

Homes, Spaces, Places

Tameside Local Plan

Options and Preferences Plan Consultation

Comments from Cllr. Pearce and Cllr. Beardmore - Stalybridge North Ward

General Comments about the Vision

Para 1.28 We support not undertaking a further strategic view of the greenbelt.

Spatial Framework

HSP S2 Neighbourhood Spatial Policies

While we accept the need for growth moving forward, we need to ensure that in areas that have received levelling up funding and have development plans in place, future growth plans build on and complement these interventions and structures.

How does this fit in with Neighbourhood Plans outlined in paragraph 1.30?

There is a danger of having plethora of plans. We need them to work together and not against, particularly when, as with some aspects of a neighbourhood plan, we might wish constrain activities in certain areas.

4.3 HSP Strategic Objectives

Homes

The current wording states the objective as being: "To ensure that new housing provides a range of suitable and affordable homes to meet residents' needs, whilst making efficient use of land."

We believe that this objective is too limited and does not reflect the wider ambitions we should have for new housing development in Tameside. Wording should be added to reflect the vital role housing must play in regenerating our town centres.

Furthermore, that new housing should be built to maximise its sustainability and minimise future costs for residents.

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

We believe that the current wording is reactive and not proactive in its aim to reduce the impact of new development on climate change. To this effect, we would like the Objective to affirm that new development contributes to a reduction in overall carbon emissions and climate change, and that new development enhances biodiversity whilst ecologically sensitive locations are protected.

SPECIFIC POLICY AREAS

6 CENTRES

Paragraph 6.1 There is concern about the number of empty units in Town Centres particularly Stalybridge (over 30%). Often this is a result of either companies moving out i.e. Banks or absent/poor landlords. While it is acknowledged as an issue in the Plan, there is a lack of policy to deal with it – such as an empty buildings policy or enforcement work with landlords. We would support innovative approaches to improve the quality and standard of buildings and bring them back into use.

HSP C1 Network, Hierarchy and designation of Centres.

We were surprised to note that Stalybridge has been designated as a District Centre. We question why Stalybridge has not been designated as a Town Centre, given that it has:

Excellent transport links including the busiest mainline station in Tameside, increase in Town Centre population due to current and future housing developments, two large supermarkets, health facilities including direct proximity to Tameside Hospital, cultural facilities and a growing café and night time economy. We cannot see how our Town, could be designated the same as that of Hattersley, in terms of its facilities, heritage and mix of uses.

HSP C6 Healthier Food Environments

We support all of the measures and safeguards in relation to the provision of hot food takeaways. We would also wish policies to take account of concentrations of existing takeaways, as well as the associated issues arising from concentrations i.e. increased numbers of delivery drivers, parking issues and associated rubbish.

We support Health Improvement Zones but do need to know how these Zones will be determined, and expect these will take into account areas of deprivation.

HSP7 ENVIRONMENT

HSP E1: Renewable Energy Opportunities

Difficult to determine potential sites from this map.

HSP E2: Critical Drainage and Water Demand

We would support enhanced water usage standards in new development to reduce consumption and minimise groundwater runoff. Where managing water run-off and

flooding occur, we would support the restriction on development as "of the allocation process."

We have upland areas in Carrbrook where the flow of water from the hills in high rainfall has caused considerable flooding. As highlighted in the PFE, we think there is a need to highlight areas within the HSP, where we require specific interventions designed to "slow the flow" and reduce flooding.

HSP E3: Biodiversity

Notwithstanding the proposals contained in the LNR, we would support the protection from development of linear routes connecting designated protected sites.

HSP 8 HOMES

HSP1 Housing type, mix, tenure and affordability

We support a policy to maximise the delivery of additional affordable homes and that there is a mix of housing type specified in the plan across all geographical areas to avoid concentrations of housing type.

In addition to relying on new build, we also support the development of a robust empty homes policy/development model, designed to redevelop and refurbish empty properties.

HSP H2 Houses in Multiple Occupation

We support the proposals regarding HMO's particularly with regard to limiting concentrations of HMO's in localities. However, we would argue that in certain areas it is difficult to know which houses are being used as HMO's if they do not require to be licensed (under 5 bedrooms). We would therefore urge the use of article 4 restrictions in hotspots to supplement the policies outlined. While we appreciate these efforts to control HMO's we would still recommend introducing cumulative impact when issues such as parking, rubbish, road safety, combine to result in problems in neighbourhoods.

HSP 9 JOBS

HSP J2: New Employment Development

While we would support the development of new employment opportunities, we believe that regeneration areas, particularly town centres, should be prioritised as

locations for new office development. This will contribute to the overall vitality of town centres, be focused in locations well served by public transport and underpin their long term economic sustainability.

HSP J3: Assessing the Loss of Employment Land or Accommodation

There are still former industrial sites and premises that are no longer in use and have not been for some years. Some of these sites are adjacent to housing developments. It would seem inappropriate therefore to retain such sites for industrial purposes if there is no realistic chance of them being reused for this purpose. Therefore, we propose that when land is being assessed and allocated in the Plan, a time frame should be included in the assessment to identify if they should be retained. Part of this assessment should include an analysis of future land requirements given the changes to industrial and warehousing practices.

We would support the use of commuted sums where employment land is being re-assigned for housing or other purposes, as detailed in the exceptions to policy HSP J3, to develop alternative employment sites particularly starter units.

HSP 10 PEOPLE

HSPE1 We support the use of Health Improvement Zones to tackle and improve health inequalities. Along with gambling and takeaways we would also suggest control of vape shops/vape sales in target areas.

Relating to our earlier comments on neighbourhood plans and growth plans, it is vital that Health Improvement plans are considered as an integral part of local neighbourhood plans and not considered in isolation.

HSP PE2 Publicly Accessible Green Spaces

We support policies to protect publicly accessible green spaces and recognise their importance to the health and well-being for all. While we want to see them included in the Health Improvement Zones, there also needs to be a mechanism to designate and protect key spaces outside these Zones.

HSP 11 TRAVEL

HSP T3: Rail Infrastructure

The document is silent upon the future of the Stalybridge-Stockport railway. We believe that this route could play an important role reducing road traffic and act as a conduit for Tameside residents in Stalybridge, Ashton and Denton to access

employment opportunities across Greater Manchester. This might take the form of investing and reinstating services or converting the line and integrating it into the rail/tram network.

HSP T 4: Rapid Transit

We would support the inclusion on the emerging Policy Map of the extension of the Manchester-Ashton Metrolink to Stalybridge incorporating Tameside Hospital. This would provide alternative travel options to a major employment site, reduce pressure on parking in the residential areas in the North-West of Stalybridge and encourage the use of the rail network by making employment sites along this corridor accessible by public transport.

HSP12 PLACE

HSP PL3 Conservation Areas and related to HSP PL14 Design of Commercial frontages.

We support proposals to protect, conserve and enhance conservation areas but have concern as to how this will be achieved. Unfortunately, Stalybridge Town Centre has suffered from many unsympathetic developments using poor signage, lighting, ugly shutters and frontages, many arising from an over proliferation of types of businesses.

We would, in certain key locations (e.g. Market Street Heritage Zone) wish to explore how we control the number and type of certain businesses which are unsympathetic to our regeneration aspirations (takeaways, barbers, tattoo bars.)

There is no provision in the Plan for the restoration of Conservation Areas where they have been blighted by poor design and would propose that Conservation Management Plans be adopted as part of the HSP, funded through commuted sums.

HSP PL9-17: It is important that the design of new spaces and buildings meet the needs of disabled people. Although the document states a general aim of "design for all", we believe that a specific Policy should be included which states that design to meet the needs of disabled people is integral in all new developments. Identifying standards that need to be adopted should form part of this Policy.

HSP10 Design of new residential development linked to HSP 8 Homes

We support this policy and in particular the inclusion of clear parameters for new residential development. Since we have seen past housing developments pushed through, with limited consideration for their impact on a local area we would also support the following design issues:

- Energy Efficiency
- Proximity to Public Transport
- Disabled Access
- Limit destruction of existing trees.

While design is crucial, we consider that the *location* of new housing developments is equally as important. Consequently, when the planning allocations are determined for housing sites, we recommend that there are robust assessments of the following factors:

- Impact on Local infrastructure
- Impact on Sewage system
- Impact on Highways
- Impact on flooding risk

GENERAL COMMENT ON THE PLACE PRIORITY

This priority highlights the need for good design, but we think it lacks a geographical sense of place.

We are disappointed that the “Place Making” work we are undertaking through our Town Centre regeneration plans have not been referenced, nor protected. We accept the need for growth, but it would be foolish to ignore the plans we have drawn up with our external partners and communities and the developments we have in the pipeline and are bringing forward.

We refer you back to our comments regarding HSP S2 Neighbourhood Spatial Policies, and the need to build on plans already developed in some local areas, complementing and enhancing that activity.