Frequently Asked Questions

About the Homes Spaces Places Local Plan

1. **What is the Local Plan?**

   Tameside Metropolitan Borough Council has published the Homes, Spaces, Places Publication Draft Local Plan.

   The Local Plan covers the whole of the borough and sets out the vision, strategy and planning policies that will guide development and investment over the plan period. It provides the framework for decisions relating to housing, employment, infrastructure, town centres, community facilities, climate change and the natural environment and the historic environment.

2. **Why is there another consultation?**

   This consultation is being undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

   Earlier consultations helped inform the preparation of the Local Plan. At this stage, the Council is consulting on the Publication Draft version of the Plan and inviting representations on whether it is legally compliant and is sound.

   Representations received will be submitted to the Secretary of State alongside the Plan for independent examination.

3. **How long is the consultation period?**

   The Consultation runs from 1st of October 2026 until 11.59pm on 13 November 2026.

   Representations received after the consultation closes, will not be accepted.

4. **What happens if the Council does not adopt a Local Plan?**

Without an up-to-date plan, the Council would have less influence over where and how development takes place and could be more vulnerable to speculative planning applications.

5. **How is a Local Plan Prepared?**

The preparation of a Local Plan involves a series of stages set out in legislation. The key stages are:

- Evidence gathering and scoping

- Public consultation and engagement (Regulation 18)
- Drafting and refinement of the Plan
- Publication of the Proposed Submission Local Plan (Regulation 19).
- Submission to Secretary of State
- Independent Examination
- Adoption

6. Is this the final opportunity to comment?

Yes, this is the final opportunity to comment on the published Local Plan before it is submitted for examination.

Following consultation, an independent Planning Inspector will examine the Plan. Those who request to participate at the hearing sessions may be invited by the Inspector to attend and speak.

7. What evidence supports the Local Plan?

The Local Plan is supported by a range of technical evidence documents which can be viewed on the Council's dedicated HSP webpage: *www.tameside.gov.uk/homesspacesplaces*.

8. Can new sites be suggested at Regulation 19?

The primary purpose of Regulation 19 is to consider whether the plan is legally compliant and is sound.

Representations may explain why alternative sites or approaches should be selected.

9. What is the difference between an allocation and planning permission?

A site allocation and planning permission are not the same thing.

A site Allocation identifies land that the Council considers suitable in principle for a particular type of development.

Planning permission is a separate process.

It identifies where growth is expected to take place during the plan period. Planning Permission. Detailed proposals must be submitted and assessed against planning policies and site-specific requirements.

Matters such as layout, design, access, highways, drainage, environmental impacts and infrastructure provision will continue to be considered through the planning application process.

Making a Representation

The Statement of Representation Procedure can be viewed on the Council's HSP webpage: www.tameside.gov.uk/homesspacesplaces.

10. Who can make a representation?

Any individual, business, organisation or other interested party may submit a representation during the consultation period.

11. What should my representation focus on?

Representations should focus on whether the Plan is:

- **Legally compliant** - does the plan meet the legal requirements made under various statutes.
- **Sound** - has the plan been positively prepared, and is it justified, effective and consistent with national policy.

A Plan is sound if it is:

- Positively Prepared - provides a strategy to meet identified development and infrastructure needs as far as possible.
- Justified - based on proportionate evidence and represents the most appropriate strategy when considered against the reasonable alternatives.
- Effective - deliverable over the plan period and based on effective joint working on cross-boundary matters.
- Consistent with National Policy - enables the delivery of sustainable development in accordance with national planning policy.

12. How can I view the Plan and supporting documents?

The Plan and all supporting documents can be found on the Council's website at www.tameside.gov.uk/homesspacesplaces.

Alongside the Plan you can view these supporting documents, both online and physically at the Council's main office at Tameside One, Level 1, Market Place, Ashton-under-Lyne, OL6 6BH and all Tameside Council libraries as well as Ryecroft Hall Book Access Point during their normal opening hours throughout the consultation period. The full list of libraries is below:

Location	Mon	Tue	Wed	Thu	Fri	Sat
Ashton Library	Staffed: 08:30–17:00	Staffed: 08:30–20:00	Staffed: 08:30–17:00	Staffed: 08:30-20:00	Staffed: 08:30–17:00	Staffed: 10:00–15:00
Denton Library	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Staffed: 09:00–17:00 Open+: 09:00–20:00*	Staffed: 10:00–15:00
Droylsden Library	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Staffed: 13:00–17:00 Open+: 09:00–17:00*	Staffed: 10:00–15:00
Dukinfield Library	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00
Hattersley Library	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Open+: 09:00–17:00*	Open+: 10:00–15:00*
Hyde Library	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–20:00*	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00-17:00*	Staffed: 10:00–15:00

Mossley Library	Staffed: 13:00–17:00 Open+: 09:00–20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00-20:00*	Open+: 09:00–20:00*	Staffed: 09:00–13:00 Open+: 09:00–17:00*	Open+: 10:00–15:00*
Stalybridge Library	Staffed: 09:00–13:00 Open+: 09:00–19:00*	Staffed: 09:00–13:00 Open+: 09:00–19:00*	Staffed: 13:00–17:00 Open+: 09:00–19:00*	Open+: 09:00–19:00*	Open+: 09:00–16:00*	Staffed: 10:00–15:00
Ryecroft Hall Book Access Point**	09:00-17:00	09:00-20:00	09:00-17:00	09:00-20:00	09:00-20:00	09:00-16:00

*Branch Libraries have Open+ installed to extend the library opening hours beyond
the hours that staff are present. To use the library outside staffed times, call in at any
library during staffed hours and ask about Open+.
**There is no public computer access at Ryecroft Hall Book Access point.

13. Where can I submit my representation?

Representations can be submitted:

Online form 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.

14. Can I comment anonymously?

No, responses are part of a formal statutory planning process.

Your name and representation will be published. Personal information, such as addresses, email addresses and signatures and telephone numbers will be redacted before publication.

15. Can I submit supporting evidence?

Yes, supporting documents, technical reports and other evidence with your representation may be submitted alongside your representation.

16. Will my comments be made public?

Yes. Representations will be published in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

17. Can I respond more than once?

Yes. You may submit more than one representation if commenting on different parts of the Plan.

However, duplicate submissions of the same representation should be avoided.

18. How long will it take to submit a representation?

The time needed will depend on how many comments you wish to make. Submitting a representation on a single policy or site may only take a few minutes, while more detailed representations may take longer. Please allow sufficient time before the consultation closes and don't leave your submission until the final day

Legal Compliance Guidance

Legal Compliance

When considering whether the Homes, Spaces, Places Publication Draft Local Plan is legally compliant, respondents may wish to consider the following matters:

Local Development Scheme

The preparation of the Local Plan should be in accordance with the current Local Development Scheme (LDS). This is available at:
https://www.tameside.gov.uk/planning/local-development-scheme

Statement of Community Involvement

The preparation of the Local Plan should be consistent with consultation requirements the Statement of Community Involvement (SCI) which is available at:
https://www.tameside.gov.uk/planning/statement-of-community-involvement-sci-

Planning Regulations

The Local Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012. This includes public participation in the preparation of

the Local Plan.

Sustainability Appraisal

A Sustainability Appraisal report has been prepared to assess the social, environmental and economic effects of the local plan and the reasonable alternatives considered. This is accompanied by an Equalities Impact Assessment and Health Impact Assessment and can be viewed on the HSP dedicated webpage: https://www.tameside.gov.uk/planning/homesspacesplaces

What happens Next?

19. What happens next?

Following the consultation, Tameside intends to submit the Plan and supporting documents for examination, together with the representations received and a summary of the main issues raised. Examination of the Plan is expected to take place in 2027.

While the Inspector(s) will determine the most appropriate procedure to adopt to hear those who wish to participate in the examination, respondents would like to appear and speak at the hearings, or be notified of the submission of the Plan to the Secretary of State for examination, should state this in their response.

Updates on the next stages of the Local Plan will be published on the Council's website: www.tameside.gov.uk/homesspacesplaces.

20. Can members of the public attend the examination?

Examination hearings are generally open to the public to view and hear the discussion. Participants who objected to the Local Plan and request to speak at the examination may be invited to discuss matters raised in their representations.

21. How can I request to appear at examination hearings?

When completing the consultation form, you may request to participate in the hearings. The form provides an opportunity to explain your reasons for wishing to speak at examination.

However, it is up to the Planning Inspector to decide who can participate in the hearing sessions. Therefore, participation is not guaranteed.

22. **Can the Inspector make changes to the Local Plan?**

The Inspector may recommend modifications, if necessary, to make the Plan sound and legally compliant. The Council will then consider these recommendations.

23. If this Plan is approved, will all these developments go ahead?

All the site allocations in the Local Plan will still need to obtain planning permission before development can proceed.

For larger sites, this is likely to take many years, as the Plan sets out a long-term strategy for the Borough. As a result, these new developments will not all come forwards at the same time.

Once a planning application is submitted for a site, there will be a further round of public consultation on the specific details of the proposal, including detailed designs where relevant. If there are issues with a proposal at this stage, then planning permission may be refused.

24. When will the Local Plan be adopted?

Adoption can only take place after the examination process has concluded. The Inspector's final report has been received, any required modifications have been made to ensure that the Plan is legally compliant and sound, and the Plan has been approved by the Council.

25. How can I stay informed?

If you would like to stay informed about Homes, Spaces, Places and are not already registered to receive communication, you can do so by completing our online form.

https://forms.office.com/pages/responsepage.aspx?id=W2pygyYfQkKWfoHUxLihO08xjD8aqjVMoBOfvOxVPTNUM0pXNVNUTlpZTDA0TjhGTDE5NTFBUE9FMCQlQCN0PWcu.