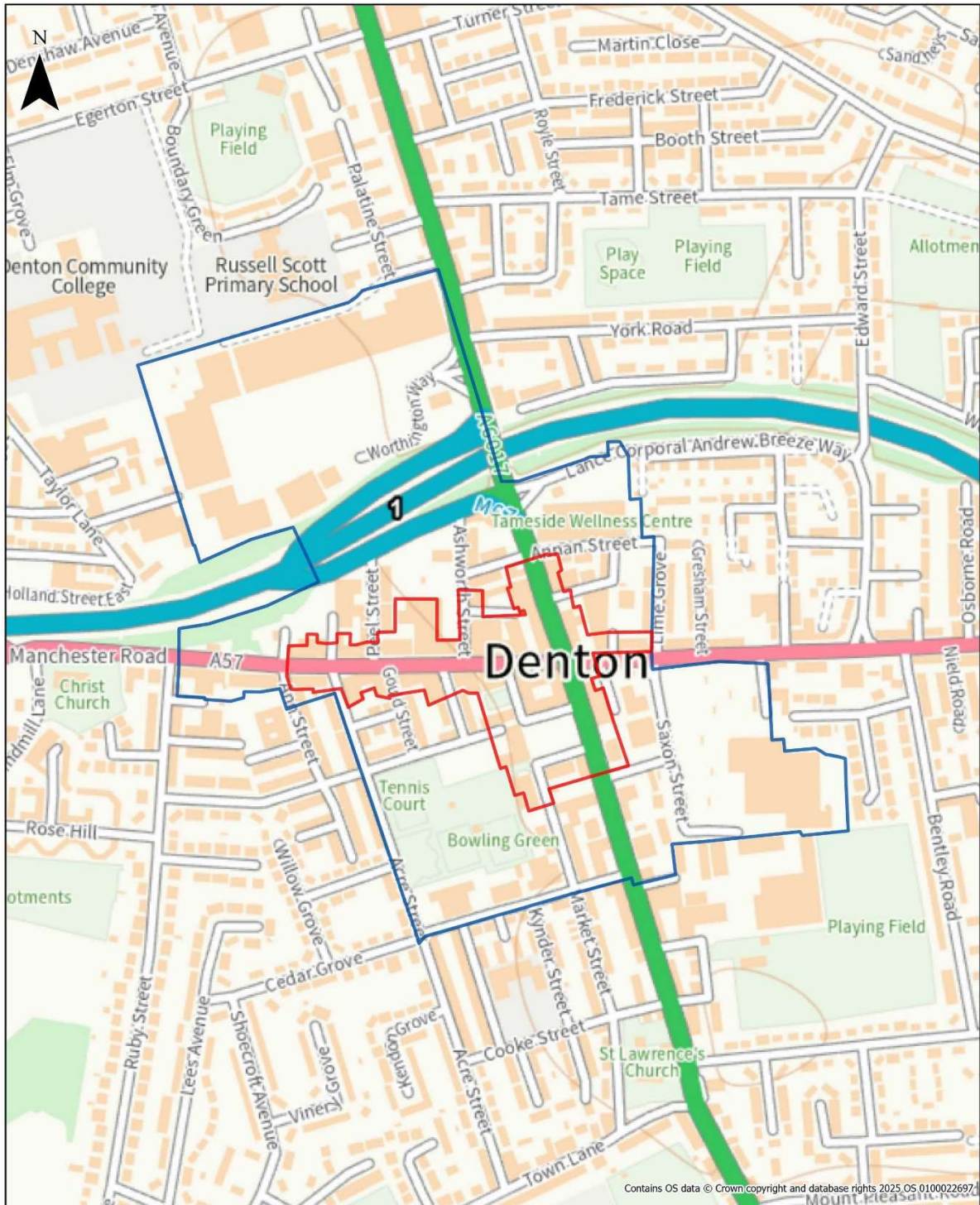
Ashton Town Centre



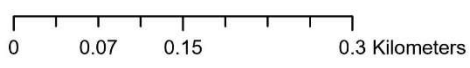
0 0.13 0.25 0.5 Kilometers

- Primary Shopping Areas
- Town Centre Boundaries

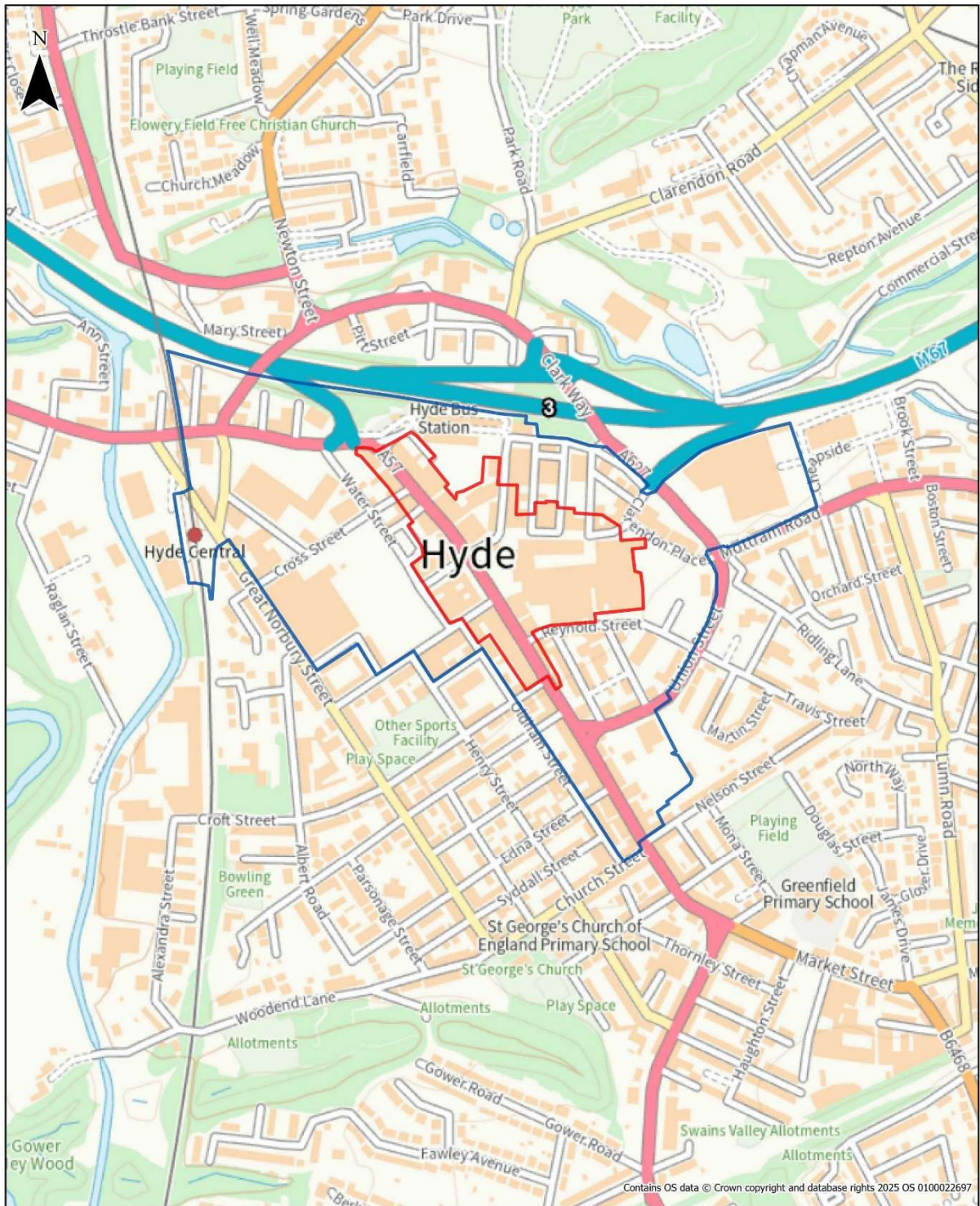
Denton Town Centre



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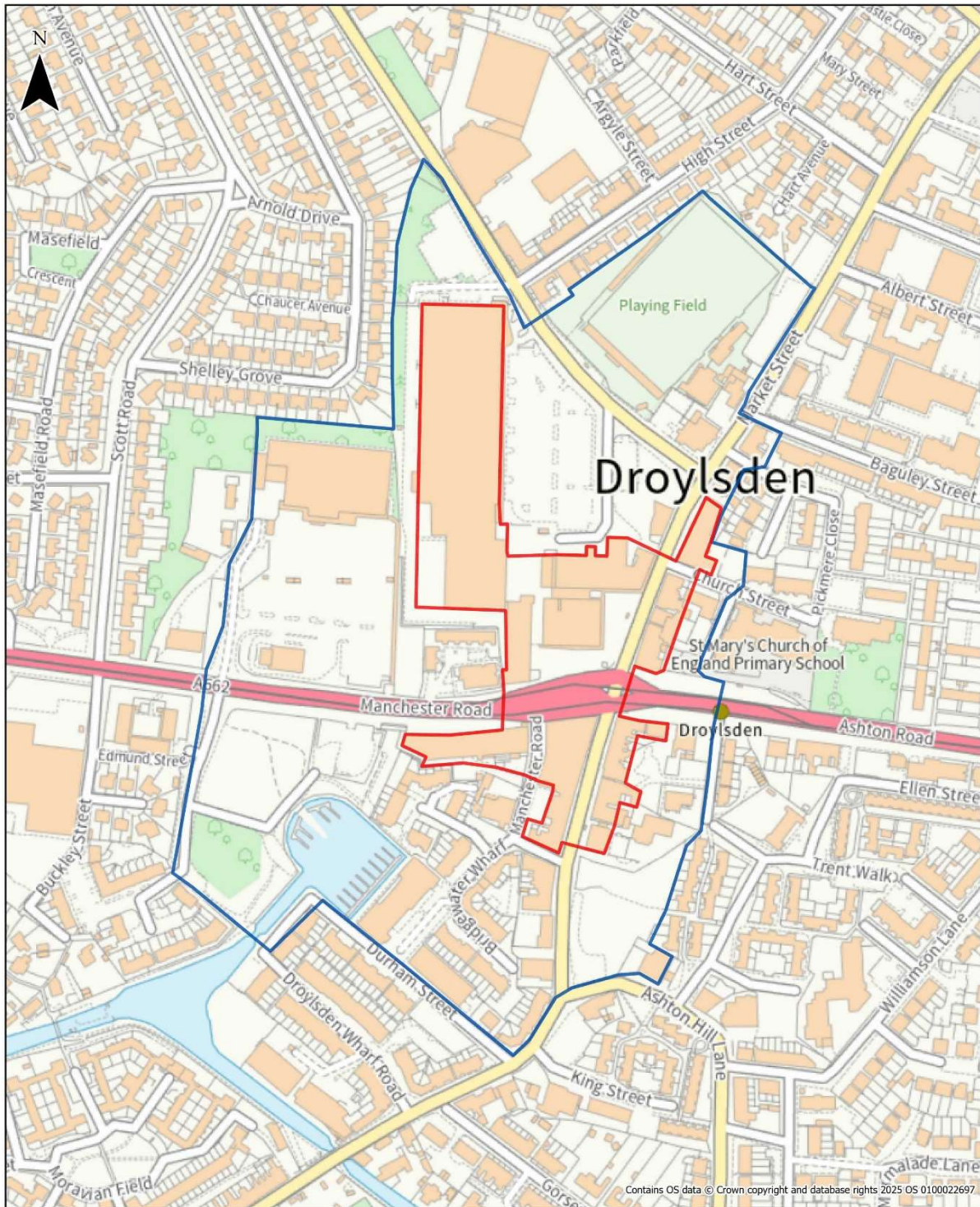
Hyde Town Centre



0 0.1 0.2 0.4 Kilometers



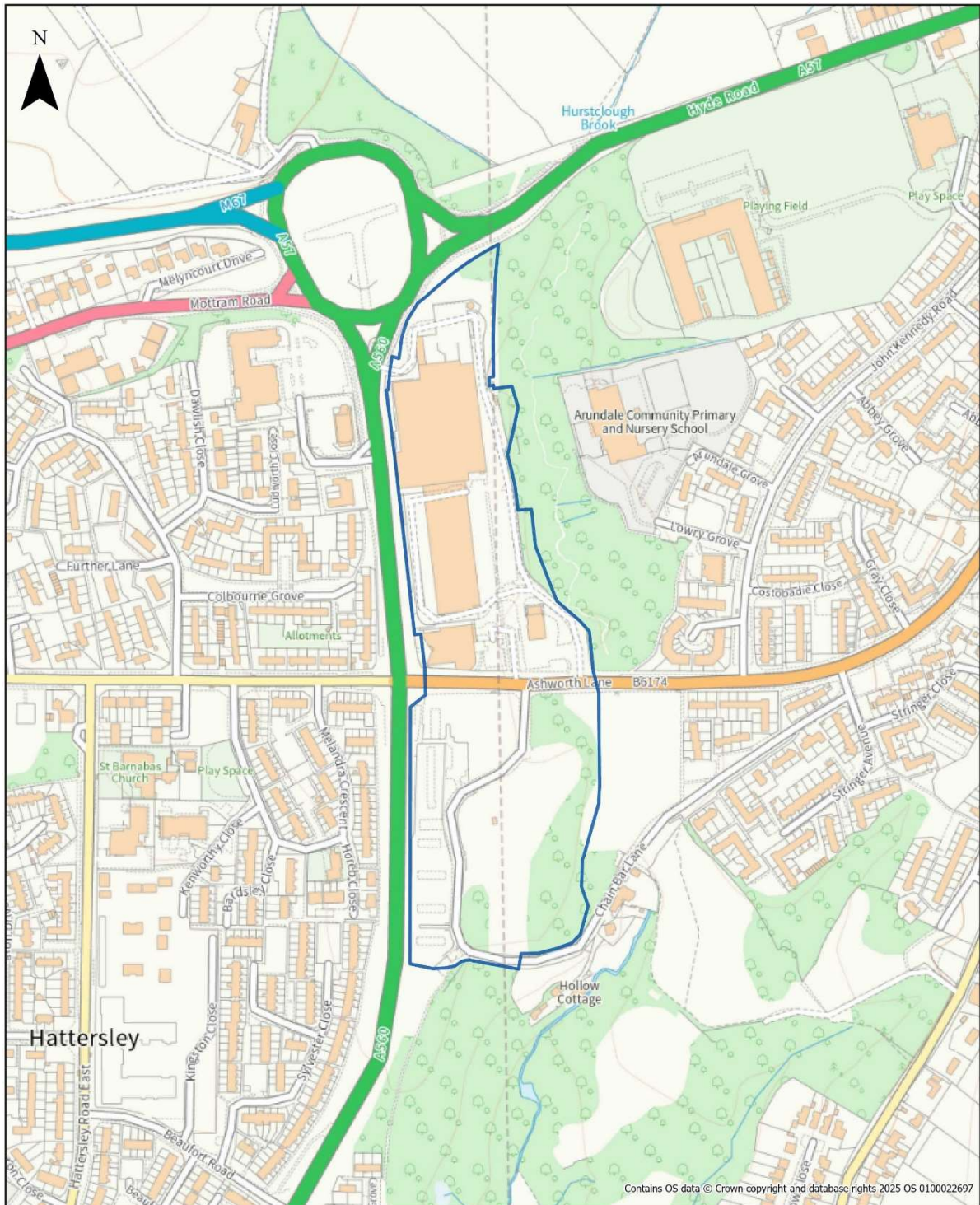
Droylsden District Centre



0 0.05 0.1 0.2 Kilometers



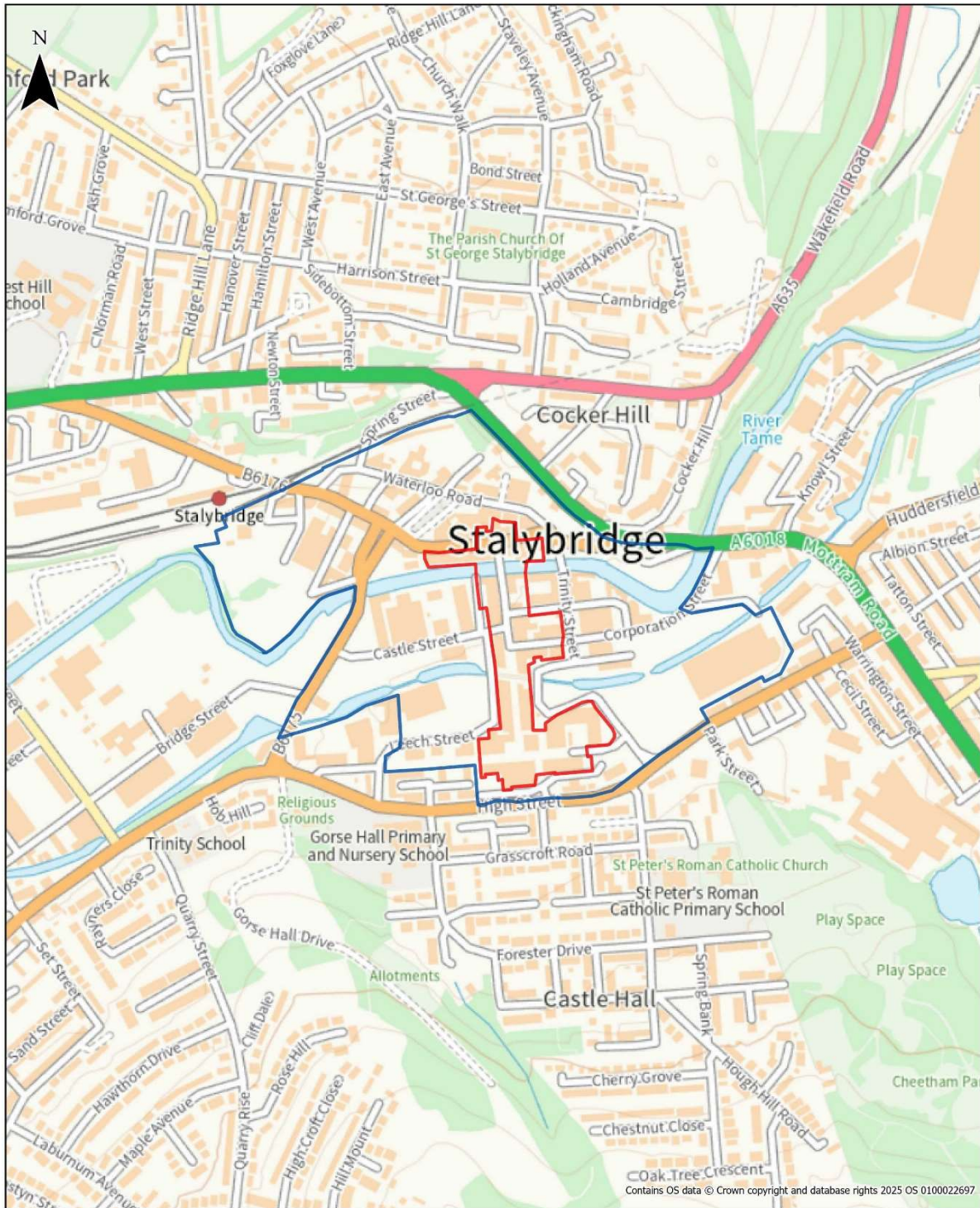
Hattersley District Centre



0 0.05 0.1 0.2 Kilometers

- Primary Shopping Areas
- Town Centre Boundaries

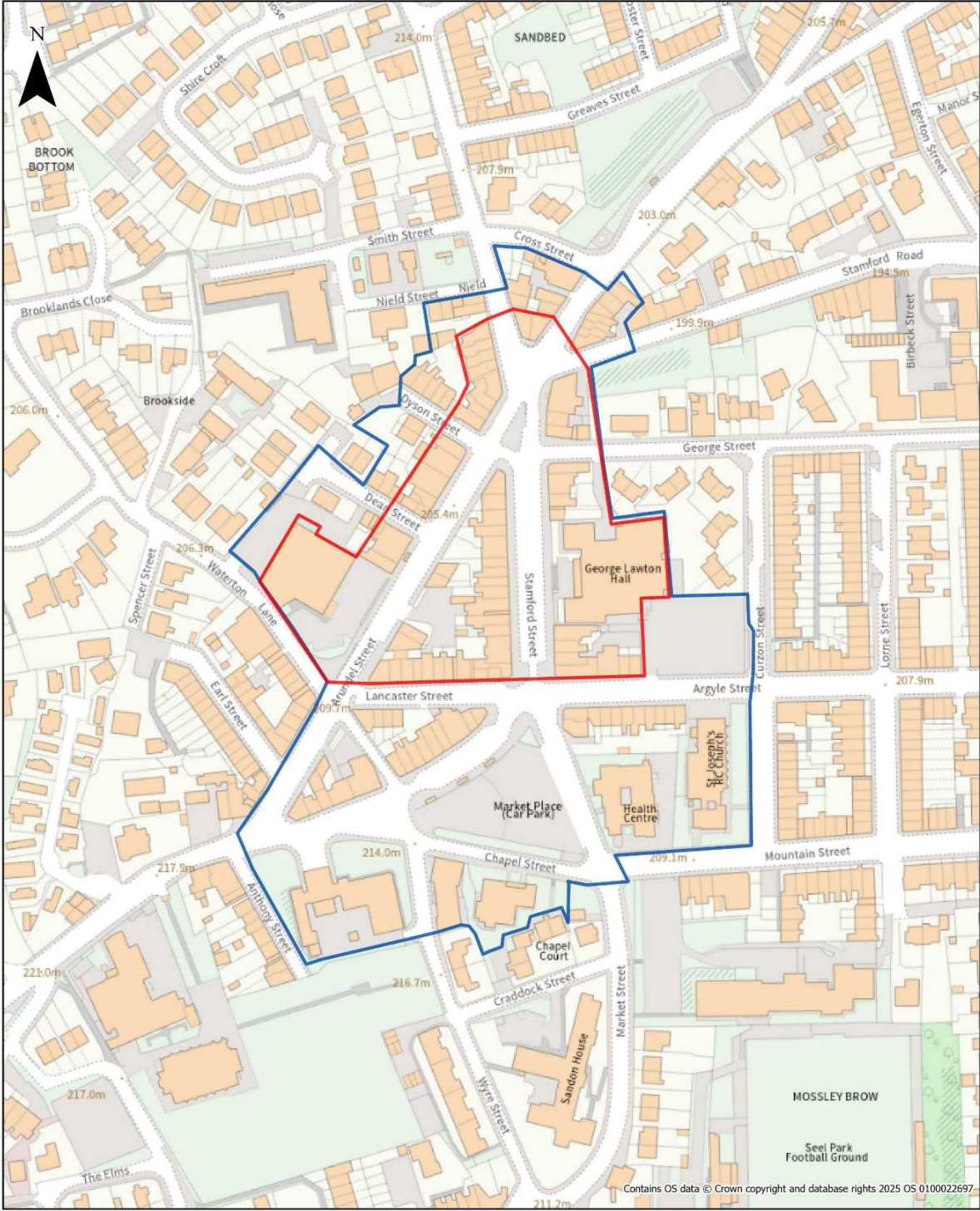
Stalybridge District Centre



0 0.1 0.2 0.4 Kilometers



Mossley Local Centre



Primary Shopping Areas
 Town Centre Boundaries

The Council intends to include within this plan at the next consultation stage the following additional appendices which will detail:

Appendix C – Car parking standards

Appendix D – Superseded Policies

Appendix E – Strategic and non-strategic policies

Consultation instructions and what happens next

Options and Preferences Consultation 14 April - 2 June 2025

We would welcome your comments on the Draft Homes, Spaces, Places, Options and Preferences part two plan and supporting documents. If you wish to propose new or revised policies, or suggest sites to the council for development, protection or designation for particular purposes, you should provide as much evidence as possible to support this.

How can I view the draft Homes Spaces Places Options and Preferences Plan?

This consultation document, Integrated Assessment and Habitat Regulation Assessment can be found on the Council's website at:

www.tameside.gov.uk/homesspacesplaces

Documents can also be viewed both electronically or in paper form at the Council's main office in Ashton-under-Lyne and other Tameside Council libraries during their normal opening hours during the consultation period³¹.

If you would like to discuss this consultation or ask any 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.

How to comment?

While it is requested that representations are made via the online comments form on the Council's website where possible, they can be submitted by any of the following means:

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

By email to: planpolicy@tameside.gov.uk

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

All comments should be received by no later than 2 June 2025.

Treatment of comments

As an open and transparent process, responses in full, including a respondent's 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

³¹ <https://www.tameside.gov.uk/libraries/openingtimes>

and phone numbers will be redacted. In addition, where respondents suggest sites to the Council, 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.

We will process your data and information in accordance with UK GDPR and the Data Protection Act 2018. Respondents should be aware of the Council's privacy notice³² in responding to the consultation.

What are the next steps?

Once the consultation closes, responses received will be considered and any sites put forward assessed. This will help us to write a draft plan. 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 November 2025.

Stay Informed

If you would like to stay informed about all aspects of the Tameside Homes Spaces Places Plan and are not already registered to receive communication, you can do so by completing our online form³³:



If you are already receiving correspondence and wish to unsubscribe from the service, please contact us at planpolicy@tameside.gov.uk or by calling call 0161 342 8355, selecting option 4 or write to Planning Policy Team, Tameside One, PO Box 304, Ashton-under-Lyne, Tameside, OL6 0GA.

³² [https://www.tameside.gov.uk/TamesideMBC/media/Planning/Planning-Policy-Privacy-Notice-\(FINAL\).pdf](https://www.tameside.gov.uk/TamesideMBC/media/Planning/Planning-Policy-Privacy-Notice-(FINAL).pdf)

³³ <https://forms.office.com/e/0EzkUCNcTH>