

Respondent ID

0025

Full Name

Adrian Roebuck

If you are responding on behalf of a business, charity or other organisation, please state who you are responding on behalf of.

Hartshead Residents Group

SPATIAL VISION

The plan sets out a spatial vision for Tameside that hopes to support in the vision and priorities within the Council's Corporate Plan. The proposed vision for the plan is set out below.

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.**

To what extent do you agree with the Homes, Spaces, Places Vision for Tameside?

Neutral

Please give a reason for your answer.

I take a critical view of the planning process checking if the LA is acting within the parameters set under the National Planning Policy Framework

If you think there should be alternative wording for the Vision, please detail your proposed wording below.

STRATEGIC OBJECTIVES

To what extent do you agree with the Homes, Spaces, Places strategic objectives?

Homes: To ensure that new housing provides a range of suitable and affordable homes to meet residents' needs, whilst making efficient use of land.

Agree

Jobs: To enable all residents to share in the benefits of economic growth

Neutral

Centres: To support the borough's centres to thrive, be vibrant and attractive and safe spaces where people choose to spend time.

Neutral

Travel: To enable everyone to travel safely, conveniently and reduce congestion.

Neutral

Places: To deliver development that makes a positive contribution to the character, heritage and identity of Tameside.

Agree

Environment: To ensure that new development responds positively to climate change and ecologically sensitive locations.

Strongly agree

People: To reduce health inequalities, improve health outcomes and enable the provision of services and infrastructure to support new and existing communities.

Agree

Please give a reason for the choices you provided above.

Provided development of Tameside's abundance of Brownfield land is prioritised the supporting infrastructure is already in place. It is just a case of making sure developers do not take effective control of the planning process.

If you think there should be alternative strategic objectives to those suggested, please detail these below.

I think the 10 years of public consultation leading up to the publication of the "Places for Everyone" Joint Development Plan would be a waste of time if the plan was unnecessarily ignored and a dereliction of duty by the council

SPATIAL FRAMEWORK

To what extent do you agree with Policy approach HSP S1: Overall Spatial Strategy?

Agree

Please give a reason for your answer.

Provided the council stick to the plan and are not seduced by proposals which abandon the last decades public consultation there should be no problem delivering a balanced approach to developments in Tameside.

If you think there are any reasonable alternatives to Policy approach HSP S1, please detail these below.

To what extent do you agree with Policy approach HSP S2: Neighbourhood Spatial Policies?

Strongly disagree

Please give a reason for your answer.

If left unchecked there will be loopholes left for unscrupulous developers who only care about making profit

If you think there are any reasonable alternatives to Policy approach HSP S2, please detail these below.

Yes, maintain the policy of Brownfield first removing "land-banks" and forcing developers to process existing grants of planning permission for housing as per government current policy

If you have any further comments on the Spatial Framework, please provide them below.

I have submitted an email outlining my objections to the pre-application submission under the "calls for sites" plot No. 39 the proposed Greenbelt housing development adjacent to Hartshead Estate. I believe this proposal not only contravenes Tameside Councils own policy but is also unlawful under the National Planning Policy Framework (NPPF) which requires "exceptional circumstances" for Greenbelt development.

CENTRES

To what extent do you agree with Policy approach HSP C1: Network, Hierarchy and Designation of Centres?

Agree

Please give a reason for your answer.

There is much vacant Brownfield land in Tameside town centres which urgently needs regeneration. In particular Stalybridge town centre where there are swathes of land left derelict adjacent to the canal. If there was ever need for urgent regeneration for new homes in heart of the town this would be the place to start.

To what extent do you agree with Policy approach HSP C2: Primary Shopping Areas?

Agree

Please give a reason for your answer.

The primary shopping areas are good

To what extent do you agree with Policy approach HSP C3: Local Shopping Areas and Parades?

Disagree

Please give a reason for your answer.

With so many local shops boarded up it is hard to see how this can be reversed. However, it has not escaped my notice that footfall has dropped. I suspect this is due to cheaper alternatives which offer free parking in a one-stop-shop.

To what extent do you agree with Policy approach HSP C4: Development Involving Retail and Leisure Uses?

Neutral

Please give a reason for your answer.

I am pleased to see that the old Cinema is being renovated in Ashton. It would be nice to see Tameside Theatre making a grand reopening.

To what extent do you agree with Policy approach HSP C5: Markets?

Disagree

Please give a reason for your answer.

To early to say but I think the proposals for Ashton market ground are moving away from what could be expected from a market town.

To what extent do you agree with Policy approach HSP C6: Healthier Food Environments

Neutral

Please give a reason for your answer.

There are few healthy eating outlets in Tameside more takeaways selling junk food. In fact it has reached the point eating unhealthy food has become normalised.

If you have any further comments on the Centres chapter of the plan, please provide them below.

Only that parking restrictions might be relaxed to see if this increases foot fall in town centres.

ENVIRONMENT

To what extent do you agree with Policy approach HSP E1: Renewable Energy Opportunities?

Neutral

Please give a reason for your answer.

Decarbonisation is a slow burn with a fast developing industry offering low carbon alternatives. Air source heat pumps being sold today will be obsolete in 10 years. I was pleased to see government relaxation of planning for domestic installations but it needs to be remembered that ASHP create a lot of noise when fans get older and that is going to lead to complaints from residents going forward.

To what extent do you agree with Policy approach HSP E2: Critical Drainage and Water Demand?

Disagree

Please give a reason for your answer.

The upgrade of sewers is been avoided by every developer who constantly find ways to justify putting extra pressure on the existing system.

To what extent do you agree with Policy approach HSP E3: Biodiversity?

Strongly disagree

Please give a reason for your answer.

Biodiversity requires maintaining balance. So new developments on farm land cannot be offset by carefully crafted paperwork from developers. Therefore, the net gains will always be 100% even when BNG biodiversity habitats are purchased externally.

If you have any further comments on the Environment chapter of the plan, please provide them below.

Provided the Homes Spaces Places document published is followed as set out on page 13 fig. 1.24 Green Belt the balance between built and natural environment will be maintained.

HOMES

To what extent do you agree with Policy approach HSP H1: Housing Type, Mix, Tenure and Affordability?

Agree

Please give a reason for your answer.

The recent development of the former Hartshead High School site has taken over 7 years and is still far from complete. Not only that many houses have not sold. Perhaps if developers built less high end the works would be complete and the houses sold. This area of Ashton is adjacent to one of the two main roads which connect Ashton to Oldham the other being Oldham Road. The noise from traffic has become a real problem so people who want high end homes can find better alternatives.

To what extent do you agree with Policy approach HSP H2: Houses in Multiple Occupation (HMO)?

Disagree

Please give a reason for your answer.

These types of property often lead to problems with antisocial behaviour.

To what extent do you agree with Policy approach HSP H3: Gypsy, Traveller and Travelling Show-People?

Disagree

Please give a reason for your answer.

I am not aware of any provision in Tameside

To what extent do you agree with Policy approach HSP H4: Back Land and Garden Development?

Neutral

Please give a reason for your answer.

Way to broad a question. Site specifics come into play.

If you have any further comments on the Homes chapter of the plan, please provide them below.

The top priority should be on affordable homes on existing Brownfield site regeneration

JOBS

To what extent do you agree with Policy approach HSP J1: Existing Employment Areas?

Neutral

Please give a reason for your answer.

The delivery of sustainable jobs is dependent on providing homes in the right location. Provided this is done commuting and with that traffic will be reduced which has to be good for the environment.

To what extent do you agree with Policy approach HSP J2: New Employment Development?

Neutral

Please give a reason for your answer.

The number of vacant industrial site would suggest a work in progress

To what extent do you agree with Policy approach HSP J3: Assessing the Loss of Employment Land or Accommodation?

Neutral

Please give a reason for your answer.

Not all this land is required in fact there is a surplus.

To what extent do you agree with Policy approach HSP J4: The Visitor Economy?

Neutral

Please give a reason for your answer.

I have no opinion on this other than Ashton as a market town has lost its appeal

If you have any further comments on the Jobs chapter of the plan, please provide them below.

None

PEOPLE

To what extent do you agree with Policy approach HSP PE1: Development and Healthier Environments?

Neutral

Please give a reason for your answer.

Development and Healthier Environments and removing urban decay are interdependent.

To what extent do you agree with Policy approach HSP PE2: Publicly Accessible Green Spaces?

Neutral

Please give a reason for your answer.

Place higher protections on remaining farming communities will ensure access to farm animals for generations to come. Tameside has what many places in Greater Manchester has lost.

To what extent do you agree with Policy approach HSP PE3: Green Space Standards?

Neutral

Please give a reason for your answer.

Maintaining standard is the only plan required.

To what extent do you agree with Policy approach HSP PE4: Strategic Recreation and Countryside Access?

Neutral

Please give a reason for your answer.

Access to the countryside is fine provided that countryside remains protected.

To what extent do you agree with Policy approach HSP PE5: Outdoor Sport and Recreational Facilities?

Disagree

Please give a reason for your answer.

St Johns playing fields in Ashton were due an upgrade as part of the offsetting of the Hartshead school site redevelopment. This never happened

To what extent do you agree with Policy approach HSP PE6: Peak District National Park?

Neutral

Please give a reason for your answer.

The Peak District comes under a different council.

If you have any further comments on the People chapter of the plan, please provide them below.

none

TRAVEL

To what extent do you agree with Policy approach HSP T1: General Approach?

Disagree

Please give a reason for your answer.

I was happy with the general approach until the "Call for sites" addition which seems to be treated as a loophole for unscrupulous developers to unpick 10 years of consultation to undermine the integrity of the Homes Spaces Places plan. I have serious reservations over this matter.

To what extent do you agree with Policy approach HSP T2: Trunk Road Developments?

Disagree

Please give a reason for your answer.

If you look any road map you can see that there are in fact only two roads connecting Ashton to Oldham. These are Oldham/Ashton Road and Lees New Road. Every other road connects to these two in one way or another. Therefore placing more homes along these roads makes existing traffic problems worse.

To what extent do you agree with Policy approach HSP T3: Rail Infrastructure?

Neutral

Please give a reason for your answer.

Ashton train station provides fast access to Manchester only 9 minutes but the frequency of trains and capacity is inadequate

To what extent do you agree with Policy approach HSP T4: Rapid Transit?

Agree

Please give a reason for your answer.

Good idea in theory

To what extent do you agree with Policy approach HSP T5: Facilities for Buses?

Strongly agree

Please give a reason for your answer.

Very good one of the local success stories.

To what extent do you agree with Policy approach HSP T6: Walking, Wheeling and Cycling?

Agree

Please give a reason for your answer.

Cycle lanes on new roads around Lord Sheldon Way is good. Existing infrastructure as always difficult to modify

To what extent do you agree with Policy approach HSP T7: Freight Movement and Deliveries?

Neutral

Please give a reason for your answer.

I have no opinion on this.

To what extent do you agree with Policy approach HSP T8: Parking?

Disagree

Please give a reason for your answer.

I think parking restrictions are damaging local trade

To what extent do you agree with Policy approach HSP T9: EV Charging Infrastructure?

Neutral

Please give a reason for your answer.

EV charging will become more necessary in public car parks going forward. "Shop & Charge" is the future.

If you have any further comments on the Travel chapter of the plan, please provide them below.

None

PLACES

To what extent do you agree with Policy approach HSP PL1: Archaeology and Scheduled Monuments?

Strongly disagree

Please give a reason for your answer.

The conservatory at Stamford Park was demolished for no good reason even though a community group had raised money for renovation and a sustainable business plan.

To what extent do you agree with Policy approach HSP PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting?

Strongly disagree

Please give a reason for your answer.

Looking at the state of Ashton Town Hall there is little evidence and care has been placed on managing Ashton's most prestigious listed building. I seriously doubt any other listed building has fared any better although Cavendish Mill can be classed as a success story albeit 30 years ago.

To what extent do you agree with Policy approach HSP PL3: Conservation Areas - Managing Development Within or Adjoining?

Neutral

Please give a reason for your answer.

Some good work done around Daisy Nook Country Park

To what extent do you agree with Policy approach HSP PL4: Historic Parks and Gardens - Managing Development?

Strongly disagree

Please give a reason for your answer.

I am not convinced this is a council priority

To what extent do you agree with Policy approach HSP PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation?

Strongly disagree

Please give a reason for your answer.

Very poor Heritage management which is a separate concept to Renewable Energy Generation!

To what extent do you agree with Policy approach HSP PL6: Designated Heritage Assets and Enabling Development?

Disagree

Please give a reason for your answer.

There is little evidence of this policy in recent years. The canal project in Stalybridge was a success but that is 25 years ago.

To what extent do you agree with Policy approach HSP PL7: Non-Designated Heritage Assets?

Neutral

Please give a reason for your answer.

Hard to have an opinion.

To what extent do you agree with Policy approach HSP PL8: Landscapes, Townscape and Urban Form?

Neutral

Please give a reason for your answer.

I am struggling to think of an example

To what extent do you agree with Policy approach HSP PL9: Design and Amenity?

Neutral

Please give a reason for your answer.

I have no opinion

To what extent do you agree with Policy approach HSP PL10: Design of All Types of New Residential Development?

Disagree

Please give a reason for your answer.

Affordable accommodation is slow to arrive in the right places even though there are a wealth of Brownfield sites.

To what extent do you agree with Policy approach HSP PL11: Design of Residential Additions, Alterations and Extensions?

Neutral

Please give a reason for your answer.

No real opinion home improvements. Every one is project specific.

To what extent do you agree with Policy approach HSP PL12: Design of Employment Sites?

Neutral

Please give a reason for your answer.

No opinion

To what extent do you agree with Policy approach HSP PL13: Design within Centres, Retail and Leisure Developments?

Neutral

Please give a reason for your answer.

Some good work around Ashton west but town centres could do with more residential especially the floors above shops and pockets of land left as waste land left between premises.

To what extent do you agree with Policy approach HSP PL14: Design of Commercial Frontages?

Neutral

Please give a reason for your answer.

No real opinion

To what extent do you agree with Policy approach HSP PL15: Outdoor Sports, Recreation and Play Space?

Agree

Please give a reason for your answer.

There are some nice recreation grounds

To what extent do you agree with Policy approach HSP PL16: Design and Enhancement of the Waterside?

Neutral

Please give a reason for your answer.

No real opinion

To what extent do you agree with Policy approach HSP PL17: Design of Public Realm and Urban Spaces?

Disagree

Please give a reason for your answer. If there are any amendments or alternative policy approaches you would like to propose, please detail these in your response.

The urban spaces as a whole show large pockets of urban decay. It seems these development opportunities seldom come to fruition

If you have any further comments on the Places chapter of the plan, please provide them below.

None

POLICIES MAP AND INTEGRATED ASSESSMENT

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 Homes, Spaces, Places 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.

If you have any comments on the Policies Map, please provide these below.

Yes the existing map shows areas for potential development that have not yet been put into action. No added areas of change outside of regeneration of overlooked Brownfield should be considered until the current plan has been exhausted

An Integrated Assessment Report has been produced to accompany this plan. The Integrated Assessment identifies the potential sustainability impacts of implementing the Homes, Spaces, Places Plan.

Do you consider that the Integrated Assessment has adequately assessed the potential environmental, social, and economic impacts of the proposed policy approaches and strategies within the Plan?

Are there any sections of the Integrated Assessment that require further explanation or clarification?

I find the assessment comprehensive enough.