Tameside Metropolitan Borough

LIVE WORK INVEST IN TAMESIDE

HOMES SPACES PLACES IN TAMESIDE

PREFERRED OPTIONS PLAN

Non Technical Summary

Thank you for taking the opportunity to be involved in the Preferred Options consultation for the new Homes, Spaces, Place Plan (19 December 2025 – 20 February 2026).

Our goal is to create an ambitious plan for the borough's future, extending to 2042.

This stage is crucial for community, resident and stakeholder involvement and shaping the plan for the future of development across the borough. The Preferred Options in this document have been influenced by feedback from the initial scoping consultation conducted in 2024 and an Options and Preferences consultation conducted in the summer of 2025.

Preferred Options

This consultation document sets out the Council's preferred policy approaches across seven **key themes: Homes, Jobs, Centres, Transport, Places, Environment, and People, as well as allocating sites for development.** For each theme, we explain the preferred approach to planning and development matters, and provide an opportunity for you to comment.

Before diving into these themes, the document includes a spatial portrait, that establishes the baseline for Tameside's Development Plan. It also sets out a vision for where the borough could be by 2042 and defines strategic objectives for each theme to ensure the preferred approaches are effective and deliverable.

We recognise that successful development must be supported by adequate infrastructure, including community services like health and education, highways, public transport, digital connectivity, and utilities. The Council is working closely with a wide range of infrastructure providers to ensure that any proposed development is supported by the facilities and services needed to create sustainable communities.

What is Homes, Spaces, Places?

Tameside's Development Plan is the guiding framework for planning decisions. In line with planning law, decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

Homes, Spaces, Places (HSP) is our Local Plan and is just one of the documents which will form the overarching development plan for Tameside. The other documents include:

- 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)

Places for Everyone (PfE) is the strategic plan for the nine Greater Manchester districts, including Tameside. It sets the overall spatial strategy, the distribution and scale of housing and employment development to 2039, identifies key environmental assets to be protected and enhanced, allocates strategic sites, supports delivery of infrastructure and defines the Green Belt boundary for the nine boroughs. HSP must be consistent with PfE and adds locally specific policies, site allocations and designations up to 2042.

HSP also needs to align with the National Planning Policy Framework. Homes, Spaces, Places, will set out the local vision for the future of Tameside and provide the locally important detail where this is missing from the other already adopted plans, playing a key role in shaping towns, infrastructure, environment, and the economy, for every resident and business.

What does the plan aim to achieve?

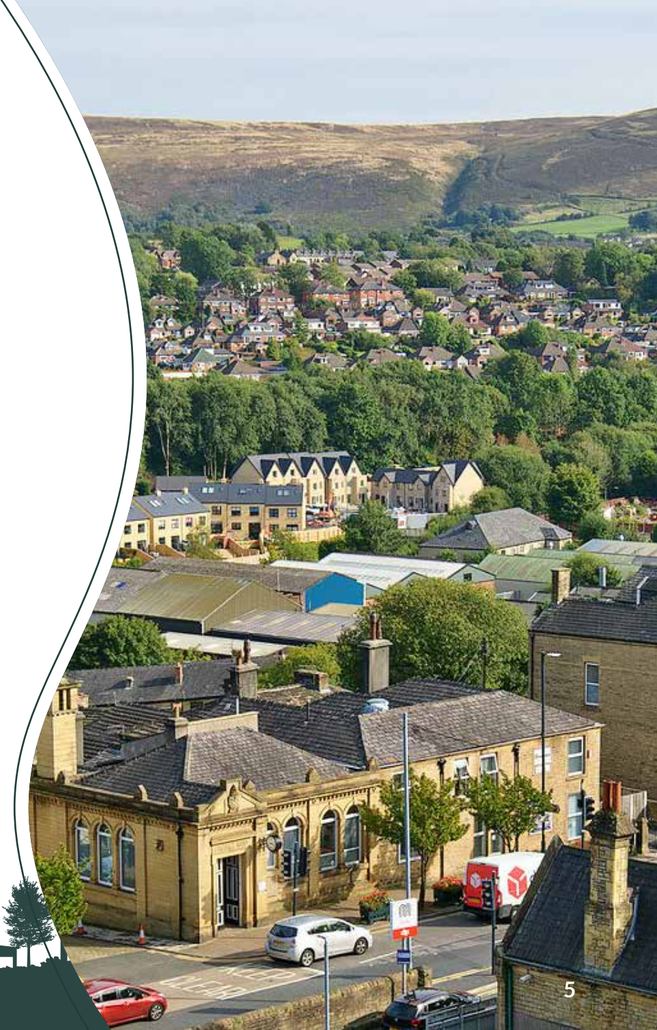
Our Homes, Spaces, Places plan aims to:

- 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 scale of new employment floorspace
- 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
- Identify priority regeneration areas
- Support the delivery of infrastructure
- Maintain the protection of the borough's Green Belt

The plan includes detailed policies and a map showing the land that they relate to for this stage of the process.

The document aligns with the National Planning Policy Framework and recent changes to the Green Belt boundaries established by Places for Everyone.

The plan also includes allocations for development where several sites will be proposed, including 30 sites for new housing and 20 sites for employment spaces.



How is the plan being developed?

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

The diagram below illustrates the early stages of plan preparation. So far, research has been conducted to establish Tameside's baseline characteristics, and consultation with local residents has helped shape the plan, define its scope, and identify key issues. The consultation focused on understanding what people consider most important.

The initial consultation ran from 8 July 2024 to 16 September 2024.During this period, 212 online surveys and 35 direct email responses were received. In addition, 39 submissions were made through the 'Call for Sites' process. This process allowed anyone to suggest land that could be considered for future development or identify land they felt should be protected.

A consultation on the Options and Preferences plan was undertaken from 14 April to 2 June 2025. A total of 64 online surveys were returned, 30 direct emails and 10 'Call for Sites' submissions made.

Stage	
IA Scoping 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.	**24 July 2023 to 29 August 2023**
Plan Scoping and Issues 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.	**8 July 2024 to 16 September 2024**
Call for Sites 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 people to suggest sites as part of the open consultation.	**8 July 2024 to 16 September 2024**
Options and Preferences An options and preferences plan was developed following consideration of responses to plan scoping 13 and issues. It sought views on a range of aspects that comprised a full draft plan including a vision, objectives, spatial strategy and a range of development management policies, excluding at that stage allocations for development.	**14 April 2025 to 2 June 2025**

What did we learn from consultation so far?

The public consultation on the scoping plan was built around seven themes, each supported by evidence, national and local policy context, and key questions. Survey respondents ranked these themes by importance, with 'People' (health, education, social infrastructure) as the top priority (65%).

Key Issues by theme: These are the priorities identified through the consultation feedback and are organised in order of importance to respondents.

People: The need to protect, improve and create new accessible green spaces and parks; prevent the loss of community, recreation and leisure facilities

Environment: Strong support for protecting Green Belt and green/blue spaces, emphasizing their role in nature, health, and well-being, with a brownfield-first approach.

Homes: Need for more affordable, quality homes designed sustainably and to enable active travel, reuse of vacant properties, and energy-efficient new builds..

Jobs: Focus on creating diverse employment opportunities, supporting training and upskilling, attracting new businesses, and aiding local traders.

Places: Preserve and maintain Tameside's historic and cultural assets, reuse older buildings, and protect distinctive heritage features.

Travel: Calls for better public transport, tram extensions, safer streets, and investment in active travel infrastructure with secure cycle parking.

Centres: Encourage diverse town centres with shops, leisure, and independent businesses, reuse empty units, and improve appearance with greening and public spaces.

What is happening now?

We are now running an 8-week consultation on the Preferred Option part of the Homes, Spaces, Places plan building on from the previous two consultations.

This document explains why the plan is being produced, outlines relevant national and regional policies, provides a spatial portrait of Tameside, and sets out the emerging vision, objectives, and strategy for future development.

The consultation focuses on the same seven key themes:

People **Environment** **Homes** **Jobs**

Travel **Places** **Centres**

Homes Spaces, Places Vision

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.

Key Themes and Policies

A snapshot of the key themes and policies within the plan:

Homes

The plan aims to deliver at least 9,700 new homes by 2042. These homes will include a mix of houses and apartments, affordable housing, and specialist accommodation for older people and those with disabilities. Development will focus on brownfield land and town centre living along sites allocated within our Places for Everyone plan at Godley Green and the South of Hyde.

Jobs

To support economic growth, the plan aims to deliver 42,100 square metres of office space and 221,900 square metres of industrial and warehousing space. Major employment sites will be located at Ashton Moss and land near Junction 24 of the M60. These sites will attract investment and create jobs in advanced manufacturing and other growth sectors.

Centres

Town centres are at the heart of our communities and the plan supports their regeneration, enabling centres to become more diverse, with new homes, leisure facilities, and cultural spaces alongside shops and services. Markets and independent businesses will play a key role in making centres vibrant and distinctive.

Travel

Improving transport is essential for growth and inclusion across the borough, therefore the plan supports integration with the Bee Network, Greater Manchester's public transport system. This includes supporting expansion of the metrolink network and new rail stations at Ashton Moss West and Dukinfield/Dewsnap, better bus services, and improved walking and cycling routes such as the proposed Park Bridge viaduct. The aim is to make sustainable travel the natural choice.

Environment

The plan continues to support the Places for Everyone commitment to making Tameside carbon neutral by 2038 meaning new development will be energy-efficient and incorporate renewable energy where possible. Sustainable drainage systems will manage flood risk, and all qualifying developments will deliver at least 10% biodiversity net gain. The Green Belt will remain protected, and our parks, rivers, and canals will be enhanced.

People

Health and wellbeing are central to this plan. New development must contribute to healthier environments, with good access to green spaces, play areas, and community facilities. The plan's policies support investment in schools, early years provision, and health services to meet the needs of a growing population.

Places

Tameside's heritage is one of its greatest assets and the importance of protecting listed buildings, conservation areas, and historic parks is emphasised within the plan. It encourages the sensitive reuse of historic buildings and promotes high-quality design in all new development to create attractive, safe, and inclusive places.

Growth Areas

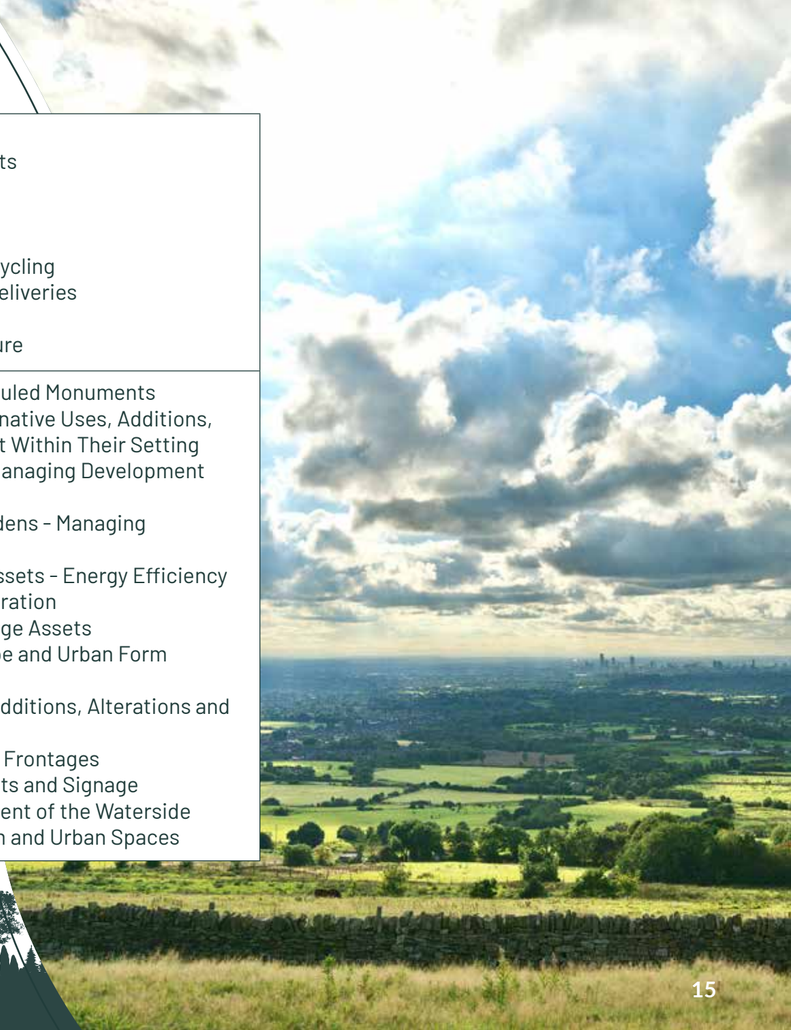
The plan identifies key areas for growth and regeneration: Eastern Growth Cluster (Ashton, Hyde, Stalybridge, and Droylsden), Ashton Mayoral Development Zone (a major regeneration area with new homes, offices, and public realm improvements), and Hyde Triangle, which includes Godley Green Garden Village delivering 2,150 new homes and continued regeneration in Hattersley.

(Updated Table of policies)

Spatial Framework Policy approach	• S1: Overall Spatial Strategy • S2A: Eastern Growth Cluster • S2B: Ashton Mayoral Development Zone • S2C: Hyde Triangle • S2D: Ashton-under-Lyne • S2E: Audenshaw • S2F: Denton • S2G: Droylsden • S2H: Dukinfield • S2I: Hyde • S2J: Longdendale • S2K: Mossley • S2L: Stalybridge
Centres	• C1: Network, Hierarchy and Designation of Centres • C2: Primary Shopping Areas • C3: Development and Change of the Use in Designated Centres • C4: Local Shopping Areas and Parades • C5: Development Involving Main Town Centre Uses • C6: Markets • C7: Healthier Food Environments • C8: Food, Drink and Leisure Uses in Centres
Environment	• E1: Renewable and Low Carbon Energy • E2: Surface Water and Water Efficiency • E3: Biodiversity and Geodiversity

Homes	• H1: Housing Size, Type, Mix and Tenure • H2: Meeting Affordable Housing Needs • H3: Meeting Specific Housing Needs • H4: Build to Rent • H5: Houses in Multiple Occupation (HMO) • H6: Gypsy, Traveller and Travelling Showpeople
Jobs	• J1: Existing Employment Areas • J2: New Employment Development • J3: Assessing the Loss of Employment Land or Accommodation • J4: The Visitor Economy
People	• PE1: Development and Healthier Environments • PE2: Protection and Enhancement of Open Spaces • PE3: Open Space Provision in New Developments • PE4: Strategic Recreation and Countryside Access • PE5: Indoor and Outdoor Sport and Recreational Facilities • PE6: Peak District National Park • PE7: Early Years, Schools and Post-16 Education Facilities • PE8: Provision of Health and Social Care Facilities • PE9: Tameside General Hospital

Travel	• T1: General Approach • T2: Trunk Road Developments • T3: Rail Infrastructure • T4: Rapid Transit • T5: Facilities for Buses • T6: Walking, Wheeling and Cycling • T7: Freight Movement and Deliveries • T8: Parking • T9: EV Charging Infrastructure
Places	• PL1: Archaeology and Scheduled Monuments • PL2: Listed Buildings - Alternative Uses, Additions, Demolition and Development Within Their Setting • PL3: Conservation Areas - Managing Development Within or Adjoining • PL4: Historic Parks and Gardens - Managing Development • PL5: Designated Heritage Assets - Energy Efficiency and Renewable Energy Generation • PL6: Non-Designated Heritage Assets • PL7: Landscapes, Townscape and Urban Form • PL8: Design and Amenity • PL9: Design of Residential Additions, Alterations and Extensions • PL10: Design of Commercial Frontages • PL11: Outdoor Advertisements and Signage • PL12: Design and Enhancement of the Waterside • PL13: Design of Public Realm and Urban Spaces



What happens next?

Preferred Option Consultation: 19 December 2025 - 20 February 2026

We invite you to share your views on the Draft Homes, Spaces, Places Preferred Option Plan and its supporting documents. If you would like to propose new or amended policies, or suggest sites for development, protection, or designation for specific purposes, please include as much supporting evidence as possible. Your feedback will help shape the final plan and ensure it reflects the needs and priorities of our communities.

How can I view the draft Homes, Spaces, Places Preferred Option Plan?

This consultation document, alongside the 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 period.

A hard copy of the Integrated Assessment can also be inspected at the council's main office.
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 and select option 4.

How can I comment?

We encourage you to submit your comments using the online form on the Council's website wherever possible. However, representations can also be made by any of the following methods:

Online: www.tameside.gov.uk/homesspacesplaces
Email: planpolicy@tameside.gov.uk
Post: Planning Policy Team
Tameside One
PO Box 304
Ashton-under-Lyne
Tameside
OL6 0GA.

All comments must be received **no later than 20 February 2026.**

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 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. Redacted comments will be summarised using an advanced large language model to support the council in analysing consultation responses. These summaries will then be reviewed by planning officers before being 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 notice[1] in responding to the consultation. We do not sell your information to other organisations. We do not move your information beyond the UK. We do not use your information for automated decision making.

[1] [Link Removed]

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 the publication 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 the publication draft plan will be available for consultation in June 2026.

Stay Informed

If you would like to receive updates about the Homes, Spaces, Places Plan and are not already registered, please complete our online form.

If you are already subscribed and wish to stop receiving updates, please contact us by:

- **Email:** planpolicy@tameside.gov.uk
- **Phone:** 0161 342 8355 (select option 4)
- **Post:** Planning Policy Team, Tameside One, PO Box 304, Ashton-under-Lyne, Tameside, OL6 0GA

HOMES SPACES PLACES

IN TAMESIDE

Version 1 | December 2025 | J008817