

I wish to raise objections to the pre-application submitted under the "calls for sites" plot No. 39 the proposed Greenbelt housing development adjacent to Hartshead Estate.



This proposal was rejected as an inappropriate use of Greenbelt in 2015 when the now Deputy Prime Minister, Angela Rayner, lead a protest along Lees New Road against this proposal. Subsequently the land was removed from the then Greater Manchester Special Framework.

So, this committee needs to ask themselves what has changes in the last 10 years?

This can be summed up in one all-encompassing document called the GMCA "Places for Everyone" Joint Development Plan Document for which Tameside Council is a signatory. Published December 2023.

"This plan, adopted by the participating local authorities, outlines a long-term vision for housing, jobs, sustainable growth, and other key areas. It also includes Joint Supplementary Planning Documents (SPDs) that provide further guidance on implementing policies from the main plan."

The Joint Development Plan sets out in detail how signatory authorities are to adopt a Brownfield land first approach to new developments.

I would reference the Homes Spaces Places in Tameside Options & Preferences document issues 15 April 2025 below.

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.

This document makes things crystal clear that extra Greenbelt has already been factored into the plan, and this is notwithstanding the fact Tameside Council are ahead of the curve on extra housing land allocations on greenbelt through the Godley Green Garden Village scheme, which is separate from the GMCA plan. Nor can the developers argue they are following government guidelines. The Government policy on Grey Belt land revisits land previously used for industrial purposes returned to Greenbelt or where areas within the Green Belt are considered to be of lower quality when this land is still used by the farming community and is absolutely teeming with wildlife including Roe deer, bats, birds, farm animals in fact one part of this land has been designated as an area of "Site of Special Biological Interest" is SBI. Therefore, to ignore the published plan and approve this pre-application begs the question what the point in going through 10 years of developing a joint plan just so the plan can be simply disregarded, for no justifiable reason, because that is what this proposal is asking this committee to do.

Regarding "calls for sites" from Tameside Council

What is being submitted for consideration is not simply for the inclusion of overlooked parcels of Brownfield land or recently vacated brownfield land that has been made available over the last 10 years. That can be understood. What has been submitted is a move towards the same Greenbelt first approach which not only contravenes Tameside Council's own planning policy but also the National Planning Policy Framework (NPPF) which requires "exceptional circumstances" are a key consideration when determining whether development in a Greenbelt is permitted. In this case it cannot be argued there are exceptional circumstances when there are thousands of acres of Brownfield land much with existing planning permissions held by developers as "land banks" as company assets to artificially increase company share value. Only this month Deputy Prime Minister, Angela Rayner, revealed Labours plans to crack down on developers who do not build homes quick enough on land with planning permission. Under the new government proposals housebuilders will be required to commit to delivery timeframes for Brownfield land with a requirement to submit progress reports to councils to 'keep them on track'. Developers who fall short could be fined thousands of pounds as a 'Delayed Homes Penalty'

Considering all the points raised, I respectfully ask that the committee rejects this pre-application.